

RESOLUTION 26-26

**RESOLUTION APPROVING SUBDIVISION CONTRACT AMENDMENT
AND RELEASE OF LETTER OF CREDIT FOR
THE WATERS OF HIDDEN SPRINGS SUBDIVISION, PHASE D1**

WHEREAS, the Town of Oakland executed The Waters of Hidden Springs Subdivision, Phase D1 Development Contract with Hidden Springs Development S-Corp, Inc. on October 12, 2021; and

WHEREAS, as financial security for the completion of said improvements, the Developer provided an Irrevocable Letter of Credit in the amount of \$76,875.00, issued by First Citizens National Bank, Collierville, Tennessee (the Bank); and

WHEREAS, the Town of Oakland staff have verified the improvements and certified that they have been completed in accordance with approved plans and specifications; and

WHEREAS, the parties desire to amend the Development Agreement to reflect the completion of improvements as indicated in ADDENDUM ONE attached and to release the Letter of Credit.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Oakland; Tennessee as follows:

Section 1: That the Mayor be authorized to execute Addendum #1, amending the Development Contract with Hidden Springs Development S-Corp, Inc., acknowledging the previous installation by the Developer of the final surface course of asphalt with no warranty issues being thereafter noted and authorizing the release of the \$76,875.00 Irrevocable Letter of Credit.

Section 2: Upon execution of Addendum #1, the Town Recorder is authorized and directed to release the Irrevocable Letter of Credit No. 1442, issued by First Citizens National Bank, Collierville, TN in the amount of \$76,875.00, for the Waters of Hidden Springs, Phase D-1.

Section 3: That the Town Recorder is authorized to provide a copy of this Resolution, inform the Bank of the credit release, and take any other necessary action to implement the terms of this Resolution.

__made a motion to __ Resolution 26-26. __seconded the motion. __in favor, __opposed. Resolution 26-26 __.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this __ day of __, 2026.

Adrian Wiggins, Mayor

ATTEST:

K. Yvonne Bullard, Town Recorder

**ADDENDUM NUMBER ONE TO TOWN OF OAKLAND SUBDIVISION CONTRACT
(THE WATERS OF HIDDEN SPRINGS SUBDIVISION, PHASE D-1)**

This Contract Addendum to the Subdivision Contract for The Waters of Hidden Springs Subdivision, Phase D-1 is entered into this _____ day of _____, 2026, by and between Hidden Springs Developments S-Corp, Inc. (Developer) and the Town of Oakland, Fayette County, Tennessee (Town), and collectively referred to as “the Parties”.

WITNESSETH:

WHEREAS, the Parties entered into a Subdivision Contract for The Waters of Hidden Springs Subdivision, Section D-1 (the Contract) bearing an executed date of October 12, 2021 which, among other things, states in paragraph 1.8(d) that “... the irrevocable letter of credit shall be automatically extended year after year until certificates of occupancy have been issued for 100% of the lots in the subdivision”, and in paragraph 4.7 that “Town reserves the right to unilaterally extend the expiration of the Warranty Period for the streets until certificates of occupancy have been issued for 100% of the lots in the subdivision”; and,

WHEREAS, the Final Plat was recorded on June 10, 2022; and,

WHEREAS, 100% build out has not been achieved as there are three vacant lots remaining in Phase D-1; and,

WHEREAS, the Town’s most recent subdivision development contracts provide for the installation of the final wearing surface course of asphalt upon achieving eighty percent (80%) build out but no later than twenty-four (24) months after installation of the base asphalt course; and,

WHEREAS, the Developer has previously installed the final wearing surface course of asphalt in Phase D-1 with no warranty issues being noted by the Town within the two-year period after the final plat recording.

NOW THEREFORE, the Parties, for and in consideration of the mutual promises herein made and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree to amend and modify the Contract as follows:

1. The recitals above are incorporated herein and are true, accurate and complete.
2. That the Irrevocable Letter of Credit being held by the Town Recorder in the amount of \$76,875.00 for The Waters of Hidden Springs Subdivision, Phase D-1 shall be released.
3. Except as specifically amended by this addendum, all of the terms of the Contract shall remain in full force and effect.

4. By signing, the parties do hereby agree to the terms contained in this Addendum.

Witness our hand this ____ day of _____, 2026.

DEVELOPER:

TOWN OF OAKLAND:

HIDDEN SPRINGS DEVELOPMENTS
S-CORP, INC.

By: _____

BY: _____

Title: President

Date: _____

Date: _____

ATTEST: _____
Town Clerk/Recorder

APPROVED AS TO FORM:

By: _____
Town Attorney

Legal Prepared

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RESOLUTION 26-27

**A RESOLUTION AUTHORIZING THE
RELEASE OF THE EXISTING LETTER OF CREDIT FOR
THE WATERS OF HIDDEN SPRINGS SUBDIVISION - PHASE D2**

WHEREAS, The Waters of Hidden Springs Subdivision, Phase D2 Development Contract was executed August 15, 2023 between The Town of Oakland, TN and Hidden Springs Developments S-Corp, Inc.; and

WHEREAS, Section 1.8(c) of the contract requires the submission of an Irrevocable Letter of Credit or Bond to ensure performance of all of Developer's obligations under the Contract to Town's satisfaction; and

WHEREAS, Hidden Springs Developments S-Corp, Inc. previously submitted Letter of Credit No.1484 issued by First Citizens National Bank Collierville, TN (the Bank), in favor of the Town in the specified amount of \$76,875.00; and

WHEREAS, Town staff have verified that the requirements set forth in The Waters of Hidden Springs Phase D1 Subdivision Contract have been met, and therefore, performance security is no longer required.

NOW THEREFORE, BE IT RESOLVED that the Town of Oakland Board of Mayor and Aldermen does hereby approve the release of Letter of Credit No. #1484 previously issued by First Citizens National Bank, Collierville, TN in the amount of \$76,875.00.

BE IT FURTHER RESOLVED that the Town Recorder is authorized to provide a copy of this Resolution, inform the Bank of the credit release, and take any other necessary action to implement the terms of this Resolution.

