



# City Commission

Kingston Springs, Tennessee

June 16, 2022  
Meeting Packet



**Kingston Springs Board of Commissioners  
June 16, 2022 Public Hearing Agenda**

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A. Call to Order:

The meeting was called to order by \_\_\_\_\_ at \_\_\_\_\_

B. **Open Public Comments prior to second reading on Ordinance 22-006 – Adopting the Town of Kingston Springs annual budget and tax rate for the 2022-2023 fiscal year.**

C. Adjournment

\_\_\_\_\_ adjourned the meeting at \_\_\_\_\_ p.m.

\_\_\_\_\_  
Francis A. Gross, III  
Mayor

\_\_\_\_\_  
Jamie Dupré  
City Recorder



**Kingston Springs Board of Commissioners  
Regular Business Meeting Agenda  
June 16, 2022**

**1. Call to Order:**

The meeting was called to order by \_\_\_\_\_ at \_\_\_\_\_ p.m.

**2. Pledge of Allegiance:**

**3. Roll Call:**

**Board Members in Attendance:**

Carolyn Clark, Commissioner \_\_\_\_\_  
Tony Gross, Mayor \_\_\_\_\_  
Mike Hargis, Commissioner \_\_\_\_\_  
Glenn Remick, Vice-Mayor \_\_\_\_\_  
Bob Stohler, Commissioner \_\_\_\_\_

**Staff in Attendance:**

John Lawless, City Manager \_\_\_\_\_  
Jamie Dupré, City Recorder \_\_\_\_\_  
Martha Brooke Perry, City Attorney \_\_\_\_\_  
Kellie Reed, Finance Director \_\_\_\_\_  
Eugene Ivey, Police and Fire Chief \_\_\_\_\_  
Brandy Miniati, Parks Director \_\_\_\_\_

**4. Declaration of Quorum by Mayor**

**5. Motion to Approve the May 19, 2022 Public Hearing Meeting Minutes:**

**6. Motion to Approve the May 19, 2022 City Commission Meeting Minutes:**

**7. Motion to Approve the June 16, 2022 City Commission Meeting Agenda:**

**8. Announcements from Commissioners:**

9. **Community Input and Concerns:**

10. **Department Reports:**

11. **Legal Updates:**

- A. Memorandum on Public Chapter Number 1100 (SB 2077).
- B. Discussion on scheduling impacts related to Ordinance 21-011.

12. **Unfinished Business:**

- A. **Second reading of Ordinance 22-006 – Adopting the Town of Kingston Springs annual budget and tax rate for the 2022-2023 fiscal year.**
- B. **Discussion on Kingston Springs speed limit signage. Sponsored by Commissioner Clark.**

13. **New Business:**

- A. **First reading of Ordinance 22-007 – Amending Ordinance 22-005 and amending Ordinance 17-005 Hotel Motel Tax and amending Title 5, Chapter 6, Section 5-602 of the Town of Kingston Springs Municipal Code.**
- B. **Motion to approve Resolution 22-007 – Authorizing application for a Rural Business Development Grant.**
- C. **Motion to approve Resolution 22-008 – Support of special event Dinner on Main.**
- D. **Discussion of potential property applications for the National Register of Historic Places. Sponsored by Commissioner Clark.**
- E. **Consideration of Recommendation of the Kingston Springs Regional Planning Commission to accept revised CLOMR.**

**14. Surplus:**

- None

**15. Other (For Discussion Only):****16. Reminders:**

- Farmers and Artisans Market every Saturday – 9:00 to Noon
- City Hall closed Monday, July 4th in honor of Independence Day
- Summer Camp July 11-15 and July 18-22

**17. Adjourn the Meeting:**

Motion to adjourn the meeting.

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Francis A. Gross, III  
Mayor

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Jamie Dupré  
City Recorder



**Kingston Springs Board of Commissioners  
May 19, 2022 Public Hearing Minutes**

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**A. Call to Order:**

The meeting was called to order by Mayor Gross at 7:00 p.m.

**B. Open Public Comments prior to second reading on Ordinance 22-005 – Amending Ordinance 17-005 – Town of Kingston Springs Hotel Motel Tax.**

None

**C. Adjournment**

Motion to adjourn made by Vice Mayor Remick with a second by Commissioner Hargis. Motion passed. Mayor Gross adjourned the meeting at 7:01p.m.

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Francis A. Gross, III  
Mayor

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Jamie Dupré  
City Recorder



**Kingston Springs Board of Commissioners  
Regular Business Meeting Minutes  
May 19, 2022**

**1. Call to Order:**

The meeting was called to order by Mayor Gross at 7:01 p.m.

**2. Pledge of Allegiance:**

**3. Roll Call:**

**Board Members in Attendance:**

Carolyn Clark, Commissioner	Present
Tony Gross, Mayor	Present
Mike Hargis, Commissioner	Present
Glenn Remick, Vice-Mayor	Present
Bob Stohler, Commissioner	Present

**Staff in Attendance:**

John Lawless, City Manager	Present
Jamie Dupré, City Recorder	Present
Martha Brooke Perry, City Attorney	Present
Kellie Reed, Finance Director	Present
Eugene Ivey, Police and Fire Chief	Absent
Brandy Miniati, Parks Director	Present

**4. Declaration of Quorum by Mayor**

Mayor Gross declared a quorum.

**5. Motion to Approve the April 21, 2022 Public Hearing Minutes:**

Motion to Approve the April 21, 2022 Public Hearing Minutes made by Vice-Mayor Remick, with a second by Commissioner Stohler. Motion passed unanimously.

**6. Motion to Approve the April 21, 2022 City Commission Meeting Minutes:**

Motion to Approve the April 21, 2022 City Commission Meeting Minutes made by Vice-Mayor Remick, with a second by Commissioner Stohler. Motion passed unanimously.

7. **Motion to Approve the May 19, 2022 City Commission Meeting Agenda:**  
Mayor Gross asked to amend the agenda to include New Business Item E – Motion for Approval of TAP Grant Funding. Motion to Approve the May 19, 2022 City Commission Meeting Agenda as amended to include New Business Item E – Motion for Approval of Tap Grant Funding made by Vice-Mayor Remick, with a second by Commissioner Hargis. Motion passed unanimously.

8. **Announcements from Commissioners:**  
Vice -Mayor Remick noted the completion of the Splash Pad and the upcoming dedication on Tuesday, May 24.

Commissioner Clark wanted to recognize that it was National Law Enforcement Memorial Week. She said she would like to remember those lost and to thank our Kingston Springs officers who put themselves in harms way.

9. **Community Input and Concerns:**  
None.

10. **Department Reports:**  
City Manager Lawless said that the closing on the purchase of property at 431 Park Street is set for Friday, May 20<sup>th</sup> at 9:00 am.

11. **Legal Updates:**  
City Attorney Perry confirmed the closing on the property at 431 Park Street for Friday, May 20<sup>th</sup> at 9:00 am.

12. **Unfinished Business:**  
**A. Second reading of Ordinance 22-005 – Amending Ordinance 17-005 – Town of Kingston Spring Hotel Motel Tax.**  
City Manager Lawless reported that there were no changes since the first reading. Motion to approve Second Reading of Ordinance 22-005 – Amending Ordinance 17-005 – Town of Kingston Springs Hotel Motel Tax to 4% made by Commissioner Hargis, with a second by Commissioner Stohler. Roll call vote was held with Commissioner Clark voting yes, Mayor Gross voting yes, Commissioner Hargis voting yes, Vice-Mayor Remick voting yes, and Commissioner Stohler voting yes. Motion passed unanimously.



**B. Motion to approve FEMA Fixed Cost Offer related to Acorn Court Pump Station.**

City Manager Lawless reported that in earlier discussions, a Fixed Cost Offer for this project was presented by FEMA, which was an unusual step for FEMA, and there was some question on their end as to why we had received one. A Fixed Cost Offer is usually reserved for projects greater than one million dollars, and FEMA finally determined the offer was sent to us in error. FEMA rescinded the Fixed Cost Offer and changed it to a “standard” project where funds are received when the project is completed, and FEMA receives invoices that it will pay. City Manager Lawless said we are getting \$.90 on the dollar from FEMA. Commissioner Clark asked if the State will still contribute half of the remaining 10%. State will contribute 5% of the Town of Kingston Springs (Park) claim, and the town will contribute 5%. It is not clear if State will contribute on the Sewer claim since it is an enterprise fund. No action is needed on this agenda item.

**C. Update on Keep Kingston Springs Beautiful – Don’t Litter Campaign. Sponsored by Commissioner Clark.**

Commissioner Clark reported on the Keep Kingston Spring Beautiful campaign. Since at this point, they will not be able to have school children participate, Commissioner Clark went to Build-a-Sign and created two sample signs using images of local wildlife to create signs. She shared design with Michael McClanahan at TDOT, who liked the project, but stated there were no grants available. Commissioner Clark estimated that 40-50 signs would cost approximately \$4,000. TDOT sent us a logo, and if we use it on the signs, they will potentially reimburse us up to \$10,000 if we submit a bill. Signs can’t be placed on East Kingston Springs Road, Luyben Hills Road or the Interstate ramps. The signs are 18 x 24 and can be attached to existing speed limit signs by Public Works. TDOT is interested if this project works. City Manager Lawless said we would need to wait until after the new fiscal year beginning July 1 to purchase any new signage and submit for reimbursement to TDOT.

**13. New Business:**

**A. First reading of Ordinance 22-006 – Adopting the Town of Kingston Springs Annual budget and tax rate for the 2022-2023 fiscal year.**

Commissioner Stohler recommended removing the \$80,000 for stage for the park from Capital Projects, and put it in as an amendment later if we receive the RBDG grant associated with the stage project, with assurances that we will pay our part should the grant be received. Commissioner Hargis asked about section 4, Multimodal Project, and if we have begun submitting invoices for reimbursement. City Manager Lawless reported we have been doing so. Commissioner Hargis stated that even with the 10% sewer fee increase, we are still in the hole. He asked how did we get from profit to loss. Finance Director Reed said the debt service interest expense knocks out profit. Hargis asked why didn’t it do it the year before? Reed

stated there is an increase in operating expenses. For example, electric costs went up significantly with the bypass pump. Commissioner Hargis asked about the plan to transfer \$1 million out of Sewer Fund for Capital Projects. He was informed that the pump will be approximately \$500-\$600,000. We will get most of that back. The other \$400,000 will be for I&I study – GIS mapping. We will eventually move that amount back with the American Rescue Plan fund. Finance Director Reed said town will be applying for additional funds, that would help pay for GIS and I&I.

Commissioner Stohler asked what the \$9,691 in other income was. Finance Director Reed didn't have that information on hand and said she would email it the next day. Commissioner Hargis asked if the Intergovernmental revenues included grants, and it was confirmed that it does. The amount under Parks appropriations will be reduced by \$80,000 by removing stage. Mayor Gross asked if everyone was comfortable with the Capital Projects. There were no additional questions.

Motion to approve first reading of Ordinance 22-006 – Adopting the Town of Kingston Springs annual budget and tax rate of \$0.77 per \$100 of assessed value on all real and personal property for the 2022-2023 fiscal year with the amendment to reduce capital expense by \$80,000 for the stage, made by Commissioner Stohler, with a second by Commissioner Hargis. Roll call vote was held with Commissioner Clark voting yes, Mayor Gross voting yes, Commissioner Hargis voting yes, Vice-Mayor Remick voting yes, and Commissioner Stohler voting yes. Motion approved unanimously.

**B. Discussion on approved expenditure of funds for the purchase of property at 431 Park Street, Kingston Springs, Tennessee.**

City Manager Lawless said this item was primarily to answer any questions by the Board. He said that this project and its costs were discussed with the Comptroller's Office, as well as our auditor, and it was determined that although funding for this specific expense is not in the current budget, because the town does not have a need to increase the bottom-line dollar amount for the 2021-2022 budget to accommodate funding for this project, a budget amendment will not be required. Instead, money will be moved within the budget to cover the purchase. Because grant projects have not been completed, the money will be allocated for the new budget year, and the funds needed to purchase the property will be used from this line item. The closing for the property is May 20, 2022. Funding was approved at \$250,000, but final project cost will be \$241,725.50. No action needed nor taken.

