

Subject: Updated Proposed Amendment – Maryville Quarry

June 20, 2025

Dear Mr. Mayor and Members of Council,

On behalf of our entire team, thank you for taking the time to give neighbors, the community and stakeholders the opportunity to learn more about our operation, the unintended consequences of the 2008 Agreement, and our proposed \$12.5 million+ investment to improve the site layout and create lasting community benefits.

As you know, we have been engaged in the community and neighborhoods for nearly three months – listening, gathering feedback, and answering questions. Since the May 30 public work session, our team has worked with Harrison to prepare an updated proposed Amendment that we believe is responsive to the discussion.

In summary, the key updates to the Optimization and Benefits Plan include:

- Moving the hot-mix asphalt plant to the south and west of its current location, away from Jarvis Park and no less than 300 feet (more than 2.5x further) from Court Street within five years and using International Dark Sky Lighting protocol. Please see the Exhibit 1 attachment.
- Enhancing and extending more than 800 linear feet of the northern portion of the Court Street berm to provide upgraded visual and sound screening.
- Adding non-deciduous trees to the Montvale Road berm.
- Doubling the number of vibration monitors and maintaining a call list for neighbors who choose to be notified before a blast.
- Establishing an active partnership with the City of Maryville Police Department and Blount County Sheriff's Department to promote truck road safety and regulations.
- Modifying the southern portion of the Montvale Road berm based on neighbor feedback.

Separately, we have provided additional information as requested by the Council, including copies of leases. Vulcan's total economic impact in 2024 was \$21.8 million including \$1.63 million for wages and benefits, \$388,356 for utilities, \$186,257 in taxes and more than \$100,000 spent with local businesses and organizations.

Additionally, we've confirmed:

- The Optimization and Benefits Plan does not extend the life of the operation. In fact, the updated layout is a net reduction in the mining area.
- While mining the Parcel 22 "triangle" can be done safely, the tight geometry would require more frequent blasting, the stopping of Court Street traffic around blast events and an overall less desirable experience.
- Parcel 80 in the County has several constraints that limit its use. It lacks sufficient space for the required overburden storage capacity and cannot accommodate the hot-mix plant. The parcel also includes the quarry production area and contains jurisdictional wetlands that must remain undisturbed. Additionally, there are no commercially viable mining options available for this parcel.
- Keeping the overburden storage area and hot-mix plant on site eliminates the need for adding truck traffic on Court Street to deliver stone to Harrison and haul overburden material off site for the next 50 to 60+ years.

As we stated, if a neighbor has a concern, we will respond and can resolve potential issues to the extent they are open to working with us. For example, a neighbor raised an issue at the Friday May 30 work session. On Monday June 2, our independent blast consultant installed a vibration monitor on their property in the Heritage Hills neighborhood, which has not been triggered by quarry activity. Since the meeting and resulting media coverage, we have also added two neighbors to receive pre-blast notifications and have only received sales inquiries to our Community Feedback Line.

Considering the facts, we believe that the updated proposed Amendment provides additional community benefits while preserving the important role and economic activity associated with Maryville Quarry, which will be a part of the community for at least the next 50-60 years.

A redlined version of the proposed amendment is attached for your review and consideration at the July 1 (or soonest) publicly noticed City Council meeting.

Sincerely,

Brian Williamson
VP/GM, Vulcan Materials Company

cc: Greg McClain, City Manager
Melanie Davis, City Attorney