_____ made a motion to approve Resolution 26-27. ____ seconded the motion. ____ in favor, ____ opposed. Resolution 26- 27.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this _ day, __ 2026.

Adrian Wiggins, Mayor

ATTEST:

K. Yvonne Bullard, Town Recorder

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RESOLUTION 26-28

A RESOLUTION OF THE TOWN OF OAKLAND, TENNESSEE PROVIDING AUTHORIZATION FOR A NEW THREE-YEAR CONTRACT WITH BRIGHTLY SOFTWARE, INC.

WHEREAS, the Town of Oakland entered a contract with **BRIGHTLY SOFTWARE, INC.**, February 15, 2024, to provide an Automated Work Order System; and,

WHEREAS, the term of the contract was for 3 (three) years, expiring June 30, 2026; and,

WHEREAS, the Town of Oakland has been served well by Brightly Software, Inc. and its software product has proven to promote productivity and efficiency within the Water and Wastewater Departments.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Oakland, Tennessee as follows:

SECTION 1: That the Mayor of the Town of Oakland is hereby authorized to execute a one-year agreement for an Automated Work Order System with Brightly Software, Inc. in the amount of \$15,220.78 (fifteen thousand, two hundred twenty dollars and seventy-eight cents) with two additional annual renewal options..

SECTION 2: The contract's additional renewal options in the first renewal year is quoted at \$15,667.41, and \$16,147.73 for the 3rd renewal year.

SECTION 3: That this system cost will be shared and funded through the FY27 Annual Budgets of Water Department (411-52100-245), Wastewater Department (412-52200-245) and Public Works Department (11-43000-245).

_____ made a motion to approve Resolution 26-28. ___ seconded the motion. ___ in favor, ___ opposed. Resolution 26-28 _____.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this ___day of ___, 2026.

ATTEST:

Adrian Wiggins, Mayor

K. Yvonne Bullard, Town Recorder



Q-467705

April 27, 2026
Town Of Oakland

Thank you for your continued support of our market leading solutions for improving efficiency in operations. We are excited about providing you with online tools that will help you save money, increase efficiency and improve services. We are dedicated to providing best in class solutions, including the following for Town Of Oakland.

Bill To Address:

Eric Armstrong
P.O. Box 56
Oakland , TN
38060
United States

Ship To Address:

Eric Armstrong
P.O. Box 56
Oakland , TN
38060
United States

Subscription Term: 36 months (07/01/2026 - 06/30/2029)

Cloud Services			
Item	Start Date	End Date	Investment
Asset Essentials Enterprise	7/1/2026	6/30/2027	15,220.78 USD
Facilities/Physical Plant Module	7/1/2026	6/30/2027	Included
Treatment Plants Module	7/1/2026	6/30/2027	Included
Streets/Signs/Sidewalks Module	7/1/2026	6/30/2027	Included
Storm Water Module	7/1/2026	6/30/2027	Included
Electric and Gas Module	7/1/2026	6/30/2027	Included
Water Distribution and Waste Water Collection Module	7/1/2026	6/30/2027	Included
Sanitation Module	7/1/2026	6/30/2027	Included
Parks, Recreation and Forestry Module	7/1/2026	6/30/2027	Included
Fleet Module	7/1/2026	6/30/2027	Included
Asset Essentials Analytics	7/1/2026	6/30/2027	Included
Renewal:			15,220.78 USD



Cloud Services			
Item	Start Date	End Date	Investment
AE Safety	7/1/2026	6/30/2027	Included
Asset Essentials Inventory	7/1/2026	6/30/2027	Included
GIS Asset Management	7/1/2026	6/30/2027	Included
Renewal:			15,220.78 USD



Cloud Services Subscription

Item	Investment Year 2 Start Date: 07/01/2027	Investment Year 3 Start Date: 07/01/2028
Asset Essentials Enterprise	15,677.41 USD	16,147.73 USD
- Facilities/Physical Plant Module	Included	Included
- Treatment Plants Module	Included	Included
- Streets/Signs/Sidewalks Module	Included	Included
- Storm Water Module	Included	Included
- Electric and Gas Module	Included	Included
- Water Distribution and Waste Water Collection Module	Included	Included
- Sanitation Module	Included	Included
- Parks, Recreation and Forestry Module	Included	Included
- Fleet Module	Included	Included
- Asset Essentials Analytics	Included	Included
- AE Safety	Included	Included
- Asset Essentials Inventory	Included	Included
- GIS Asset Management	Included	Included
Total:	15,677.41 USD	16,147.73 USD

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RESOLUTION 26-29

**A RESOLUTION OF THE TOWN OF OAKLAND, TENNESSEE
APPROVING AWARD OF A THREE-YEAR FIRE HYDRANT
MAINTENANCE PROGRAM CONTRACT**

WHEREAS, Request for Proposals (RFP) were received and opened on May 1, 2026 at 2:00 PM for a three-year Fire Hydrant Maintenance program contract: and

WHEREAS, the RFPs have been reviewed, and it is the opinion of staff that the best interest of the Town will be served by awarding the contract to the low bidder, Rogers Hydrant Services, located at 655 Hwy. 77, Atwood, TN 38220.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Oakland, Tennessee as follows:

That the Mayor is authorized to execute a three-year contract in the total amount of \$ 170,775.00 (one hundred, seventy thousand seven hundred and seventy-five dollars) with the low bidder, Rogers Hydrant Services.

_____ made a motion to approve Resolution 26-29. ____ seconded the motion. ____ in favor, ____ opposed. Resolution 26- 29.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this ____ day of ____, 2026.

ATTEST:

Adrian Wiggins, Mayor

K. Yvonne Bullard, Town Recorder

May 1, 2026

**2026 Fire Hydrant Maintenance Program
3-YR Contract**

RFP Tabulation		PER YEAR COST			
Company Name		Bid Amount	1st Year	2nd Year	3rd Year
Hydromax USA		\$ 387,607.50	\$ 152,662.50	\$ 117,472.50	\$ 117,472.50
Rogers Hydrant Service, Inc		\$ 170,775.00	\$ 56,925.00	\$ 56,925.00	\$ 56,925.00
Xylem		\$ 337,032.00	\$ 186,045.00	\$ 74,430.00	\$ 76,557.00



ROGERS HYDRANT SERVICE, INC.