**C. Discussion on Departmental Expenditure Requests Procedure and large-scale equipment/vehicle inventory listing. Sponsored by Commissioner Clark.**

Commissioner Clark said this was on the agenda last June. She would like to see what the actual costs are on paper for requests for large-scale equipment and vehicles, instead of just a verbal request. Information should include life span of the item, reason for the purchase, and any ancillary cost. This is best practice, and it would help the commissioners to be able to make an informed decision. She used examples such

as verbal requests for the swift water boats and ancillary costs, and the new police dog, where ancillary costs were relayed as “not that much.” Commissioner Hargis asked what amount should be consider large. He suggested \$50,000. Commissioner Clark preferred a lower number. Mayor Gross thought \$25,000 was a better figure, and a form should be designed. City Manager Lawless said he would work with Commissioner Clark to cover all items needed on the form. Commissioner Clark said City Manager Lawless had shared an inventory list. Commissioner Stohler asked if there was a capital inventory, and City Manager Lawless confirmed there was one that could be shared. Finance Director Reed said that large purchases were covered under the TN Municipal Purchasing Act. Once money is allocated in the budget, department heads still have to follow our processes in order to make purchases.

**D. Motion to approve waiving rental fees at the Burns Park Activity Center for a South Cheatham Library sponsored reception for retiring Library Director Janet Walker scheduled for July.**

Mayor Gross recused himself from this vote since he sits on the Library Board. Motion to approve waiving rental fees at the Burns Park Activity Center for a South Cheatham Library sponsored reception for retiring Library Director Janet Walker scheduled for July made by Commissioner Hargis, with a second by Commissioner Stohler. Roll call vote was held with Commissioner Clark voting yes, Mayor Gross abstaining, Commissioner Hargis voting yes, Vice-Mayor Remick voting yes, and Commissioner Stohler voting yes. Motion passed.

**E. Motion for Approval of TAP Grant Funding.**

City Manager Lawless stated that the initial cost estimated for this sidewalk project received from the engineering firm far exceeded the awarded amount, and at the March 19, 2021 Commission Meeting, it was voted to reduce the scope of the project to better align it with available funding. This reduction in scope was approved by TDOT while still allowing the Town to proceed with the full awarded project amount. At that time the estimated amount was \$342,612.65. TDOT is now ready to give a Notice to Proceed to Construction and allocate their construction funds for this project but will need our approval for them to add a “local line” to the project before moving forward. Their current estimate for the Town cost in this line item is \$211,931.75 – but this is just an estimate. This is the Town’s approval that we will pay our share of the project cost. If approved, TDOT will issue a Notice to Proceed to Construction, bids will be received, and we will then know the actual cost of the project. Although construction funds for this project will not be spent in this fiscal year, funds for the TAP Grant were allocated in this year’s budget, so a budget amendment related to this agenda item will not be necessary.

Commissioner Hargis asked how the TAP Grant was different from the Safe Routes. Lawless stated Safe Routes is 100% Federal grant, but the Federal funds allocated were not enough to cover the cost of the actual project. TDOT allocated extra money for this project out of their TAP grant funds, which are an 80/20 split with the Town. However, the Town’s TAP grant to extend the Safe routes sidewalk grant is different.

For the Town's TAP Grant, we pay 100% preconstruction costs. For construction forward, it is 80/20 split, with the Town paying 20% of what is now estimated at a \$650,000 project. Commissioner Clark asked if the current engineering/contractor issue Safe Routes to School has been resolved. City Manager Lawless stated the contractor of the project pushed back against the engineering of the project. Engineer has given contractor feedback on the contractor's 12-point list of items. The contractor responded back to engineer with their comments on engineer's comments. Of those 12 items, eight are now resolved. City Manager has requested from the engineer to give the town an official letter indicating their guidance on moving forward. Hopefully, this will be resolved between engineer and contractor. The people working on TAP Grant and Safe Routes to School are very familiar with the issues on the Safe Routes to School. A positive is that it looks like the projects will work concurrently.

We will need a letter sent to TDOT that the Board approved a local line item at its May 19, 2022 meeting. Motion to authorize the City Manager to communicate to TDOT that the Town intends to meet its 20% obligation and for TDOT to add the local line currently estimated at \$211,931.75, made by Commissioner Stohler, with a second by Commissioner Hargis. Roll call vote was held with Commissioner Clark voting yes, Mayor Gross voting yes, Commissioner Hargis voting yes, Vice-Mayor Remick voting yes, and Commissioner Stohler voting yes. Motion passed unanimously.

**14. Surplus:**

None

**15. Other (For Discussion Only):**

- City Manager Lawless said he will not be in attendance for the June meeting.
- There was a miscommunication on the Splash Pad Dedication on Tuesday. It is at 5:00pm and not 5:30pm.
- Commissioner Clark said last month's minutes were succinct, but captured everything
- Commissioner Clark asked City Attorney Perry about the new energy bill and how that affected municipalities. City Attorney Perry said she can prepare something for the board, but her understanding is that it keeps small towns from blocking energy initiatives, such as pipeline from coming through their communities.

**16. Reminders:**

- Debbie Finch Reception – 2:00pm, Sunday, May 22<sup>nd</sup>
- Splash Pad Dedication Ceremony – 5:00pm, Tuesday, May 24<sup>th</sup>
- Farmers and Artisans Market opening day – 9:00 to Noon, Saturday, May 28<sup>th</sup> (at the Depot)
- City Hall closed Monday, May 30<sup>th</sup> in honor of Memorial Day
- Fishing Rodeo – June 11<sup>th</sup>

**17. Adjourn the Meeting:**

Motion to adjourn the meeting made by Vice-Mayor Remick, with a second by Commissioner Hargis. Motion passed unanimously. Meeting adjourned at 8:00 pm.

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Francis A. Gross, III  
Mayor

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Jamie Dupré  
City Recorder

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June 8, 2022

Town of Kingston Springs  
 Board of Commissioners

Re: Public Chapter No. 1100 (SB 2077)

Dear Sirs and Madam:

You had requested that I provide information to you regarding the recent passage by the Tennessee State Senate of Senate Bill 2077. A companion bill (House Bill No. 2246) was passed by the State House of Representatives, and, upon passage of a reconciled bill between the two houses, the Tennessee State General Assembly enacted Public Chapter No. 1100, which becomes effective on July 1, 2022.

As I stated in my thumb-nail summary at the last Commission meeting, the legislation was passed to pre-empt any local governments from being able to thwart the development and installation of pipelines. The legislation actually includes more than just pipeline expansion, as I set forth below, and is yet another law that the General Assembly has enacted to further limit a municipality's ability to enact local laws that the municipality might deem necessary or for the benefit of its citizens. In conducting my research on this matter for you all, I noted that the City of Memphis recently fought against a pipeline being constructed within its municipal boundaries. Several articles that I read implied that this may have been the instigation of the proposal of the legislation here in Tennessee, however, I also understand that similar legislation has been or will be proposed in other states as well.

The Public Chapter 1100 (herein "Act") effectively precludes a political subdivision, including municipalities, from enacting "an ordinance, resolution, regulation, code, requirement, policy, or other action" that would "prohibit the development and implementation" of certain types energy sources. Specifically, a municipality cannot take or omit any action that would preclude the use, delivery, conversion, or supply of energy sources by electric utilities; entities that generate, sell, or transmit electrical energy (e.g., Tennessee Valley Authority ("TVA")); gas utilities or systems owned by a political subdivision; gas transmission companies; liquified petroleum gas dealers, dispensers, or gas cylinder exchange operators; or entities that transmit, distribute, retail, or store liquid petroleum. The act also specifically pre-empts and voids any act by a political subdivision that would effectively prohibit or regulate transportation infrastructure or pipeline facilities or the exercise of rights of an entity that distributes, retails, or wholesales industrial materials, or any "other energy or industrial infrastructure entity." From my reading of the definitions contained within the first part of the Act, "industrial materials" would effectively mean fossil fuel-based,

Board of Commissioners  
Re: Public Act 1100  
June 8, 2022  
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petroleum-based, or similar products, as well as potentially water such as used by TVA for power generation.

The Act leaves very little room for any municipal regulation of the infrastructure for fossil fuel-based products unless there is a grant of authority from state or federal law that empowers a municipality to regulate same. The Act does not remove a municipality's rights to require a franchise for the provision of electric or natural gas services as already codified in state law.

Very interestingly, the Act specifically does not apply to solar and wind energy. To that end, the Act very specifically provides that a political subdivision is not prevented or pre-empted from taking "local action that affects facilities for the transmission, distribution, collection, conversion, and use of solar energy." Further, the Act provides that the authority given to local government to regulate wind energy facilities as codified in *Tennessee Code Annotated* 65-17-105 remains unaltered.

Lastly, the Act provides that "[a]ny aspect of a local action that violates [the prohibitions set forth in the Act] that existed on or before the effective date of this act is preempted by this part and void." So, to the extent that the Town of Kingston Springs has already passed any ordinance, including its Zoning Ordinance, or resolution or other regulation that has the effect of prohibiting or regulating the activities now protected by the Act, such ordinance is now considered void and pre-empted.

I have included a copy of the Public Act, a Summary of the Senate Bill SB-2077, and several articles that I found in my research in case you wish to review these in addition to my synopsis contained in this letter. Please let me know if you have any further questions related to this law.

Respectfully



Martha Brooke Perry



# State of Tennessee

## PUBLIC CHAPTER NO. 1100

SENATE BILL NO. 2077

By Yager, Stevens

Substituted for: House Bill No. 2246

By Vaughan, Gant, Faison, White, Lamberth, Garrett, Williams, Eldridge, Moody, Todd

AN ACT to amend Tennessee Code Annotated, Title 4; Title 5; Title 6; Title 7; Title 13; Title 65 and Title 68, relative to development.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 7, Chapter 51, is amended by adding the following as a new part:

**7-51-2201. Part definitions.**

As used in this part:

(1) "Distributor" means a party engaged in moving energy commodities, industrial materials, or their derivatives, including the transport and delivery to a retailer or customer;

(2) "Energy" means a resource that is marketed, or that has the potential to be marketed, as a commodity because of the resource's value as a source of power or fuel;

(3) "Energy infrastructure" means the systems or assets, including storage tanks, pipelines, gas transmission lines, or related equipment, that are necessary to produce, generate, transmit, or distribute natural gas, liquefied petroleum, liquid petroleum, and other similar forms of energy to a wholesaler, retailer, distributor, or customer;

(4) "Industrial infrastructure" means the systems or assets, including storage tanks, pipelines, or related equipment, that are necessary to produce, transmit, or distribute industrial materials to a wholesaler, retailer, distributor, or customer;

(5) "Industrial materials":

(A) Means a basic substance found in its natural, modified, or semi-processed state, or an ingredient, solvent, or other component used as an input to a production process for subsequent modification or transformation into a finished good; and

(B) Includes ammonia, hydrogen, and carbon dioxide;

(6) "Local action" means an ordinance, resolution, regulation, code, requirement, policy, or other action or omission taken, enacted, adopted, or otherwise imposed by a political subdivision of this state;

(7) "Political subdivision" means a municipality; public corporation; body politic; authority; district; metropolitan government; county; agency, department, or board of those entities; or another form of local government;

(8) "Retailer" means a party who markets or sells energy or industrial materials to a customer; and



(9) "Wholesaler" means a party engaging in the bulk purchase and sale of energy products or industrial materials in the wholesale market for the purposes of reselling energy or industrial materials to a retailer.

**7-51-2202. Prohibited policies.**

(a) A political subdivision of this state shall not, arising from or as a result of a local action, prohibit the development and implementation of the types or sources of energy that may be used, delivered, converted, or supplied by the following entities:

- (1) An electric utility, an electric cooperative, or an electric system that is owned or operated by a political subdivision;
- (2) An entity that generates, sells, or transmits electrical energy in accordance with all applicable requirements of state and federal law;
- (3) A gas utility or a gas system that is owned or operated by a political subdivision;
- (4) A gas transmission company;
- (5) A liquefied petroleum gas dealer, liquefied petroleum gas dispenser, or liquefied petroleum gas cylinder exchange operator; or
- (6) Other liquid petroleum transmission, distribution, retail, or storage entities.