PO Box 280
655 Highway 77
Atwood, TN 38220
Phone: 731-662-3700 Fax: 731-662-3701
Email: jcherry@rogershydrantservice.com

Tim Rogers, Owner

website: www.rogershydrantservice.com

COPY

April 2, 2026

Fire hydrants that are in optimum working condition, due to routine proper maintenance, greatly reduce risk to the community's property and citizens by contributing to reliable and effective fire protection that is readily available to emergency personnel who respond to fire or disaster situations. Complete hydrant service records aid in the city's preparation of their Community Fire Protection Records for ISO inspection and Distribution System Maintenance Records for inspection by your State. ***All flow tests are based off of an approximate 5-minute flow time.**

Rogers Hydrant Service, Inc. and the Town of Oakland agree to enter a Fire Hydrant Service Program for the duration of three (3) years. The terms of the program are as follows:

- I. **Hydrant Flushing/Flow Testing (2026-2028):** Annually
 - a. Year one: Two hydrant flow test, flush system, maintenance, mapping, and record books.
 - b. Year two & year three: Hydrant operation, maintenance, flush system, and two record books.
- II. **Compile Hydrant Service Records (2 sets paper 1 digital) for each hydrant consisting of:**
 - a. Hydrant number.
 - b. Hydrant address.
 - c. Make, model and year manufactured.
 - d. Size.
 - e. Number of nozzles.
 - f. Position of hydrant.
 - g. Isolation valve.
 - h. General appearance.
 - i. Flow test readings: static, residual and GPM. (Year 1)
 - j. Chlorine readings. (Start & End)
 - k. Recommendations for hydrant improvements or repairs
 - l. GPS coordinates
 - m. Elevation
- III. **Perform routine hydrant maintenance:**
 - a. Service hydrant bonnet and nozzles.
 - b. Greasing.
 - c. Fill oil reservoir (if applicable).
 - d. Thorough inspection
- IV. **Repairs & Replacement Hydrants:**
 - a. At no time, will we ever recommend unneeded repairs.
 - b. No repairs will be made without prior approval from owner.
 - c. Repairs are separate from this agreement.

Striving to provide you with the highest quality workmanship and customer service

April 1, 2026

Fire Hydrant Inspection, Testing, Maintenance, and Mapping Services (RFP)

ATTN: Eric Armstrong

COPY

Cost Proposal:

- a. Cost per hydrant, per flushing, per year: **\$55.00**.
- b. Total annual cost: **\$56,925.00 @ 1,035 hydrants**.
- c. Total cost for three (3) years: **\$170,775.00 @ 1,035 hydrants per year**.

Proposal Requirements:

- a. Qualifications and Experience: Rogers Hydrant Service, Inc., has been in business for 10 years with over 100 years of combined experience. We maintain close to 20,000 fire hydrants across 14 different states. We hold Tennessee State Licenses in Water and Wastewater (See attachment).
- b. References:
 - Stacey Rice, Trenton Light & Water, 731.697.8393
 - Willie Caton, City of Union City, 731.796.1289
 - Emily Long, Community Utilities of Pennsylvania, 570.213.1447
- c. Proposed schedule for completion: We would like to schedule for September – October each year. This will get us started after the “watering yards” days and get you completed prior to the winter months.
- d. We use diffusers with gate valves and pitot gauges installed along with a static gauge. We do all flow test in accordance with ISO and AWWA standards (two hydrant flow test). This will not be feasible on all hydrants, but will be on the majority of hydrants. All hydrants will be turned on, inspected, and serviced.
- e. Sample Hydrant Report: See Attachment.
- f. Proof of insurance: See Attachment
- g. Proof of Tennessee valid certifications: See Attachments.

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RESOLUTION NO. 26-30

A RESOLUTION OF THE TOWN OF OAKLAND, TENNESSEE AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH TENNESSEE SOCCER ACADEMY, LLC

WHEREAS, the Town of Oakland, Tennessee, Parks and Recreation Department provides a Youth Soccer Program; and

WHEREAS, said Department wishes to enhance its current soccer program by contracting with Tennessee Soccer Academy, LLC for the purpose of conducting a comprehensive Youth Soccer Program that includes both recreational and competitive divisions; and

WHEREAS, it is the opinion of the Town's Board of Mayor and Aldermen that the best interest of the Town will be served by entering into an agreement with Tennessee Soccer Academy, LLC with the terms set forth in the agreement which is attached hereto designated Exhibit A (Agreement).

NOW, THEREFORE, BE IT RESOLVED by the **Board of Mayor and Aldermen of the Town of Oakland, Tennessee, as follows:**

Section 1. That the Mayor be authorized to execute an agreement with Tennessee Soccer Academy, LLC in accordance with the terms set forth in the Agreement which is attached hereto designated Exhibit "A".

The motion was made by ___ that Resolution 26-30 be adopted. The motion was seconded by __. ___ in favor, ___opposed. Resolution 26-30 ___.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this ___ day of ___, 2026.

ATTEST:

Adrian Wiggins, Mayor

K. Yvonne Bullard, Town Recorder

Town of Oakland, TN

Independent Contractor Program Agreement

This agreement ("Agreement") is made this ___ day of _____ 2026, by and between the Town of Oakland, a Tennessee municipality having a principal place of business at 170 Doss Cr, Oakland, TN 38060 ("Town"), and Tennessee Soccer Academy, LLC, an independent contractor having a principal place of business at 10245 Ivy Oak Lane, Lakeland. TN 38002 ("Program Operator").

The Program Operator will conduct a Youth/Adult Soccer Program for the citizens of Oakland and Fayette County, TN, utilizing Town facilities. The Town agrees to make available certain facilities ("Facilities"), identified in attachment A to this Agreement. and advertise the program with the Town's media resources.

In consideration of the mutual benefits and responsibilities set forth below, the parties agree as follows:

1. PROGRAM

During the term of this Agreement, the Program Operator shall operate U4-U14 Youth Recreational, U9-U18 Youth Competitive, and U19+ Adult Recreational soccer programs for boys and girls, following the facilitation of clinics and exposure opportunities to build interest.

The Town agrees to make the Facilities available for operation of the Program during the times and at the locations identified in Attachment A to this Agreement. Notwithstanding anything in this Agreement to the contrary, the Town reserves the right to cancel, with prior written notice to the Program Operator, any practices and/or games due to unsafe conditions or when the Town determines, in its sole discretion, that the use of the Facilities is or may be undesirable, offensive, inconsistent with educational or cultural purposes, or may cause damage to the property, furnishings, or equipment, or injury to persons lawfully on the premises.

2. TERM

This Agreement shall commence on _____, 20__, and shall expire on _____, 20__, unless terminated sooner or extended in accordance with this Agreement. This Agreement may be terminated immediately by the Town for the Program Operators' violation of any of the provisions or conditions contained in this Agreement, or in the event the Town determines, in its sole discretion, that the Program Operator's use of the Facilities is or may be undesirable, offensive, inconsistent with educational or cultural purposes, or may cause damage to the facility's property, furnishings, or equipment, or injury to persons lawfully on the premises. Further, the Town may terminate this Agreement for convenience upon sixty (60) days' written notice. In its sole discretion and with no liability to the Town.

3. FACILITIES

The Facilities to be provided by the Town under this Agreement for the purpose of operating the Program. and the times and dates on which they will be provided are set forth in Attachment A. This Agreement relates solely to the Facilities and times dates listed in Attachment A.

The Program Operator agrees to accept the Facilities in their existing condition and shall promptly notify the Town in writing upon discovery of any known defective or dangerous conditions at the Facilities. The Program Operator shall use reasonable efforts to prevent damage or waste to the Facilities and surrounding property during its authorized use of the Facilities.

The Program Operator shall only be responsible for damage to the Facilities, including the building, grounds, equipment, furniture, or other property, to the extent such damage is directly caused by the negligent or willful misconduct of the Program Operator, its employees, or authorized staff acting within the scope of their duties. The Program Operator shall not be liable for damage caused by participants, parents, spectators, guests, third parties, vandalism, ordinary wear and tear, or actions occurring outside of the Program Operator's authorized program times or direct supervision and control.

In the event the Program Operator is determined to be responsible for damage under this Agreement, the Program Operator shall, upon written notice from the Town, repair or reimburse the Town for the reasonable cost of repair or replacement of the damaged property.

4. EQUIPMENT

The Program Operator will provide all necessary equipment to operate the Program. If the Town finds it necessary, it can provide equipment as needed; however, such Town-provided equipment shall remain the sole property of the Town and shall become part of the Facility for the purposes of this Agreement.

5. ADVERTISEMENT OF PROGRAM

The Town acknowledges Tennessee Soccer Academy (“TSA”) as the Exclusive Provider of soccer programming for the Town of Oakland during the term of this Agreement. The Town agrees to actively market, advertise, and positively promote TSA and its programs through the Town’s official communication and media outlets, including but not limited to the Town website, social media platforms, newsletters, printed materials, and other public communication channels deemed appropriate by the Town.

The Program Operator shall not represent, imply, or state that the Town of Oakland is directly operating, managing, supervising, or administering the Program, and the Town’s role shall be limited to facility partnership, community support, and promotional assistance as outlined in this Agreement.

6. REGISTRATION AND FEES

All registration fees for the Program shall be collected by the Program Operator. Upon completion of each season, or for programs lasting longer than thirty (30) day, on the first day of the month following the Program’s start date, the Program Operator shall provide the Town with a list of registered participants. At that time, the Program Operator shall remit the following use fees to the Town:

- Twenty Dollars (\$25.00) per recreational participant, per season
- Forty Dollars (\$40.00) per competitive participant, per season
- Seventy-Five Dollars (\$75.00) per scheduled TSSA league game involving non-TSA member teams.
- Agree-upon facility uses fees for TSA-hosted tournaments, camps, and summer leagues, as determined in advance by both parties.

In the event the Program Operator elects to charge additional fees (e.g., uniform fees, supply fees, certification fees), any such additional fees shall be charged directly to the registrants at the Program Operator's cost.

7. COMPLIANCE WITH POLICIES, RULES, AND LAWS

The Program Operator agrees to operate the Program and to use and occupy the Facilities and equipment in compliance with all applicable Town policies, ordinances, regulations and procedures, as well as all local, state, and federal regulations and laws. The Program Operator acknowledges awareness of the requirement for background checks of any individual working with the club at any time participants are present, and the prohibition against employing or engaging any person with a history of criminal offenses cited in applicable statutes from working with the club. The Program Operator hereby certifies that it will comply with all such requirements to ensure a safe environment for participants.

8. SUPERVISION AND TRAINING

The Program Operator shall be solely responsible for the conduct of all persons using the Facilities or present on Town property at the Program Operator's program, whether by express or implied invitation, and shall protect and indemnify the Town from all claims arising out of or related to the Program Operator's use of the Facilities.

The Program Operator shall be responsible for supervising its officers, agents, employees, guests, patrons, volunteers, and invitees while on Town property or the Facilities and shall provide qualified, professionally trained, and responsible adult supervisors to ensure compliance with all rules, regulations, and procedures. The Program Operator is responsible for providing all necessary and appropriate safety instructions to all its employees and volunteers and to all participants and employees at the Program. The Town reserves the right to eject anyone whose conduct is unlawful or is interfering with the reasonable enjoyment or participation of others using the Facilities.

9. INDEMNIFICATION, HOLD HARMLESS, AND INSURANCE

The Program Operator shall indemnify, defend, and hold harmless the Town of Oakland, and its elected officials, agents, and employees from all loss, cost, and expense, including the cost of defense and reasonable attorneys' fees, relating to or arising out of any liability, loss, expense, or claim, whether sounding in tort, contract, or otherwise, by reason of the use or occupancy of the

Facilities under this Agreement (whether such use is authorized or not) or by reason of any act or omission of the Program Operator or any of its officers, agents, employees, volunteers, guests, participants, attendees, patrons, or invitees.