(b) A local action of a political subdivision is preempted and void if the local action, directly or indirectly, is or acts as:

(1) A de facto prohibition of the siting, or a prohibition of construction, expansion, or maintenance, of energy, industrial, or related transportation infrastructure within the jurisdictional boundary of a political subdivision. When determining whether a local action results in a de facto prohibition, factors to consider include, but are not limited to, the following:

- (A) A fee imposed;
- (B) An unreasonable timeframe for a ministerial action; and
- (C) The local action's effect on the feasibility of the project;

(2) Regulation or enforcement of safety standards for interstate or intrastate pipeline facilities or interstate or intrastate pipeline transportation as those terms are defined in 49 U.S.C. § 60101; or

(3) A prohibition on the ability of a distributor, retailer, wholesaler, or other energy or industrial infrastructure entity to exercise its rights provided by state or federal law related to the siting of energy infrastructure or industrial infrastructure.

(c) This section does not prevent or preempt:

(1) A political subdivision that owns or operates an electric or natural gas system from promulgating rules, regulations, or policies related to the electric or natural gas system;

(2) A local action that is state-authorized, ministerial in nature pertaining to land use, generally applicable to similar types of commercial and industrial activities, and necessary to provide a public benefit;

(3) A local action that affects facilities for the transmission, distribution, collection, conversion, and use of solar energy;

(4) A local action to require a franchise from a political subdivision prior to providing electric or natural gas services within the jurisdictional boundaries of the political subdivision in accordance with state law;

(5) A local action to grant, deny, amend, or revoke a franchise to provide electric or natural gas services within the jurisdictional boundaries of the political subdivision in accordance with state law;

(6) A local action to establish, maintain, or enforce exclusive service areas for the provision of electric or natural gas services in accordance with state law;

(7) A local action arising from:

(A) Authority granted to administer a program in lieu of the department of environment and conservation regarding protection of human health, safety, or the environment if the grant of authority is authorized by federal or state statute or regulation;

(B) A permit or coverage under a permit issued by the department of environment and conservation or a permit by rule; or

(C) The groundwater protection program or the drinking water program administered by the department of environment and conservation, including, but not limited to, measures designed to be protective within designated source water or wellhead protection areas as defined in programs administered by the department of environment and conservation under authority of the federal Safe Drinking Water Act (42 U.S.C. § 300f et seq.); or

(8) Reasonable police powers of a political subdivision to regulate the siting, construction, maintenance, or expansion of energy or industrial infrastructure along, over, or under the highways and streets within the political subdivision's corporate limits in order to reduce or prevent the risk of an imminent and substantial threat to human safety from the performance of those activities, including a political subdivision's right to charge reasonable, cost-based compensation for the use of the political subdivision's highways and streets. However:

(A) A political subdivision does not have the right to prevent or prohibit a distributor, retailer, or wholesaler from constructing, expanding, or maintaining energy or industrial infrastructure within the limits of the political subdivision, so long as the energy or industrial infrastructure is being constructed, maintained, or expanded within the political subdivision in accordance with reasonable police powers regulations as described in this subdivision (c)(8); and

(B) This subdivision (c)(8) does not grant police powers to a political subdivision on matters of siting, construction, maintenance, or expansion of energy or industrial infrastructure subject to regulation by state or federal agencies.

(d) This section does not expand or alter the jurisdiction of a governmental entity charged with oversight of public utilities or electric utilities.

(e) This section does not expand or alter the regulation of wind energy facility siting provided in title 65, chapter 17.

(f) This section does not alter:

(1) Exclusive rights to provide electric or natural gas services under state law; or

(2) Exclusive service areas for the provision of electric or natural gas services under state law.

(g) This section does not allow an entity listed in subdivisions (a)(1)-(6) to provide electric or natural gas services within the exclusive service area of another provider of electric or natural gas services.

(h) Any aspect of a local action that violates subsection (a) or (b) that existed on or before the effective date of this act is preempted by this part and void.

**7-51-2203. Conflict with federal law.**

If this part conflicts with federal law requirements pertaining to the types of energy sources or industrial materials used, delivered, converted, or supplied by the entities described in § 7-51-2202(a)(1)-(6) to serve customers, then the federal law controls to the extent that this part conflicts with such federal law.

SECTION 2. If a provision of this act or the application of a provision of this act to any entity or circumstance is held invalid, the invalidity does not affect other provisions or applications of the act that can be given effect without the invalid provision or application, and to that end, the provisions of this act are declared to be severable.

SECTION 3. The headings in this act are for reference purposes only and do not constitute a part of the law enacted by this act. However, the Tennessee Code Commission is requested to include the headings in any compilation or publication containing this act.

SECTION 4. This act takes effect July 1, 2022, the public welfare requiring it.

SENATE BILL NO. 2077

PASSED: April 27, 2022

  
RANDY McNALLY  
SPEAKER OF THE SENATE

  
CAMERON SEXTON, SPEAKER  
HOUSE OF REPRESENTATIVES

APPROVED this 27<sup>th</sup> day of May 2022

  
BILL LEE, GOVERNOR

## SB 2077 by \*Yager

## (HB 2246) by \*Vaughan

Local Government, General - As enacted, prohibits political subdivisions of this state from, arising from or as a result of a local action, prohibiting the development and implementation of the types or sources of energy that may be used, delivered, converted, or supplied by certain entities; enacts other related provisions. - Amends TCA Title 4; Title 5; Title 6; Title 7; Title 13; Title 65 and Title 68.

SB2077 has been assigned Public Chapter Number 1100 by the Secretary of State.

## Summary

### FISCAL SUMMARY

Increase State Expenditures – Exceeds \$950,000/FY22-23

### BILL SUMMARY

ON MARCH 24, 2022, THE SENATE ADOPTED AMENDMENT #1 AND PASSED SENATE BILL 2077, AS AMENDED.

AMENDMENT #1 rewrites this bill to prohibit political subdivisions of this state from, arising from or as a result of a local action, restricting, prohibiting, or otherwise impairing the development and implementation of the types or sources of energy that may be used, delivered, converted, or supplied by the following entities:

- (1) An electric utility, an electric cooperative, or an electric system that is owned or operated by a political subdivision;
- (2) An entity that generates, sells, or transmits electrical energy in accordance with all applicable requirements of state and federal law;
- (3) A gas utility or a gas system that is owned or operated by a political subdivision;
- (4) A gas transmission company;
- (5) A liquified petroleum gas dealer, liquified petroleum gas dispenser, or liquified petroleum gas cylinder exchange operator; or
- (6) Other liquid petroleum transmission, distribution, retail, or storage entities.

This amendment preempts and declares void a local action of a political subdivision that directly or indirectly, is or acts as:

- (1) A de facto prohibition of the siting, or a restriction, prohibition, or impairment of construction, expansion, or maintenance, of energy, industrial, or related transportation infrastructure within the jurisdictional boundary of a political subdivision;
- (2) Regulation or enforcement of safety standards for interstate or intrastate pipeline facilities or interstate or intrastate pipeline transportation as those terms are defined in federal law;
- (3) A moratorium, or a categorical prohibition, of the siting, construction, expansion, or maintenance of energy, industrial, or related transportation infrastructure within the jurisdictional boundary of a political subdivision for a period of time; or
- (4) A prohibition or restriction on the ability of a distributor, retailer, wholesaler, or other energy or industrial infrastructure entity to exercise its rights provided by state or federal law related to the siting of energy infrastructure or related industrial infrastructure.

This amendment specifies that its provisions do not prevent or preempt:

- (1) A political subdivision that owns or operates an electric or natural gas system from promulgating necessary rules or policies related to the electric or natural gas system;
- (2) A local action that is state-authorized, ministerial in nature pertaining to land use, generally applicable to all types of commercial activities, and necessary to provide a public benefit;
- (3) A local action that affects facilities for the transmission, distribution, collection, conversion, and use of solar energy;
- (4) A local action to require a franchise from a political subdivision prior to providing electric or natural gas services within the jurisdictional boundaries of the political subdivision;
- (5) A local action to grant, deny, amend, or revoke a franchise to provide electric or natural gas services within the jurisdictional boundaries of the political subdivision;
- (6) A local action to establish, maintain, or enforce exclusive service areas for the provision of electric or natural gas services in accordance with state law;
- (7) A local action arising from authority granted to administer a program in lieu of the department of environment and conservation regarding protection of human health, safety, or the environment if the grant of authority is authorized by federal or state statute or rule;
- (8) A local action arising from a permit or coverage under a permit issued by the department of environment and conservation or a permit by rule; or
- (9) A local action arising from the groundwater protection program or the drinking water program administered by the department of environment and conservation.

The full text of this amendment further specifies various jurisdictional and regulatory rights powers that are not affected by this amendment.

ON APRIL 25, 2022, THE HOUSE SUBSTITUTED SENATE BILL 2077 FOR HOUSE BILL 2246, ADOPTED AMENDMENT #1, AND PASSED SENATE BILL 2077, AS AMENDED.

AMENDMENT #1 incorporates the changes made by Senate Amendment #1 with the following substantive changes:

- (1) Removes preemption of local action that restricts or impairs the activities described in the Summary for Senate Amendment #1, so that this bill will only preempt local action that prohibits such activities;
- (2) Removes the provision that preempts local action that acts as a moratorium, or a categorical prohibition, of the siting, construction, expansion, or maintenance of energy, industrial, or related transportation infrastructure within the jurisdictional boundary of a political subdivision for a period of time;
- (3) Specifies that this bill does not prevent or preempt a local action that is state-authorized, ministerial in nature pertaining to land use, generally applicable to similar types of commercial and industrial activities, and necessary to provide a public benefit; and
- (4) Specifies that this bill does not prevent or preempt a local action that is reasonable police powers of a political subdivision to regulate the siting, construction, maintenance, or expansion of energy or industrial infrastructure along, over, or under the highways and streets within the political subdivision's corporate limits in order to reduce or prevent the risk of an eminent and substantial threat to human safety from the performance of those activities, including a political subdivision's right to charge reasonable, cost-based compensation for the use of the political subdivision's highways and streets. However:
  - (A) A political subdivision does not have the right to prevent or prohibit a distributor, retailer, or wholesaler from constructing, expanding, or maintaining energy or industrial infrastructure within the limits of the political subdivision, so long as the energy or industrial infrastructure is being constructed, maintained, or expanded within the political subdivision in accordance with reasonable police powers regulations; and
  - (B) This amendment does not grant police powers to a political subdivision on matters of siting, construction, maintenance, or expansion of energy or industrial infrastructure subject to regulation by state or federal agencies.

GUEST ESSAY

## The Boring Bill in Tennessee That Everyone Should Be Watching

March 28, 2022



By Margaret Renkl

Ms. Renkl is a contributing Opinion writer who covers flora, fauna, politics and culture in the American South.

NASHVILLE — When a new energy infrastructure bill was introduced in the Tennessee General Assembly earlier this month, people could be forgiven for paying little attention. Compared to the legislature's recent follies — an abortion bill that would out-Texas Texas, a book-banning bill that would override the recommendations of school librarians, or a handgun bill that would let 18-year-olds carry a gun without a permit — an energy infrastructure bill seems like a big yawn.

Thing is, almost nothing undertaken by the Tennessee General Assembly can be safely overlooked. That boring energy infrastructure bill, which passed the Tennessee Senate last Thursday, would let the state override local laws blocking fossil-fuel projects in their communities. In other words, if this bill becomes law, the state could allow an oil company to run a pipeline through a city over the objections of the city itself.

This may seem like a picayune matter with no relevance outside the state of Tennessee, but it's exactly the kind of bill that ought to attract national attention — not because it's happening in Tennessee but because it's happening, or is poised to happen, in red-state legislatures across the country, according to the Climate Reality Project. Republicans are using rising gas prices as an opportunity to give the fossil-fuel industry whatever it wants in their states, even when their own cities have been trying to protect the environment and their people from that very industry.

Legislative pre-emption is part of a political ground war down here. These routine bills rarely rise to the level of national attention, but their presence explains as much about our national politics — and about what shapes our national elections — as any newly restrictive abortion law or newly lax gun bill does.

Derived from the supremacy clause of the U.S. Constitution, the doctrine of pre-emption allows a higher legal authority to override a law passed by a lower legal authority when the two are in conflict. It is deployed by both Republican and Democratic legislatures, though far more frequently by Republicans in the South, sometimes in unprecedented ways. Tennessee's legislature uses pre-emption with abandon, even in cases where the state has no reasonable interest in the question. It's the opposite of the Not In My Back Yard principle. Call it the To Hell With All Y'all Who Didn't Vote For Me principle.