- The Program Operator shall only be responsible for damage to the Facilities or property of the Town directly caused by the negligent or willful misconduct of the Program Operator, its officers, agents, employees, or

authorized staff acting within the scope of their duties. The Program Operator shall not be responsible or liable for damage, loss, or theft caused by parents, spectators, participants, attendees, patrons, invitees, third parties, vandalism, or actions occurring outside of the Program Operator's authorized program times, supervision, or direct control.

- The Town of Oakland is expressly released and discharged from an liabilities for any loss, injury or damage to persons or property that may be sustained by reason of the use of the Facilities under this Agreement.
- The Program Operator agrees to purchase, at its own expense, a comprehensive general liability insurance policy, including public liability and property damage, written by a company licensed to do business in Tennessee and acceptable to the Town, covering bodily injury and property damage for an amount not less than \$1,000,000.00 combined single limits. This insurance shall include coverage for legal liability to participants and coverage for sexual abuse and molestation. The Town shall be named as an additional insured in any insurance policy required by this Agreement. The Program Operator agrees that the insurance purchased shall be primary coverage and will contain no terms allowing the insurer to be subrogated to the rights of any injured or damaged person or entity. A certificate - evidencing the insurance as required under this Agreement shall be delivered to the Town before the Tipton County Club Soccer Program begins.

10. RELATIONSHIP OF PARTIES

Nothing in this Agreement shall be construed to place the parties in the relationship of partners, employer/employee, joint venturers, or agents. The Program Operator shall have no power to obligate or bind the Town in any manner whatsoever, and the Town does not in any way represent itself as a guarantor of the quality of any product or service or provided by the Program Operator.

By their execution below, the parties have agreed to all the terms and conditions of this Agreement.

Town of Oakland

Program Operator

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Attachment A: Program Information

Program Operator: Tennessee Soccer Academy
Name of Program: TSA Oakland Soccer Program
Address: 170 Doss Cr. Oakland, TN 38060
Phone Number: 901-603-1119
Website: www.tennesseesocceracademy.com

A. Program Description

Fall 2026 Division & Format

- Youth Recreational: U4-U8 Coed
 - Youth Recreational: U10-U15 Male
 - Youth Recreational: U10-U15 Female
 - Youth Competitive: U9-U18 Male and Female
 - Summer League: Youth/Adult Summer League U9-19+ Male and Female
 - Operating Tennessee Soccer Academy sanctioned tournaments
 - Hosting of TSSA State League sanctioned games
-

B. Program Dates, Times, and Locations

Program Sessions:

- Fall 2026
 - Registration begins - TBD
 - Practice begins - TBD
 - End of season - TBD

Location & times:

- Oakland Sports Complex: TBD

Field Assignments:

- Fields- TBD

A full season schedule is due to the Town staff no less than seven (7) days prior to the start of practices. Any changes to the schedule made by the Program Operator shall be reported to the Town by email at cweston@oaklandtn.gov no less than three (3) days in advance.

Weather-related or field playability closures will be made as early as reasonably possible (typically by 3:30 pm on weekdays and 7:00 am on weekends) to provide adequate notice to program participants. These closures may be made by the Town or the Program Operator.

C. Program Registration and Additional Fees

The Program Operator assumes responsibility for all registration and fee collection.

Additional fees include:

- Annual Club Fee:
- Uniform Kits:
- MSSF Referee Fee:
- MSSF League Fee:

In the event of season or division cancellation, the Program Operator will make a good-faith effort to relocate athletes to a program that is operating.

D. Town Provided Equipment & Maintenance

The Town will provide the following Kwik Goal Brand equipment, subject to approval by the Program Operator:

- Twelve (12) youth goals (4'x6')
- Twelve (12) mid-size goals (7"x21)

All goals must be Kwik Goal Brand (OR EQUIVALENT approved in writing by the Program Operator) to ensure consistency, safety, and program standards

Field Layout and Striping:

- The Town will stripe the fields once per week in a layout mutually agreed upon by both parties prior to the start of each season.
- Any special request for field painting or changes to field layout after the season has begun shall require a minimum of seven (7) days' written notice to the Town.
- No additional administrative or programming fees shall be charged for approved field layout changes.
- If a playability or safety issue necessitates a layout adjustment, the Town will make reasonable efforts to address the change in a timely manner.

Maintenance and Facilities:

The Town shall maintain the playing surfaces in a safe and playable condition, including routine mowing, lining preparation, irrigation management, and general field upkeep to ensure quality playing conditions. The Town shall also provide access to clean, stocked, and properly maintained restroom facilities for program participants and spectators during scheduled program activities.

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RESOLUTION 26-31

A RESOLUTION OF THE TOWN OF OAKLAND, TENNESSEE PROVIDING AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH APPTEGY FOR WEBSITE SERVICES

WHEREAS, the Town of Oakland Board of Mayor and Aldermen are aware of Web Content Accessibility Guidelines (WCAG) compliance regulated by the US Department of Justice; and,

WHEREAS, the Town of Oakland falls in the category of less than 50,000 in population with the compliance date of April 2028; and,

WHEREAS, staff recommends contracting with Apptegy to insure WCAG compliance in a timely manner and to partner with Apptegy in the enhancement of the Town of Oakland's website with an all-in-one communications platform.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Oakland, Tennessee as follows:

SECTION 1: The Mayor is authorized to execute an Agreement between the Town of Oakland and Apptegy, for the services described in the attached and incorporated herein as Exhibit A, itemizing a one-time investment cost of \$6,500.00 for "Foundations Implementation", plus \$10,000.00 for one-year "Foundations Subscription". Total cost \$16,500 (sixteen thousand, five hundred dollars).

SECTION 2: That the Board of Mayor and Aldermen approve this purchase based upon funds allocated in the Fiscal Year 2025-26 General Fund Budget.

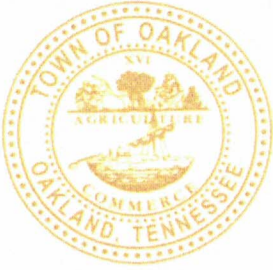
A motion was made by ___ to ___ Resolution 26-31. The motion was seconded by __. __ voted in favor, __ opposed. Resolution 26-31 was _____.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this ___ day of ___, 2026.

ATTEST:

Adrian Wiggins, Mayor

K. Yvonne Bullard, Town Recorder



Town of Oakland

Tennessee



Hi Team Oakland!

It was great getting to chat with you the other day. With so much competition for residents, economic development, and space in our community's minds, it has never been more important to have an online presence that accurately reflects your identity and to share the positive things happening every day in your town.

With everyone always on their smartphones, mobile has become the biggest opportunity you have to reach your residents and build a strong online identity. And with the Aptegy Platform, you now have a one-stop-shop for communications for both your residents, and your staff. I hope you enjoy the booklet, and I'm looking forward to our next conversation!

Cailley



Cailley Reed
Account Executive
(501) 200-2555
cailley.reed@apptegy.com

First Impressions Matter

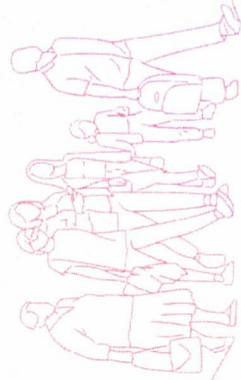
Your website is often the first interaction residents and visitors have with your community. Aptegy helps municipalities make that impression a lasting one by delivering a modern, visually engaging website that's mobile-friendly and ADA compliant for all audiences. With Aptegy, municipalities can project professionalism, build trust, and show community pride from the very first click.



Desktop



Mobile



Ease of Use for Your Staff

Applegy's websites are built for ease of use, accessibility, and brand impact. Our CMS allows non-technical staff to update content quickly—whether highlighting community events, promoting attractions, or showcasing the latest initiative you're working on.

Unified Website & CMS Tools

Easily manage town and department websites at scale with a centralized, easy-to-use CMS. Full content migration and an intuitive drag-and-drop editor make it easy to manage and update every site across your town.



Drag-and-Drop Simplicity

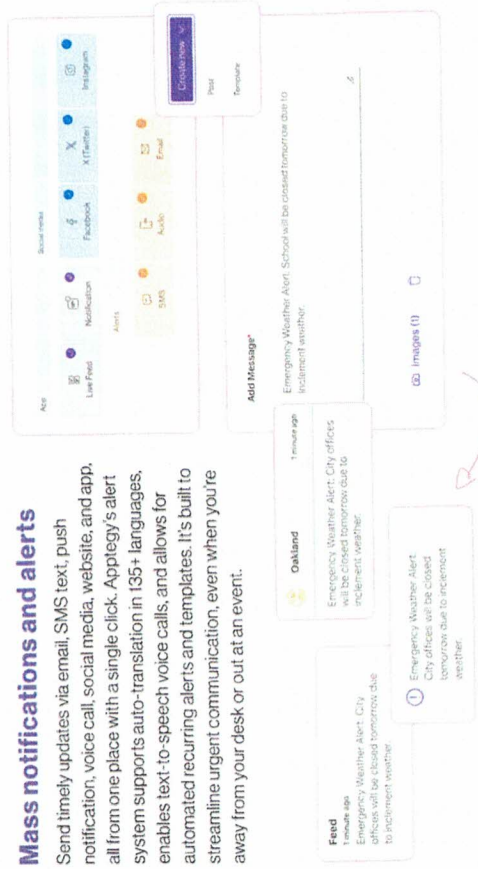
Adding photos, videos, buttons, graphics or text is as simple as dragging and dropping content onto a page. No need for staff to know code or design principles. Our What You See is What You Get (WYSIWYG) CMS is designed for easy updating by non-technical staff. Users can drag and drop elements such as text blocks, images, galleries, and buttons into the site editor, enabling intuitive page creation and editing without coding knowledge. Inline editing allows users to make changes directly on the web page and see updates in real time.

Share Updates Across Channels

Your community will receive text messages, calls, emails, and push notifications from Oakland. With push notifications, you will be able to expand your audience dramatically, as anyone who is interested can download your app.

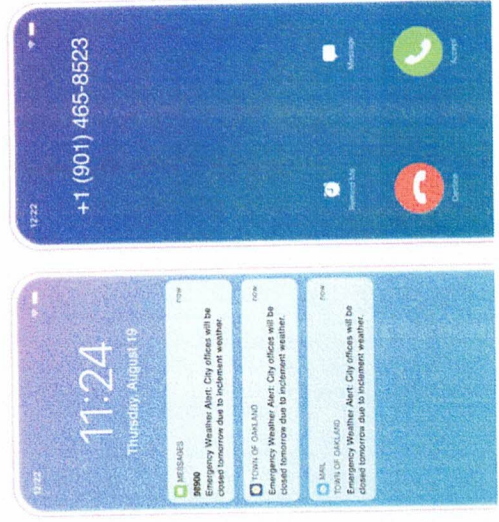
Mass notifications and alerts

Send timely updates via email, SMS text, push notification, voice call, social media, website, and app, all from one place with a single click. Applegy's alert system supports auto-translation in 135+ languages, enables text-to-speech voice calls, and allows for automated recurring alerts and templates. It's built to streamline urgent communication, even when you're away from your desk or out at an event.