The infrastructure bill passed by the Tennessee Senate last week was expressly designed to respond to a grass-roots environmental effort that defeated a crude-oil pipeline in Memphis last year, as a report by WPLN News makes clear: "The Memphis situation alerted those folks in this industry to what could happen if planned projects ... can be interrupted by municipalities somewhere along the way," Kevin Vaughan, a Republican representative from Collierville, said during a subcommittee meeting.

That effort, led by Black activists and reported on extensively by the nonprofit news organization MLK50, blocked an oil company with an abysmal safety record from building a pipeline through the historic Black community of Boxtown. The Byhalia Connection pipeline was both a classic example of environmental racism and a dangerous threat to a fragile sand aquifer that provides drinking water to a million people.

In red states, here is what happens when blue cities pass regulations that Republican legislators disagree with: If Nashville passes a law designed to protect neighborhood homes from being turned into short-term rentals occupied by rotating hordes of drunk bridesmaids, the Tennessee General Assembly will introduce a bill that would make the city ordinance impossible to enforce. If the residents of Decatur, Ga., are considering a ban on gasoline-powered leaf blowers, the Georgia General Assembly will consider a bill that bans the banning of leaf blowers.

Not all such bills are voted into law — the leaf blower bill in Georgia is currently in limbo, and we can only hope that public pressure will kill the energy infrastructure bill in the Tennessee House this week, too — but the very existence of such bills has a chilling effect on county and municipal governments.

If blue-city leaders in a red state want to regulate gun use, or prevent fracking, or raise the minimum wage, or welcome labor unions, or establish a sanctuary for undocumented immigrants, or encourage green energy, or decriminalize marijuana, or subject their police force to community oversight, or protect L.G.B.T.Q. businesses from discrimination, or pass any number of other laws that would enhance the quality of life in their own communities, they have to craft legislation in a way that doesn't provoke statehouse members in the pockets of powerful industry lobbyists. (Tennessee's pipeline bill, for example, was introduced at the request of the Tennessee Chamber of Commerce and the Tennessee Fuel & Convenience Store Association.) Potentially transformative legislation must be watered down, lest the state legislature pass a pre-emptive law tying city leaders' hands in perpetuity.

This particular energy infrastructure bill has ramifications that go far beyond the siting of pipelines. It is part of a last-gasp effort by the fossil-fuel industry to override what everybody knows, even here in Tennessee, is our green energy future. "This is a seriously big thumb on the scale in favor of the fossil fuels," George Nolan, a senior attorney with the Southern Environmental Law Center, told The Tennessean. "It says if you're a local government, you can't touch fossil fuels."



Justin J. Pearson of the group Memphis Community Against the Pipeline speaks at a rally in Memphis. Andrea Morales/MLK50

Justin J. Pearson, founder and president of Memphis Community Against Pollution, which led the effort to defeat the Byhalia Connection pipeline, goes even further. “This legislation is making county commissions and county mayors toothless against these fossil-fuel giants, which is why the fossil-fuel industry is bringing this bill to our legislature,” he wrote in an email. “This bill has used our successful fight against the Byhalia pipeline as a catalyst to silence any community’s ability to protect their drinking water source from pipelines, their homes from oil tank farms, and their neighborhoods from a proliferation of gas stations.”

The irony, as Mr. Pearson often points out in interviews, is that Republicans are supposed to be the party of small government, the party of local control, the party — as we have heard ad nauseam during the pandemic — of freedom. But as pre-emptive legislation in red states demonstrates again and again, Republicans are about freedom and small government only when they’re not the ones in control of the government.

Fortunately, a coalition of local environmentalist groups — which, in addition to Memphis Community Against Pollution, includes Protect Our Aquifer, the Sierra Club, the Tennessee Environmental Council and the Southern Alliance for Clean Energy, among others — isn’t giving up on stopping this bill, or any other thumb-on-the-scale bill taken up by the Tennessee General Assembly.

“Communities across the state are rising up to find ways to protect their communities,” Mr. Pearson said. “We’re in the fight and always will be.”

Margaret Renkl, a contributing Opinion writer, is the author of the books “Graceland, at Last: Notes on Hope and Heartache From the American South” and “Late Migrations: A Natural History of Love and Loss.”

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ENVIRONMENT POLITICS

## Tennessee Senate passes bill to preempt local laws on oil and gas pipelines

BY: DULCE TORRES GUZMAN - MARCH 25, 2022 7:00 AM



📷 A pumping station in Dickson County at the site of a 1992 gas line rupture. (Photo: John Partipilo)

The Tennessee Senate passed a controversial pipeline preemption bill on Thursday in spite of concerns about the effect oil and gas pipelines could have on personal property and drinking water.

Before passage, Sen. Ken Yager, R-Kingston, sponsor of SB2077, amended the bill to allow for wellhead protections and to align with its House counterpart. Critics still contended that with local governments lacking the ability to regulate fossil fuel infrastructure, communities could do little to protect themselves from unwanted pipelines.

Several Democratic senators questioned whether state officials would get involved and honor community requests to prevent pipelines from being built through backyards, as was the recent case in Memphis. In 2021, residents and community activists protested efforts to build the Byhalia pipeline slated to carry natural gas through a historic Black neighborhood by use of eminent domain.

Byhalia officials had received the two permits needed for the project from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers but faced legal action from property owners refusing to sell land needed by the pipeline. Valero Energy and Plains All American, the companies behind the project,

eventually canceled it. Both the Memphis City Council and the Shelby County Commission have since passed regulations against pipeline infrastructure.

Although Yager said his bill was not aimed at Memphis communities, Memphis and Shelby County would be affected by limited pipeline regulations.



Sen. Ken Yager, R-Kingston (Photo: Tennessee General Assembly)

Sen. London Lamar, D-Memphis, noted that unregulated fossil fuel infrastructure could devastate Shelby County's Memphis Sand Aquifer, on which the county depends on for drinking water.

Despite Yager's assurances that federal laws protected drinking water, Lamar responded that only 20% of Tennessee's waterways are protected, leaving 80% unprotected. Also, federal regulations do not currently protect aquifers, said Lamar, "which most of our county is made up of."

Democratic Senators Heidi Campbell, D-Nashville, and Raumesh Akbari, D-Memphis, also questioned the logistics of the bill, with Campbell asking if local officials would be able to restrict methane gas storage tanks from schools and hospitals, and Akbari asking if landowners could protect themselves from land grabs through eminent domain.

"Think about your backyards. Do you want a pipeline through your backyards? No matter how deeply it's buried, it's still going to be in your backyard," said Akbari.

"I know we do a lot of preemption up here, but this a very serious scenario where it could potentially have very devastating effects in someone's neighborhood," she added.

Yager admitted that he sponsored the bill on behalf of the Tennessee Chamber of Commerce and the Tennessee Fuel and Convenience Store Association, but said that counties micromanaging fossil fuel operations posed a threat to Tennessee's economy, and that developers would have already gone through "exhaustive federal regulatory control" before building commenced, allowing plenty of time for public comment.

"These lines go across many several counties in this state, and at its worst case, if you allow micromanaging by each local level, sadly some of which who may have political agendas, you would end up with patchworks of regulations that would only serve to hurt our Tennessee economy," he said.



Think about your backyards. Do you want a pipeline through your backyards? No matter

how deeply it's buried, it's still going to be in your backyard.

- Sen. Raamesh Akbari, D-Memphis

The bill's House counterpart has yet to pass a House committee, but early reports show more amendments are planned due to concerns from environmentalists and local government officials.

Apart from wellhead protections, the word "impair" has been removed from some sections, while allowing for "reasonable police powers of a political subdivision to regulate" infrastructure within communities in order to reduce potential threats to residents.

"We think that cities and counties, people concerned with protecting public safety and protecting the environment, have made this bill better, but it's still unnecessary to preempt local government," said Scott Banbury, spokesperson for the Tennessee chapter of the Sierra Club.

If the House committee passes the amendments next week, the Senate bill would need to be amended.

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### DULCE TORRES GUZMAN

Dulce has written for the Nashville Scene and Crucero News. A graduate of Middle Tennessee State University, she received the John Seigenthaler Award for Outstanding Graduate in Print Journalism in 2016. Torres Guzman is a member of the National Association of Hispanic Journalists. She enjoys the outdoors and is passionate about preserving the environment and environmental issues.

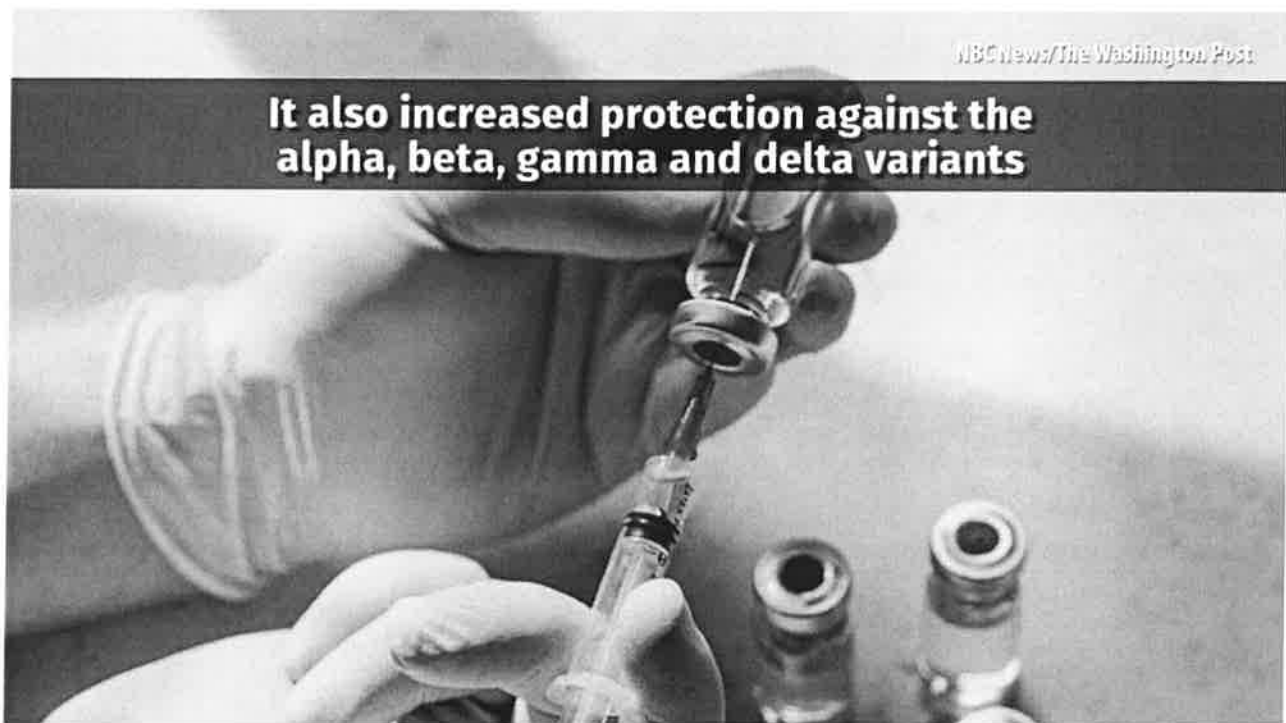
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## Tennessee bill unraveling local say over pipelines advances



**WATCH:** Tennessee bill unraveling local say over pipelines advances



By **JONATHAN MATTISE** and **ADRIAN SAINZ**

March 24, 2022 at 4:26 pm CDT

NASHVILLE, Tenn. (AP) — The Tennessee Senate has passed a bill that would largely strip the ability of local governments to stop oil and gas pipelines and other fossil fuel infrastructure projects if they don't want them in their cities and counties.

**READ MORE: Plans for Byhalia Connection Pipeline abandoned**

The Senate's 22-7 vote Thursday moves the action in the GOP-supermajority Legislature to the House, where the bill still needs further committee action. Advocates peg the proposal as protective of crucial energy resources.

The bill comes on the heels of a win by environmentalists in July, when **Byhalia Connection canceled plans** to build an



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“The legislation flies in the face of every conservative principle of right to local control, giving self determination and protection of people’s property and land,” he said.

Bill sponsor Sen. Ken Yager, a Kingston Republican, said the pipelines run through multiple cities and counties and are heavily regulated at the federal level, which requires taking public comment. Yager said the current legal setup can result in a patchwork of regulations that only serves “to hurt our Tennessee economy.”