Multi-channel notification (Text Message, TTS, Voice, Email)

- ✓ Emergency Alerts
- ✓ Automated Attendance
- ✓ Notifications
- ✓ Analytics
- ✓ Over 135+ languages supported

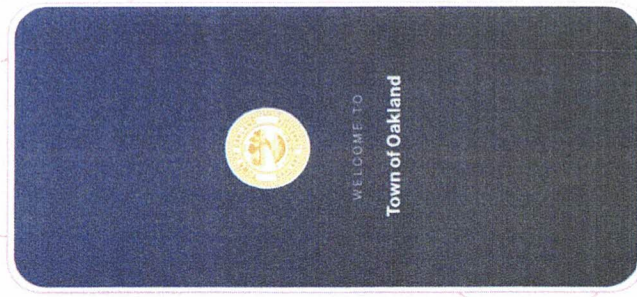
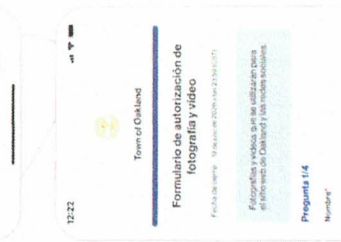
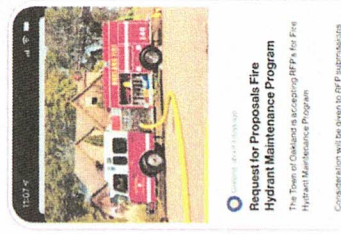


Consistent Community Engagement

Apptegy delivers a modern digital experience that incorporates best practices in both UI (User Interface) and UX (User Experience), ensuring that visitors and staff alike find the website and mobile app intuitive and engaging. Because all features are designed and built in-house by our development team, the platform is seamless, consistent, and easy to use.

Bring the dialogue into one place — within your brand

Extend the Town of Oakland brand across iOS and Android with a custom, Oakland-owned mobile app. We know that almost all communication now happens on a single device: your smartphone. That's where you have the biggest opportunity to build consistency and engage your community with a great experience.



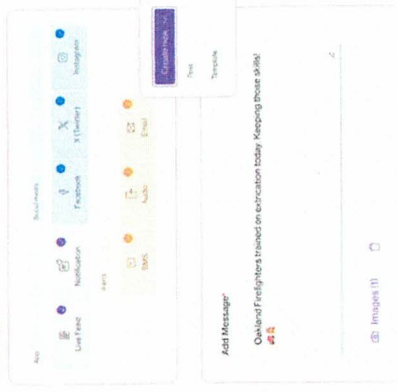
Live Feed

What's the most important content you share? The updates about Oakland and good things that happen there every day. The Live Feed is your town's own social media-like feed that lives natively on your website and app. Gone are the days of clunky social media website embeds.

Community Live Feed & Social Media Posts

Share Oakland stories, highlights and updates with your entire community from your own public Live Feed, built directly into your website and app. Write once, and push the post to the channels of your choosing: website, mobile app, and social media. With built-in permissions and an intuitive interface Apptegy makes it easy to scale storytelling and connect with your community.

Desktop



Mobile



Social Media



Website

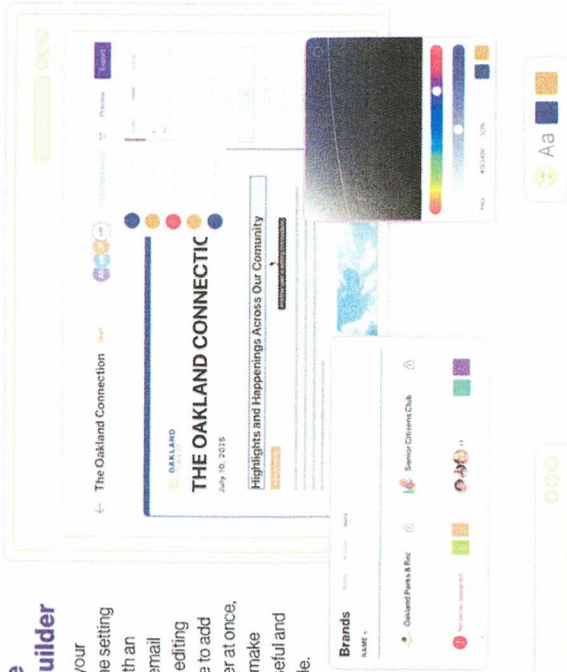


Engage Newsletters

Engage gives Oakland a simple way to create and share consistent, professional newsletters. With built-in templates, collaborative editing, and AI-assisted writing tools, anyone can quickly produce clear, on-brand updates without needing design experience. Engage helps your team communicate effectively, keeping everyone informed and connected.

Collaborative Newsletter Builder

Spend more time on your message and less time setting up your newsletter with an easy drag-and-drop email builder. Collaborative editing allows multiple people to add content to a newsletter at once, letting everyone help make each newsletter as useful and informative as possible.



Newsletter Controls & Analytics

Know that your message is getting through with delivery statistics that can be understood at a glance. Want to know how your audience is engaging with each newsletter? There are metrics for everything from link clicks to time spent reading.



AlwaysOn: AI Chatbot & Analytics

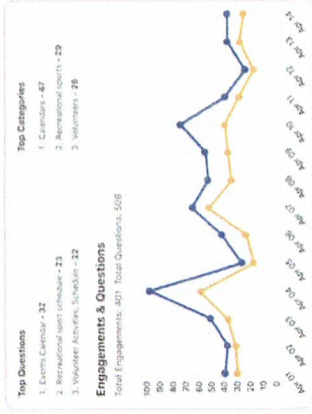
AlwaysOn gives your community instant, around-the-clock answers through a branded AI-powered chatbot, freeing up your team while improving the support experience. Built-in analytics show what web visitors are searching for, helping you uncover gaps, optimize content, and strengthen your communication strategy based on real community needs.

24/7 Customized AI Support

Deliver instant answers around the clock. AlwaysOn gives your website visitors a fast, reliable support that is trained only on your website.

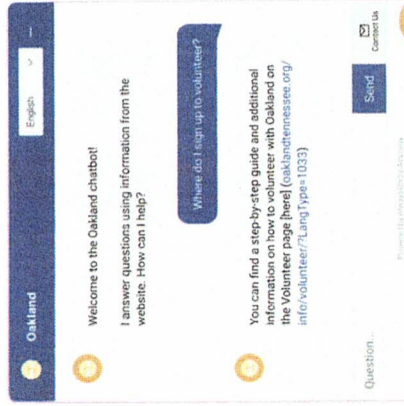
Multilingual & Natural Language

Ensure equity and access across your community with a custom chatbot that understands 30+ languages and responds in the preferred language, with natural phrasing.



Turn insights into action.

See exactly what questions your community is asking, helping you identify trends and knowledge gaps that you can fill with new web pages and proactive information.