**RELATED: Hundreds rally as Al Gore visits Memphis to speak out against the Byhalia Pipeline**

He also said his bill has some limits. It specifically does not remove local authority over wind and solar projects. It doesn’t prohibit local officials from taking action when there’s a conflict with a program administered or approved by the state, including groundwater and drinking water protections.

“We have seen the experience nationally and even in Tennessee where local governments are, through their ordinance or resolution, trying to micromanage some of the operation of this infrastructure,” Yager said.

Yager said the Tennessee Chamber of Commerce and Tennessee Fuel & Convenience Store Association asked him to carry the bill.

Sen. Raumes Akbari, the Democratic caucus leader from Memphis, said the bill undoes local decision-making on a key

issue for communities.

“This is a very serious scenario where it potentially could have devastating effects in someone’s neighborhood,” Akbari said.

**[READ MORE: Group hopes to build on successful Byhalia Pipeline opposition; pushes city and county leaders](#)**

The Byhalia Connection would have linked two major U.S. oil pipelines while running through wetlands and under poor, predominantly Black neighborhoods in south Memphis.

The pipeline’s lawyers sought eminent domain, long invoked by governments to claim private property for public-use projects.

Last April, Byhalia Connection said it was going to pause the legal action after the Memphis City Council began considering an ordinance that would have made it harder for the company to build the pipeline.

**[READ MORE: Bills in the state legislature could have direct impact on Memphis](#)**

Activists held community rallies, including one attended by former Vice President Al Gore. Lawyers sued in federal court, challenging the U.S. Army Corps of Engineers’ approval of the pipeline under a nationwide permit. The Shelby County Commission refused to sell to the pipeline builder two parcels of land that sit on the planned route.

Byhalia Connection attributed the cancelation of the project to “lower U.S. oil production resulting from the COVID-19 pandemic.”

One company involved in the pipeline, Plains All American, told **[USA Today Network-Tennessee](#)** it does not have plans to take another shot at the Byhalia Connection.

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Sainz reported from Memphis, Tennessee.

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The Tennessean

# Pipeline legislation leaves local Tennessee leaders powerless | Opinion



Dean Rivkin

April 29, 2022 · 3 min read



Tennessee communities deserve the ability to protect themselves, but a bill working its way through the Tennessee Capitol would strip local leaders of that power.



A recent opinion piece in The Tennessean by Bradley Jackson, CEO of Tennessee Chamber of Commerce and Industry, praised this hastily-written bill, which will prevent city and county officials from having a say in where pipelines and other oil and gas infrastructure can be built.

In short, this undemocratic bill takes power away from Tennessee communities and hands it over to out-of-state pipeline companies, allowing them to build pipelines near homes, parks, schools, and hospitals, without any input from people living nearby.

The broad scope of this industry-backed legislation will lead to unintended consequences that impact Tennesseans across the state – including myself.

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5. A 24-year-old tried to pop what she thought was a pimple on her chest, but later found out she had breast cancer

Right now, pipeline companies are planning to build a gas pipeline through my Morgan County property. The pipeline will connect to a methane gas power plant that the Tennessee Valley Authority is irresponsibly proposing to build to replace the Kingston Fossil Plant.



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Memphis Community Against the Pipeline (MCAP) co-founder Justin Pearson leads a march from the National Civil Rights Museum to City Hall to advocate for City Council to pass a resolution creating a legislative regulatory body to protect the aquifer on Tuesday, Aug. 17, 2021.

Senate Bill 2077/House Bill 2246 passed this past week in the Tennessee General Assembly. My local elected officials will have little input on where this polluting pipeline can and can't be built, leaving me with few meaningful avenues to bring my concerns.

Supporters of the bill - including the author of the previously mentioned opinion piece - argue that pipelines benefit Tennesseans.

Often times the pipelines don't serve Tennessee - or even the U.S. Many pipelines just pass through the South on their way to send oil and gas overseas. This means that any perceived benefits are mainly enjoyed by oil and gas CEOs while Tennessee communities are forced to take on the majority of the risk.

And those risks are significant: pipeline projects can leak, spill, and in some cases even explode.



was in a rural area far from busy neighborhoods and schools, but this bill would allow pipeline companies to cut through communities without any input from local leaders.

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**Renewable energy options are within reach**

Pipeline projects aren't just environmentally disruptive, they're also expensive and outdated.

Renewable energy technology – like solar power, wind power, and battery storage – has become much more accessible in recent years. In fact, a new Intergovernmental Panel on Climate Change report found that the costs of cleaner, renewable energy have fallen by 85 percent since 2010.



Dean Hill Rivkin

Meanwhile, there was a record increase in climate-warming methane emissions 2021 – partly from leaks in gas pipelines

Renewable energy options don't carry the same dangerous risks as fossil fuel pipelines and, because of the falling costs, could result in lower monthly power bills for utility customers. Lawmakers should focus on fostering the state's clean energy transition – which creates jobs and helps utility customers save money – instead of propping up outdated fossil fuel companies.

*Dean Rivkin is an emeritus professor at the University of Tennessee College of Law.*

*This article originally appeared on Nashville Tennessean: Pipeline legislation leaves local Tennessee leaders powerless*

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**ORDINANCE 21-011****AN ORDINANCE AMENDING ARTICLE VIII OF THE TOWN OF KINGSTON SPRINGS ZONING ORDINANCE**

**WHEREAS**, the Town of Kingston Springs Board of Commissioners has previously adopted its comprehensive zoning ordinance known as Ordinance No. 84-005, as amended (here in "Zoning Ordinance"); and

**WHEREAS**, the Municipal Planning Commission has requested that Article VIII of the Zoning Ordinance be amended to include provisions governing notice to be given for certain actions contemplated in said Zoning Ordinance and has recommended same for consideration and adoption by the Town of Kingston Springs Board of Commissioners after public notice, hearing, and second and final reading.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF KINGSTON SPRINGS, TENNESSEE, THAT**

Article VIII of the Town of Kingston Springs Zoning Ordinance shall be amended as follows:

A. Section 8.070 C. shall be amended by adding the following provisions to the end of the currently existing provisions:

No action shall be taken by the Board on any case until the notices set forth herein have been provided and a public hearing has been conducted. The notices to be provided and costs thereof are as follows:

1. A notice of public hearing shall be published in a newspaper of general circulation in the Town at least fifteen (15) days prior to the date of the hearing, and such notice shall be posted in the online electronic format utilized by the Town to post notice of the Board of Commissioners meetings and Public Hearings at least fifteen (15) days prior to the date of the hearing. Said notice shall contain the address, if any, of the subject property and a statement of the action proposed.
2. A notification sign or signs shall be placed on the property at least fifteen (15) days prior to the date of the hearing. Any property line of the subject property which fronts upon any public street or road shall be clearly flagged or marked at the time the public notification sign is posted. The public notification sign(s) shall be those furnished by the Town, and the City Manager or his/her designee shall place it/them on the property. The sign(s) shall:
  - a. be no smaller than three feet by two feet (3' x 2') and shall be clearly visible and legible to passing motorists;

- b. specify the time, date and location of the scheduled public hearing;
- c. contain the telephone number of the Town of Kingston Springs City Manager or his/her designee where additional information can be obtained;
- d. be posted along each three hundred (300) feet of each Public Street or road right-of- way adjoining property;
- e. be posted within ten feet (10') of the public street on road right of-way and be positioned in a manner to best inform the motoring public without creating a safety hazard;
- f. be posted at the location where each access easement attaches to a public street or road right-of-way if the property is accessed by easement;
- g. contain the address, if any, of the subject property; and
- h. contain a statement of the action proposed.

3. A notice of public hearing shall be sent by certified mail, return receipt requested, to the property owners of record whose property is adjacent to, or immediately across the street from, the property that is the subject of the public hearing. Compliance with this notice requirement will be deemed sufficient if the City Manager or his/her designee sends such certified mail to the owner's address of record as reflected in the records of the Cheatham County Tax Assessor.

4. Applicants shall pay the then current fees as established by the Town of Kingston Springs Board of Commissioners in the Appendix to the Town of Kingston Springs Municipal Code. Such fees include an application fee to assist in covering the cost of review and processing the case, a fee for each notification sign required hereunder, and a fee for providing notice by certified mail to the extent required by this ordinance. It is the intent of this ordinance that the applicant pay the Town for all costs associated with an application to the Board.

B. Section 8.090 shall be amended by replacing the current provisions with the following:

8.090. Amendment to the Ordinance. The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or repealed by the Town of Kingston Springs Board of Commissioners. Any member of the Town of Kingston Springs Board of Commissioners may introduce such legislation, or any official, board, or any other person may present a petition to the Town of Kingston Springs Board of Commissioners requesting an amendment or amendments to this

ordinance. These amendments must be in relation to the Comprehensive Plan and the general welfare of the community.

No amendment to this ordinance shall become effective unless it shall have been proposed by or shall have first been submitted to the Kingston Springs Municipal Planning Commission for review and recommendation. Such proposal shall be submitted to City Hall at least fifteen (15) days prior to the next Planning Commission meeting if it is to be entertained by the Planning Commission. The Planning Commission shall have thirty (30) days within which to submit its report. If the Planning Commission disapproves the amendment within the thirty (30) days, it shall require the favorable vote of a majority of the Town of Kingston Springs Board of Commissioners to become effective. If the Planning Commission fails to submit a report within the thirty (30) day period, it shall be deemed to have approved the proposed amendment.

No change or departure from the text or maps as certified by the Planning Commission shall be made, unless such change or departure be first submitted to the Planning Commission and approved by it, or, if disapproved, received the favorable vote of a majority of the entire membership or the Town of Kingston Springs Board of Commissioners.

A. Public Notice. Before enacting any amendment to this ordinance, the Town of Kingston Springs Board of Commissioners shall hold a public hearing thereon, of which at least fifteen (15) days' notice of the time and place of which shall be published in a newspaper of general circulation in the City of Kingston Springs. Further, for zoning amendments proposed for a specific property, a notification sign or signs shall be placed on the property at least fifteen (15) days prior to the date of the hearing. Any property line of the subject property which fronts upon any public street or road shall be clearly flagged or marked at the time the public notification sign is posted. The public notification sign(s) shall be those furnished by the Town, and the City Manager or his/her designee shall place it/them on the property. The sign(s) shall:

1. be no smaller than three feet by two feet (3' x 2') and shall be clearly visible and legible to passing motorists;
2. specify the time, date and location of the scheduled public hearing;
3. contain the telephone number of the Town of Kingston Springs City Manager or his/her designee where additional information can be obtained;
4. be posted along each three hundred (300) feet of each Public Street or road right-of-way adjoining property;

5. be posted within ten feet (10') of the public street on road right-of-way and be positioned in a manner to best inform the motoring public without creating a safety hazard;
6. be posted at the location where each access easement attaches to a public street or road right-of-way if the property is accessed by easement
7. contain the address, if any, of the subject parcel; and
8. contain a statement of the action proposed.

B. Fee: The Town of Kingston Springs Board of Commissioners shall establish a schedule of fees and collection procedure for requests and petitions made under this Section, which shall include, but not be limited to, the cost of the notifications required herein. The schedule of fees due pursuant to this Section shall be as set forth in Appendix A to the Town of Kingston Springs Municipal Code, as amended by the Board of Commissioners from time to time.

C. Reconsideration. Whenever an application for an amendment to the text of this ordinance or for change in the zoning classification of any property is denied, the application for such amendment shall not be eligible for reconsideration for one year following such denial, except in the following cases:

1. Upon initiation by the Mayor and Board of Commissioners, or Planning Commission; or
2. When the new application, although involving all or a portion of the same property, is for a different zoning district than that for which the original application was made; or
3. When the previous application was denied for the reason that the proposed zoning would not conform with the general plan, and the general plan has subsequently been amended in a manner which will allow the proposed zoning.

This Ordinance shall take effect the later of the date that is 15 days after its passage or upon publication of this Ordinance or its caption, the public welfare demanding it.