Discover what matters: The analytics dashboard reveals exactly what questions your community is asking.

Predict and prepare: Identify information gaps and trends so you can create webpages and share info proactively.

Reclaim staff time: Let our chatbot handle the repetitive questions while your team focuses on high-value interactions.

Secure, Accessible and Reliable

Trusted by 5,000+ school districts, schools, and local governments.

Successful partnerships are built on trust. Apptegy earns the trust of our clients by ensuring we deliver industry-leading security, privacy, accessibility, and performance. Apptegy, the first-of-its-kind publishing platform, is the single pane of glass behind which Apptegy's innovative products are administered. Apptegy is a cloud-based software application housed in Amazon Web Services (AWS).



Security and Performance

- Apptegy follows the National Institute of Standards and Technology (NIST) Cyber Security Framework (CSF)
- Apptegy maintains security and compliance certifications and assessments, including SOC2 Type 2
- 99.9% Uptime



ADA and WCAG Accessibility

- Apptegy enables WCAG 2.1 compatible website development
- Your partner in ongoing ADA accessibility



Data Privacy

- Apptegy is an iKeepSafe Certified platform
- FERPA Certified
- COPPA Safe Harbor



Status Hub

At status.apptegy.com you'll find status information for each of Apptegy's products and services. You'll also have the option to subscribe to updates on incidents.

Growing Together

We don't want to be just another software tool you're using. We want to be your partner in engaging your staff and your community. This starts in implementation, continues through unlimited training and support, and lives in the long-run through continued product improvement.



99% Retention Rate

Apptegy boasts high growth and, most importantly, high retention. More clients have selected to move to Apptegy than any other provider in the last 5 years and 99% have stayed with us because of the support and tools they get with Apptegy.

400+ Employees

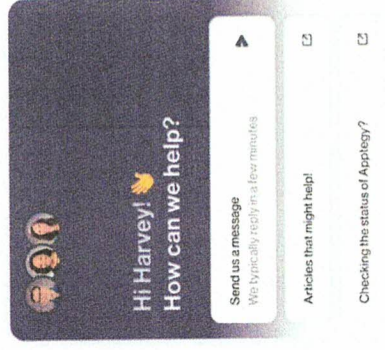
All of our staff are in-house, full-time Apptegy employees. This gives us a unique advantage in responding quickly to questions and making improvements with you.

1.6 Million Residents

We serve 176 municipalities and 5,000+ school districts.

Unlimited 1:1 training and 1:1 support for all staff

We will work with every staff member both for training and also for support throughout our partnership. This means you don't have to provide tech support internally and can rely on us to make sure you're using Apptegy effectively. When we're talking about support, we're not talking about "opening up a ticket" and waiting days for a response. **Our support is real time over the phone and over chat and is 100% run in-house by a team of 90+.** Our average response time is under a minute.



I could not have been more pleased with how the Apptegy team worked with my team on the launch. If you're considering upgrading your web platform, you will absolutely be well served.



Patrick Ward
Mayor
City of Lyndhurst, OH



We have been utilizing Apptegy for our website, social media, and city app, and our experience has been very positive. They've done a great job promoting our new app, resulting in a favorable response from our community.



Beth Wilson
Director of Economic Development
City of Marion, AR





Let's Talk

Experience what it means to have a true communication partner.

Let's build something better, together.



☎ (501) 200-2555

✉ cailley.partain@apptegy.com



Proposal for Town of Oakland, TN Price valid to: **May 31, 2026**

Dear Harvey,

We're excited about the partnership! Please scroll to the end of the page to "e-sign" the agreement. Let me know if you have any questions. You can reach me directly at (501) 200-2555.

Sincerely,

Cailley Partain
Cailley Partain

What our clients have to say about Apptegy

“

Apptegy has helped our town so much over the past few years. The backend interface is user-friendly making it easy to get trained and they're also constantly updating and adding new features to the website.

Joelle Gapter

Media Relations Coordinator, Town of Fleming, Colorado

☰ Menu **Order Information**



Hello **Guest**



Billing Term: Net 30
 Billed at: Signature
 Start Date: Jun 1, 2026
 End Date: May 31, 2027
 Term (Months): 12

▾ **Subscription Pricing**



Product	Start Date	End Date	Term	List Price	Net Price
Foundations Subscription (includes Website, Mobile App & Alerts)	Jun 1, 2026	May 31, 2027	12	\$10,000.00	\$10,000.00
For up to 10,000 residents					
Total Subscription Costs:					\$10,000.00

▾ **One-Time Fees Pricing**



Name	List Price	Discount	Net Price
Foundations Implementation	\$8,500.00	\$2,000.00	\$6,500.00
Total One-Time Costs:			\$6,500.00

▾ **Payment Schedule**

Payment Schedule	Amount
Total of the above, collectively, the "Services"	\$16,500.00
Billed at Client Signature	\$16,500.00

▾ **Terms & Conditions**

By signing below, Client agrees to purchase the Services described in this Order Form and acknowledges that this Order Form is governed by and incorporates by reference the Apptegy Master Services Agreement available at <https://www.apptegy.com/msa/municipalities> (<https://www.apptegy.com/msa/municipalities>) ("MSA"). This Order Form,

together with the MSA and any Apptegy-provided addenda or other documents referenced or attached, forms the complete agreement between Apptegy and Client (the "Agreement") and is effective as of the date of Client's signature below. By signing, Client agrees to be bound by the terms of the Agreement.

Menu

On

Help Guest



▼ Billing Information

Please confirm all information below

Billing Contact

Billing Contact First Name *

Billing Contact Last Name *

Billing Contact Email *

Billing Contact Phone *

Billing Address

Billing Street *

Billing City *

Billing State *

Billing Zip *

Billing Country *

Reference Number

Reference #

Submit

▼ Additional Documents

DealBox



The folder is empty
Drag and drop files into the upload section


▼ e-Signature

apptegy Signers

Town of Oakland, TN Si...

Town of Oakland, TN
apptegy

☰ Menu

Review Document & Sign 

Hello **Guest** ▾

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