Passed First Reading: August 19, 2021

Public Hearing: October 21, 2021

Passed Second Reading: October 21, 2021

Fran A. Gunn III  
Tony Gross, Mayor

Attest:

Jamie Dupré  
Jamie Dupré, Town Recorder

Approved as to Form and Legality:

Martha Brooke Perry  
Martha Brooke Perry, Town Attorney

**John Lawless**

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**From:** Kellie Reed  
**Sent:** Thursday, June 9, 2022 5:47 PM  
**To:** Carolyn Clark; Glenn Remick; Mike Hargis; robertstohler@gmail.com; Tony Gross; Mike Hargis  
**Cc:** Jamie Dupre; John Lawless  
**Subject:** 2022-2023 Fiscal Year Budget  
**Attachments:** Ordinance 22-006 FY2023 Budget.docx; FY 2023 Proposed Budget.pdf

Good evening everyone,

Attached you will find the line-item budget in addition to the budget ordinance to be presented for second reading at our meeting next week (6/16). Below are changes to the budget since first reading:

**GENERAL FUND:**

This reflects requested changes to the General Fund budget as well as an additional line item move since first reading

1. The portable stage has been removed from the 972 line item in the Parks Budget.
2. All programming (events) has been moved from the Parks Budget to the Tourism/Economic Development Departmental Budget. With the change in Hotel Motel Tax allocation requirements this will help us better account for specific expenditures with these funds.

**SEWER FUND:**

After reviewing our Sewer Fund Budget, the changes in requirements for documenting APR funds, and the required comptroller reports with our MTAS representative Cassie Wheeler we both had some questions regarding how these ARP funds should be shown as received and appropriated in our budget. Cassie and I had several discussions with the Comptroller's office as well as the Wastewater representative at MTAS. As such several changes were required within the sewer budget as follows:

1. The engineering line item will now be expensed as a Capital Project as the engineering required goes along with these projects and should be included in this section of the budget as work in progress. It was in the Operating Expenses budget but has now been taken out.
2. The ARP monies cannot be recognized until the expense is encumbered; therefore, once we have bids for the projects or sign contracts we can amend the budget, but cannot do so until such time. As such those monies have been taken out of the budget as both the expense and the revenue.
3. We have now collected \$92,066 from the insurance company for the Acorn Pump Station project. As such I have recognized this revenue. In addition, it was recommended we account for the FEMA monies we estimate we will be receiving. As such John and I discussed this and we have recognized a conservative figure of \$213,000, which is the amount they offered originally with their Fixed Cost Offer.
4. In order to satisfy the remaining requirements from the Comptroller's office we have taken \$5,000 out of the electricity line item. It very well may be more than we have accounted for and it will depend on how quickly the pump station is replaced and how long we have to continue to rent the bypass pump. We can discuss this further when we review the rates again in the next few months.

Please let me know if you have any questions or need anything further. Have a great weekend!



**ORDINANCE No. 22-006**

**AN ORDINANCE OF THE TOWN OF KINGSTON SPRINGS, TENNESSEE  
ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR  
BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023**

WHEREAS, Tenn, Code Ann. § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Governing Body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

**NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF KINGSTON SPRINGS, TENNESSEE AS FOLLOWS:**

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2023, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

GENERAL FUND	Actual	Estimated	Budget
	FY 2021	FY 2022	FY 2023
<b>Revenues</b>			
Local Taxes	\$ 1,783,887	\$ 1,874,211	\$ 1,779,579
Licenses And Permits	47,070	35,428	33,466
Intergovernmental	809,235	775,736	1,701,091
Fines And Forfeitures	31,629	34,607	30,292
Other	473,991	109,878	55,977
<b>Other Financing Sources</b>			
Issuance of Debt / Debt Proceeds	-	1,367,000	-
Transfers In - from other funds (PILOT)	10,666	-	-
<b>Total Revenues and Other Financing Sources</b>	<b>\$ 3,156,478</b>	<b>\$ 4,196,860</b>	<b>\$ 3,600,405</b>
<b>Appropriations</b>			
<b>Expenditures</b>			
General Government	\$ 276,104	\$ 131,128	\$ 210,159
Administrative	196,634	255,907	257,122
City Council	11,463	12,573	12,860
City Clerk	113,199	108,372	143,166
Judicial and Legal	39,684	39,748	43,350
Grant Administration	-	60,688	1,359,840
Planning and Zoning	21,238	24,493	23,940
Building and Codes	16,641	21,729	30,010
Police	639,963	689,495	886,713
Fire	119,798	223,051	326,788
Streets	249,620	508,858	570,441
Street Aid	70,827	100,594	102,837
Parks and Recreation	368,662	753,416	355,558
Tourism & Economic Development	15,759	15,500	65,700
Debt Service - Principal and Interest	52,761	62,097	1,124,062
<b>Total Appropriations</b>	<b>\$ 2,192,353</b>	<b>\$ 3,007,649</b>	<b>\$ 5,512,546</b>
<b>Change in Fund Balance (Revenues - Appropriations)</b>	<b>964,125</b>	<b>1,189,211</b>	<b>(1,912,141)</b>
<b>Beginning Fund Balance July 1</b>	<b>2,255,499</b>	<b>3,219,624</b>	<b>4,408,835</b>
<b>Ending Fund Balance June 30</b>	<b>\$ 3,219,624</b>	<b>\$ 4,408,835</b>	<b>\$ 2,496,694</b>
<b>Ending Fund Balance as a % of Total Appropriations</b>	<b>146.9%</b>	<b>146.6%</b>	<b>45.3%</b>

#### Debt Service paid from General Fund

Debt Management				
2018 Fire Engine Purchase 110-49000-525	Capital Outlay Note Interest	\$ -	\$ 19,101	\$ 14,910
2018 Fire Engine Purchase 110-49000-515	Capital Outlay Note Principal	-	32,704	37,000
Sidewalks: State Portion 110-49000-513	Capital Outlay Note Interest	\$ -	\$ -	\$ 15,263
Sidewalks: State Portion 110-49000-514	Capital Outlay Note Principal	-	-	997,000
Sidewalks: Town Portion 110-49000-610	Capital Outlay Note Interest	\$ -	\$ -	\$ 8,020
Sidewalks: Town Portion 110-49000-611	Capital Outlay Note Principal	-	-	27,200
Train Depot Property 110-49000-530	Capital Outlay Note Interest	\$ -	\$ -	\$ 6,869
Train Depot Property 110-49000-531	Capital Outlay Note Principal	-	-	17,800
<b>Total Annual Debt Service Payments</b>		<b>\$ -</b>	<b>\$ 51,805</b>	<b>\$ 1,124,062</b>

<b>DRUG FUND</b>	<b>Actual FY 2021</b>	<b>Estimated Actual FY 2022</b>	<b>Budget FY 2023</b>
<b>Revenues</b>			
Fines And Forfeitures	\$ 38,539	\$ 10,814	\$ 11,139
Other	7,639	16,136	73
<b>Total Revenues and Other Financing Sources</b>	<b>\$ 46,178</b>	<b>\$ 26,950</b>	<b>\$ 11,212</b>
<b>Appropriations</b>			
Drug Enforcement	\$ 72,268	\$ 43,725	\$ 11,180
<b>Total Appropriations</b>	<b>\$ 72,268</b>	<b>\$ 43,725</b>	<b>\$ 11,180</b>
<b>Change in Fund Balance (Revenues - Appropriations)</b>	<b>(26,090)</b>	<b>(16,775)</b>	<b>32</b>
<b>Beginning Fund Balance July 1</b>	<b>143,082</b>	<b>116,992</b>	<b>100,217</b>
<b>Ending Fund Balance June 30</b>	<b>\$ 116,992</b>	<b>\$ 100,217</b>	<b>\$ 100,249</b>
<b>Ending Fund Balance as a % of Appropriations</b>	<b>161.9%</b>	<b>229.2%</b>	<b>896.7%</b>

<b>ADEQUATE FACILITIES TAX FUND</b>	<b>Actual FY 2021</b>	<b>Estimated Actual FY 2022</b>	<b>Budget FY 2023</b>
<b>Revenues</b>			
Adequate Facilities Tax	\$ 14,860	\$ 17,027	\$ 12,678
Interest Income	118	141	179
<b>Total Revenues and Other Financing Sources</b>	<b>\$ 14,978</b>	<b>\$ 17,168</b>	<b>\$ 12,857</b>
<b>Appropriations</b>			
Capital Outlay	\$ -	\$ 35,000	\$ -
<b>Total Appropriations</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ -</b>
<b>Change in Fund Balance (Revenues - Appropriations)</b>	<b>14,978</b>	<b>(17,832)</b>	<b>12,857</b>
<b>Beginning Fund Balance July 1</b>	<b>78,683</b>	<b>93,661</b>	<b>75,829</b>
<b>Ending Fund Balance June 30</b>	<b>\$ 93,661</b>	<b>\$ 75,829</b>	<b>\$ 88,686</b>
<b>Ending Fund Balance as a % of Total Appropriations</b>	<b>0.0%</b>	<b>216.7%</b>	<b>0.0%</b>

SEWER FUND	Actual FY 2021	Estimated Actual FY 2022	Budget FY 2023
<b>Operating Revenues</b>			
Sewer Charges	\$ 409,325	\$ 422,871	\$ 465,158
Tap Fees	2,200	8,266	2,200
Miscellaneous Other Fees	-	8,410	8,300
<b>Total Operating Revenues</b>	<b>\$ 411,525</b>	<b>\$ 439,547</b>	<b>\$ 475,658</b>
<b>Operating Expenses</b>			
Administrative	\$ 112,125	\$ 68,069	\$ 84,028
Sewer Department	115,866	192,834	216,749
Other	2,686	1,710	1,881
Depreciation	142,407	142,407	142,407
<b>Total Operating Expenses</b>	<b>\$ 373,084</b>	<b>\$ 405,020</b>	<b>\$ 445,065</b>
<b>Operating Income (Loss)</b>	<b>\$ 38,441</b>	<b>\$ 34,527</b>	<b>\$ 30,593</b>
<b>Nonoperating Revenues (Expenses)</b>			
Revenue: Investment Income	\$ 1,415	\$ 574	\$ 500
Grants - Operating	-	-	-
Other Income	-	92,066	-
Expense: Debt Service - Interest Expense	(24,627)	(22,348)	(19,995)
<b>Total Nonoperating Revenue (Expenses)</b>	<b>\$ (23,212)</b>	<b>\$ 70,292</b>	<b>\$ (19,495)</b>
<b>Income (Loss) Before Capital Contributions and Transfers</b>	<b>\$ 15,229</b>	<b>\$ 104,819</b>	<b>\$ 11,098</b>
<b>Capital Contributions and Transfers</b>			
Capital Contributions - Tap Fees in Excess of Cost	\$ -	\$ -	\$ 213,000
Capital Contributions - Grants	-	-	-
Capital Contributions - Other	-	-	-
Transfers In - from Other Funds	-	-	-
Transfers Out - to Other Funds (PILOT)	(10,666)	(9,802)	(10,400)
<b>Total Capital Contributions and Transfers</b>	<b>\$ (10,666)</b>	<b>\$ (9,802)</b>	<b>\$ 202,600</b>
<b>Change in Net Position</b>	<b>\$ 4,563</b>	<b>\$ 95,017</b>	<b>\$ 213,698</b>
<b>Beginning Net Position July 1</b>	<b>3,071,355</b>	<b>3,075,918</b>	<b>3,170,935</b>
<b>Ending Net Position June 30</b>	<b>\$ 3,075,918</b>	<b>\$ 3,170,935</b>	<b>\$ 3,384,633</b>

Statutory Change in Net Position Reconciliation:			
<b>Change in Net Position</b>	\$ 4,563	\$ 95,017	\$ 213,698
<b>Subtract:</b>			
Capital Contributions - Tap Fees in Excess of Cost	\$ -	\$ -	\$ -
Capital Contributions - Grants	-	-	213,000
Capital Contributions - Other	-	-	-
Grants - Operating	-	-	-
Transfers In - from Other Funds	-	-	-
<b>Total amount subtracted for statutory change</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 213,000</b>
<b>Statutory Change in Net Position*</b>	<b>\$ 4,563</b>	<b>\$ 95,017</b>	<b>\$ 698</b>

\* Note: A statutory negative Change in Net Position for two consecutive years will result in the local government's referral to the Water and Wastewater Financing Board.

Debt Service to be Paid Out of Water Fund			
<b>Debt Management</b>			
Capital Outlay Note for Sewer Lagoon	Note Principal Paid	76,000	78,000
Capital Outlay Note for Sewer Lagoon	Note Interest Paid	24,627	22,348
<b>Total Annual Debt Service Payments</b>	<b>Annual Debt Service Payments</b>	<b>\$ 100,627</b>	<b>\$ 100,348</b>
		<b>\$ 100,995</b>	

SECTION 2: At the end of the fiscal year 2022, the governing body estimates fund balances or deficits as follows:

Fund	Estimated Fund Balance/Net Position at June 30, 2022	
General Fund	\$	4,408,835
Adequate Facilities Tax		75,829
Drug Fund		100,217
Sewer Fund		3,170,935

SECTION 3: That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

Fund	Type of Debt	Loan Name and Description	Original Issuance Amount	Authorize & Unissued	Total Principal Outstanding at June 30	Budgeted Annual Debt Service			Detailed Budget Page Number
						Principal	Interest	Total	
General	Capital Outlay Note	\$498,704 CON - 12 Years: 2018 Fire Engine Purchase	\$ 498,704		\$ 395,000	\$ 37,000	\$ 14,910	\$ 51,910	11
	Capital Outlay Note	\$997,000 CON - 3 Years: State Portion of Sidewalks Grant	997,000		997,000	997,000	15,263	1,012,263	11
	Capital Outlay Note	\$370,000 CON- 12 Years: Town Portion of Sidewalks Grant	370,000		370,000	27,200	8,019	35,219	11
	Capital Outlay Note	\$250,000 CON - 12 Years: Tram Depot Property Purchase	250,000		250,000	17,800	6,869	24,669	11
<b>Total</b>			<b>\$ 2,115,704</b>	<b>\$ -</b>	<b>\$ 2,012,000</b>	<b>\$ 1,079,000</b>	<b>\$ 45,061</b>	<b>\$ 1,124,061</b>	
Sewer	Capital Outlay Note	\$1,014,796 CON - 12 Years: Sewer Lagoon	1,014,796		\$ 716,000	\$ 81,000	\$ 19,995	\$ 100,995	15
	<b>Total</b>			<b>\$ 1,014,796</b>	<b>\$ -</b>	<b>\$ 716,000</b>	<b>\$ 81,000</b>	<b>\$ 19,995</b>	<b>\$ 100,995</b>
<b>Total Outstanding Debt</b>			<b>\$ 3,130,500</b>	<b>\$ -</b>	<b>\$ 2,728,000</b>	<b>\$ 1,160,000</b>	<b>\$ 65,056</b>	<b>\$ 1,225,056</b>	

SECTION 4: During the coming fiscal year (2023) the governing body has pending and planned capital projects with proposed funding as follows:

Pending Capital Projects	Pending Capital Projects - Total Expense	Pending Capital Projects Expense Financed by Estimated Revenues and/or Reserves	Pending Capital Projects Expense Financed by Debt Proceeds
Safe Routes to School Sidewalks Grant Project	\$ 1,025,702.00	\$ -	\$ 1,025,702.00
Multimodal Sidewalks Grant Project	\$ 334,138.00	\$ -	\$ 334,138.00

Proposed Future Capital Projects	Proposed Future Capital Projects - Total Expense	Proposed Future Capital Projects Expense Financed by Estimated Revenues and/or Reserves	Proposed Future Capital Projects Expense Financed by Debt Proceeds
Replace HVAC Unit	\$ 8,000.00	\$ 8,000.00	\$ -
Removal and replacement of decking and stair access	\$ 9,000.00	\$ 9,000.00	\$ -
Webpage Design	\$ 10,000.00	\$ 10,000.00	\$ -
Salary Survey/Study	\$ 7,000.00	\$ 7,000.00	\$ -
Removal and replacement of flooring in City Hall Building	\$ 15,000.00	\$ 15,000.00	\$ -
Grounds and Engineering work for newly purchased property	\$ 24,000.00	\$ 24,000.00	\$ -
Purchase and equip new police vehicle	\$ 75,000.00	\$ 75,000.00	\$ -
Purchase of 2 LUCAS Devices	\$ 34,000.00	\$ 34,000.00	\$ -
Purchase and placement of 6 license plate reader cameras	\$ 18,000.00	\$ 18,000.00	\$ -
Replace HVAC Unit	\$ 9,000.00	\$ 9,000.00	\$ -
SCBA replacement airpicks & expired turnout gear	\$ 50,000.00	\$ 50,000.00	\$ -
Equipment Storage Building 50 x 70	\$ 23,000.00	\$ 23,000.00	\$ -
Replace Fire vehicle # 332	\$ 55,000.00	\$ 55,000.00	\$ -
Purchase of attachments for skid steer Bushhog & Grabble Bucket	\$ 10,500.00	\$ 10,500.00	\$ -
Front End Loader	\$ 74,000.00	\$ 74,000.00	\$ -
Purchase of plow for work truck	\$ 9,000.00	\$ 9,000.00	\$ -
Playground swings	\$ 22,000.00	\$ 22,000.00	\$ -
Fencing for splash pad	\$ 25,000.00	\$ 25,000.00	\$ -
Purchase of Park Seating & Shade Sails	\$ 15,000.00	\$ 15,000.00	\$ -

SECTION 5: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (Tenn. Code Ann. § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tenn. Code Ann. § 6-56-205.

SECTION 6: The Financial Director is hereby granted the authority to transfer monies from one appropriation to another in the same fund, subject to such limitations and procedures as set by the Board of Commissioners pursuant to Tennessee Code Annotated § 6-56-209. Any resulting transfer shall be reported to the governing body at its next regularly scheduled meeting and entered into the minutes.

SECTION 7: A detailed financial plan will be attached to this budget and become part of this budget ordinance.

SECTION 8: There is hereby levied a property tax of \$0.77 per \$100 of assessed value on all real and personal property.

SECTION 9: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. If the Comptroller of the Treasury or

Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee.

SECTION 10: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 11: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 12: This ordinance shall take effect July 1, 2022, the public welfare requiring it.

Passed 1<sup>st</sup> Reading: Tuesday, May 19, 2022

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

\_\_\_\_\_  
Mayor Francis A. Gross III.

ATTESTED:

\_\_\_\_\_  
City Recorder Jamie Dupre'







Fund	Account	Object	Account Name	2019-2020 Actual	2020-2021 Actual	2021-2022 Projected	Trend	2022-2023 Proposed as Amended by the Board	Description
			<b>TOTAL CITY COUNCIL</b>	\$ 11,072	\$ 11,463	\$ 12,573	\$ 11,860	\$ 12,850	
			<b>JUDICIAL</b>						
110	41200	252	LEGAL SERVICES	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	3,000	
			<b>TOTAL CITY COUNCIL</b>	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	
			<b>CITY ATTORNEY</b>						
110	41520	235	MEMBERSHIPS AND ANNUAL FEE	0	350	350	175	350	
110	41520	252	LEGAL SERVICES	34,040	36,334	36,398	31,187	40,000	
			<b>TOTAL CITY ATTORNEY</b>	\$ 34,040	\$ 36,684	\$ 36,748	\$ 31,362	\$ 40,350	
			<b>CLERKS</b>						
110	41580	111	SALARIES	77,689	81,439	79,261	79,489	97,270	current salaries + 4% increase
110	41580	135	EMPLOYEE RECOGNITION	400	400	400	350	4,000	\$2000 x 3 EE
110	41580	138	CELL PHONE ALLOWANCE	0	672	1,344	504	1,344	\$56.00 EACH PER MONTH =672.00 x 2
110	41580	141	OASI (EMPLOYER'S SHARE)	5,972	6,312	6,154	6,134	7,850	Salary, EE Recognition, Cellphone Allowance x 7.65%
110	41580	142	HEALTH INSURANCE	16,424	17,280	14,400	15,835	20,064	6 months x \$792 + 6 months x \$880 = \$10,032 x 2 EE
110	41580	143	RETIREMENT	4,569	5,779	5,779	5,384	11,124	Salaries, OT, Cellphone allowance x 11.28%
110	41580	146	WORKMEN'S COMPENSATION	207	459	459	349	473	Salary, OT, Bonus, cellphone allowance x 412% x 10%(increase)
110	41580	147	UNEMPLOYMENT INSURANCE	63	42	42	56	91	\$7,000 x 65% x 2 EE
110	41580	148	EMPLOYEE EDUCATION AND TRAINING	0	0	0	83	150	
110	41580	280	PERSONAL MILEAGE	440	333	333	381	500	
110	41580	283	OUT-OF-TOWN EXPENSE	0	0	0	5	100	
110	41580	516	NOTARY & SURETY BOND/FEE'S	300	200	200	250	200	
			<b>TOTAL CITY CLERK EXPENDITURES</b>	\$ 106,044	\$ 112,916	\$ 105,372	\$ 108,798	\$ 143,166	
			<b>STATE FINANCIAL SUPPORT</b>						
110	41590	746	STATE FINANCIAL SUPPORT	-	90,666	44,836	33,876	-	
			<b>TOTAL STATE FINANCIAL SUPPORT</b>	\$ -	\$ 90,666	\$ 44,836	\$ 33,876	\$ -	
			<b>GRANT ADMINISTRATION FUND</b>						
110	41591	722	GRANT EXPENDITURES	55,990	63,612	15,852	33,863	1,359,840	Multimodal Grant Remaining \$1,025,702 & Safe Routes to Schools Grants \$334,136
110	41591	972	GRANT EXPENDITURES	55,990	63,612	15,852	33,863	1,359,840	Multimodal Grant Remaining \$1,025,702 & Safe Routes to Schools Grants \$334,136
			<b>TOTAL GRANT EXPENDITURES</b>	\$ 55,990	\$ 63,612	\$ 15,852	\$ 33,863	\$ 1,359,840	
			<b>PLANNING AND ZONING</b>						
110	41700	257	PLANNER AND OTHER PROFESSIONAL COST	20,359	21,238	24,447	21,602	23,690	\$1500 PER MONTH + \$5,000 OTHER + 3%
110	41700	293	RECORDING DOCUMENTS	0	0	46	12	100	
110	41700	733	PRIZES AND AWARDS	0	41,700	0	10,425	150	Plaques for Retiring Members
			<b>TOTAL PLANNING AND ZONING EXPENDITURES</b>	\$ 20,359	\$ 62,938	\$ 24,493	\$ 32,039	\$ 23,940	
			<b>CODES</b>						
110	41710	205	ADMINISTRATIVE HEARING OFFICER	0	700	850	563	1,200	
110	41710	222	BOOKS, MAPS, SOFTWARE, MAGAZINES, ETC.	4,000	75	-176	1,037	200	
110	41710	235	MEMBERSHIPS AND ANNUAL FEES	0	2,500	0	625	2,500	
110	41710	270	CONTRACTED BLDG. INSPECTOR/CODE ENFORCER	36,890	12,409	12,946	22,980	18,000	
110	41710	297	CODE CLEAN-UP COST	0	0	3,000	750	3,000	
110	41710	298	DEMOLITION	0	0	5,000	1,250	5,000	
110	41710	316	MACHINERY & EQUIPMENT	0	0	100	39	100	
110	41710	318	COMPUTERS, PRINTERS, OFFICE EQUIP.	0	955	0	239	-	
110	41710	326	CLOTHING AND UNIFORMS	0	0	0	24	-	
110	41710	510	LIABILITY INSURANCE	0	0	0	0	0	
110	41710	520	PROPERTY INSURANCE	1	1	9	3	10	
			<b>TOTAL CODE EXPENDITURES</b>	\$ 40,891	\$ 16,641	\$ 21,729	\$ 27,509	\$ 30,010	
			<b>POLICE</b>						
110	42100	111	SALARIES	314,593	370,279	381,271	330,981	401,503	current salaries + 4% increase
110	42100	112	OVERTIME	7,935	3,253	4,039	5,292	12,000	budgeted same as last year
110	42100	113	STATE SUPPLEMENT PAY POLICE	0	8,800	5,600	4,200	5,600	\$800 x 7 EE
110	42100	135	EMPLOYEE RECOGNITION	1,400	1,400	1,400	1,175	14,000	\$2,000 x 7 EE
110	42100	138	CELL PHONE ALLOWANCE	4,536	5,320	4,704	4,648	4,704	\$56x12= \$672x7= \$4704
110	42100	141	OASI (EMPLOYER'S SHARE)	25,088	29,762	29,744	26,325	33,493	Salaries, OT, Supplement Pay, Bonus, cellphone allowance x 7.65%
110	42100	142	HEALTH INSURANCE	56,813	66,502	68,282	60,161	81,665	6 months x \$792 + 6 months x \$880 = \$10,032 x 6 = \$60,192 Chief Ivey calculated at \$21,473
110	42100	143	RETIREMENT	21,233	26,114	26,022	23,149	49,548	Salaries, OT, cellphone allowance x 11.28%
110	42100	146	WORKMEN'S COMPENSATION	26,470	22,699	18,105	21,316	27,791	Salary, OT, Bonus, Supplement, cellphone allowance x 5.574% x 10%(increase)
110	42100	147	UNEMPLOYMENT INSURANCE	258	151	147	174	319	\$7,000 x 65% x 7 EE
110	42100	148	EMPLOYEE EDUCATION & TRAINING	4,619	867	7,000	3,618	7,000	
110	42100	178	LICENSE FEE	1,339	1	350	422	100	RADIOACTIVE LICENSE \$350 every 2 years paid in 2021
110	42100	208	CIO SERVICES	2,718	1,258	772	1,281	2,000	Nelson integration for body cam & car cam
110	42100	219	DISPATCHING - CHEATHAM CO. EMERGENCY COMM	0	1,200	1,200	900	1,260	upgrading 911 system unknown increase needed
110	42100	222	BOOKS, MAPS, SOFTWARE, MAGAZINES, ETC.	5,464	81	5,000	2,847	5,000	Tyler evidence module
110	42100	235	MEMBERSHIPS AND ANNUAL FEE	200	3,863	4,000	2,053	4,000	TN ASSOC. OF POLICE \$150, NIC USA TN DIVISION \$75, ROYAL RANGE \$2500, TN Crime Insight - Criminal Justice Portal \$60, Leads on Line \$1188
110	42100	236	PUBLIC RELATION	110	110	1,715	791	1,000	increase in events
110	42100	248	ONLINE SERVICES	2,672	3,713	3,841	3,093	4,000	VERIZON IN POLICE CARS

Fund	Account	Object	Account Name	2019-2020 Actual	2020-2021 Actual	2021-2022 Projected	Trend	2022-2023 Proposed as Amended by the Board	Description
110	42100	251	MEDICAL	1,099	0	600	425	800	Hep Shots \$1,600 medical and psych evaluations
110	42100	259	SPECIAL RESPONSE TEAM	533	0	2,500	1,326	2,500	SWAT training
110	42100	261	REPAIR & MAINTENANCE - MOTOR VEHICLE	12,140	12,482	13,000	12,789	13,000	
110	42100	262	R & M EQUIPMENT, FURNITURE, MOBILES, ETC.	2,371	919	5,000	2,149	5,000	Program and upgrade radios
110	42100	266	R & M BUILDINGS	0	0	0	0	500	
110	42100	283	OUT-OF-TOWN EXPENSE	5,254	2,092	5,800	4,659	10,600	
110	42100	295	MAINTENANCE CONTRACTS	9,870	7,811	9,870	6,970	9,870	\$6,600 TYLER SOFTWARE ANNUAL FEE, MAINTENANCE CONTRACT FOR CAMERA SYSTEM AND SYSTEM THAT HOLDS VIDEO'S \$763 ANNUAL/ COPIER \$40 MO / PRO VISION
110	42100	299	MISCELLANEOUS	0	37	68	63	250	
110	42100	313	SAFETY EQUIPMENT	16,853	4,925	22,620	13,930	10,500	Ammo at \$1,000 per officer and \$500 per officer for bullet proof vests and traffic control safety gear
110	42100	315	COMMUNICATION EQUIPMENT/SUPPLIES	0	0	2,500	625	2,500	2 handhelds, microphones and batteries for handhelds
110	42100	316	MACHINERY & EQUIPMENT	2,819	7,693	3,500	3,875	3,500	
110	42100	317	MEDICAL EQUIPMENT/SUPPLIES	0	1,367	2,650	1,069	2,500	supplies for AED, jump kit, ect
110	42100	318	COMPUTERS, PRINTERS, OFFICE EQUIPMENT	4,190	371	3,000	2,962	4,000	desktop & laptop
110	42100	319	CHRISTMAS DECORATIONS	0	0	1,128	282	1,200	Christmas Done Bright
110	42100	320	OPERATING SUPPLIES	1,359	1,063	1,359	1,280	1,300	Printer Ink, Paper, Office Supplies, Ticket Books
110	42100	326	CLOTHING AND UNIFORMS	3,985	1,117	4,000	2,591	5,600	\$300 per officer
110	42100	331	FUEL	13,747	18,810	30,798	19,295	32,000	
110	42100	385	VIRUS/DIEASE CONTROL AND PREVENTION	936	501	0	359	250	COVID prevention masks, gloves
110	42100	400	BUILDING MATERIAL	0	359	0	90	250	
110	42100	510	LIABILITY INSURANCE	10,989	12,687	15,231	12,424	15,500	
110	42100	520	PROPERTY INSURANCE	59	65	99	72	110	
110	42100	972	PROJECTS/IMPROVEMENTS/EQUIPMENT	52,657	54,188	2,580	42,118	110,000	\$75,000 New Police Car with lights, \$17,000 LUCAS Device & LPR Cameras 6 @ \$3,000 each \$18,000 total
			<b>TOTAL POLICE EXPENDITURES</b>	<b>\$ 614,311</b>	<b>\$ 671,862</b>	<b>\$ 689,495</b>	<b>\$ 621,780</b>	<b>\$ 886,713</b>	

FIRE									
110	42200	132	FD INCENTIVE PROGRAM	30,927	30,000	30,000	29,535	30,000	cost of 21-22 FY
110	42200	138	CELL PHONE ALLOWANCE	0	0	672	168	672	\$56*12=\$672
110	42200	141	OASI	2,374	2,295	2,321	2,262	2,330	cost of 21-22 FY
110	42200	146	WORKMEN'S COMPENSATION	2,655	2,252	1,478	2,022	2,020	69,018+22,048=91,07*10%=\$10,112 0=\$2020
110	42200	147	UNEMPLOYMENT	37	37	23	35	56	\$500*65%*17
110	42200	148	EMPLOYEE EDUCATION & TRAINING	276	113	2,500	995	3,000	Fire Academy, Smokey Mountain Weekend Fire School
110	42200	178	LICENSE FEE	0	250	0	63	50	every 3 years state fee for fire, license for radio every 10 years
110	42200	208	CIO SERVICES	175	0	500	194	500	Nelson
110	42200	219	DISPATCHING - CHEATHAM CO. EMERGENCY COMM	0	1,200	1,200	900	1,260	
450	42200	235	MEMBERSHIPS AND ANNUAL FEE	30	417	450	224	450	Costco \$30, JOTform \$190, GoDaddy \$200
110	42200	236	PUBLIC RELATION	2,006	457	2,000	1,210	3,000	National Night Out, Handouts for Fire Prevention
110	42200	241	ELECTRIC	8,952	9,626	9,592	9,408	10,100	cost of 21-22 FY & 10% increase rounded up
110	42200	242	WATER	1,517	1,962	3,121	1,995	3,400	cost of 21-22 FY & 10% increase rounded up
110	42200	244	GAS HEATING	3,232	3,545	6,010	4,211	6,600	cost of 21-22 FY & 10% increase rounded up
110	42200	245	TELEPHONE	1,088	882	910	967	1,000	
110	42200	246	CABLE	2,471	2,667	3,278	2,718	3,600	Comcast YE Anticipated +5%
110	42200	251	MEDICAL	0	0	350	88	650	Hep Shots (\$160 per round)
110	42200	255	SOFTWARE / HARDWARE SUPPORT	0	810	2,100	728	2,300	IAM RESPONDING
110	42200	261	REPAIR & MAINTENANCE - MOTOR VEHICLE	11,831	4,146	25,000	17,210	20,000	
110	42200	262	R & M EQUIPMENT	3,571	4,845	5,000	5,330	5,000	repairs to currently owned equipment (SCBA Packs, etc.)
110	42200	265	R & M GROUNDS	213	0	1,250	431	4,000	Flag Pole Replacement (Insurance claim should reimburse cost)
110	42200	266	REPAIR AND MAINTENANCE BUILDINGS	6,032	1,918	3,000	2,815	9,000	HVAC Station 1
110	42200	283	OUT-OF-TOWN EXPENSE	0	0	4,000	1,832	5,000	increase in education and training, COVID made this look less, but will need to increase
110	42200	287	MEALS AND ENTERTAINMENT	3,531	2,057	4,000	3,324	4,000	
110	42200	295	MAINTENANCE CONTRACTS	1,916	595	1,262	1,117	2,000	\$105 Quarterly to Arrow & \$526 + any needed parts Semi-Annually Breathing Air Systems
110	42200	299	MISCELLANEOUS	41	0	21	15	250	
110	42200	309	TRAINING EQUIPMENT	0	0	1,250	426	1,250	
110	42200	311	REINFORCEMENT PROGRAM	0	29	750	245	1,000	Food & Drink for disaster calls
110	42200	312	OFFICE FURNITURE, FILE CABINETS, ETC.	0	0	500	125	5,500	New living quarters furniture
110	42200	313	SAFETY EQUIPMENT	14,197	18,120	25,000	18,072	50,000	SCBA replacement (airpacks) & replacement of expired turnout gear
110	42200	315	COMMUNICATION EQUIPMENT/SUPPLIES	2,658	2,242	2,700	1,949	2,700	Mobile radios, fire pagers
110	42200	316	MACHINERY & EQUIPMENT	11,778	7,102	9,000	7,931	9,000	
110	42200	317	MEDICAL EQUIPMENT/SUPPLIES	1,245	2,790	3,800	2,476	3,800	AED batteries & pad replacement
110	42200	318	COMPUTERS, PRINTERS, OFFICE EQUIPMENT	0	1,038	0	259	300	
110	42200	319	CHRISTMAS DECORATIONS	0	300	1,704	501	1,250	Christmas done bright
110	42200	320	OPERATING SUPPLIES	752	1,251	1,500	1,881	1,500	cleaning supplies, water, etc
110	42200	326	CLOTHING AND UNIFORMS	1,376	822	8,372	2,876	5,000	
110	42200	331	FUEL	3,749	2,978	6,477	4,512	12,000	
110	42200	385	VIRUS/DIEASE CONTROL AND PREVENTION	936	614	0	387	250	COVID related expenses
110	42200	510	LIABILITY INSURANCE	17,094	11,546	12,972	12,767	14,300	YE plus 10%
110	42200	520	PROPERTY INSURANCE	1,646	1,900	2,854	2,031	2,300	YE plus 10%
110	42200	733	PRIZES AND AWARDS	1,113	1,037	1,134	1,022	1,400	years of service awards, recognition awards



Fund	Account	Object	Account Name	2019-2020 Actual	2020-2021 Actual	2021-2022 Projected	Trend	2022-2023 Proposed as Amended by the Board	Description
110	44700	310	OFFICE SUPPLIES	1,253	1,363	200	993	1,000	
110	44700	312	OFFICE FURNITURE, FILE CABINETS, ETC	350	190	0	135	2,000	Desk
110	44700	316	MACHINERY & EQUIPMENT	8,435	10,476	6,582	7,411	10,000	
110	44700	318	COMPUTERS, PRINTERS, OFFICE EQUIPMENT	528	1,332	350	552	1,000	
110	44700	320	OPERATING SUPPLIES	828	374	1,500	918	2,500	
110	44700	325	SENIOR PROGRAM	3,573	200	6,819	4,131	5,000	
110	44700	326	CLOTHING AND UNIFORMS	580	526	683	556	1,000	
110	44700	331	FUEL	3,289	2,825	6,000	3,857	7,500	
110	44700	343	TRAFFIC SIGNS / SUPPLIES	1,021	468	2,000	1,056	5,000	
110	44700	345	SECURITY EQUIPMENT	0	0	5,000	1,250	5,000	
110	44700	347	SECURITY MONITORING	1,200	1,200	1,236	1,209	1,400	
110	44700	354	CITY YARD SALE	230	0	500	233	-	moved to tourism/economic dept
110	44700	356	KS CHRISTMAS	0	0	6,278	1,570	-	moved to tourism/economic dept
110	44700	358	MOVIES IN THE PARK	895	1,250	1,250	1,129	-	moved to tourism/economic dept
110	44700	360	SOFTBALL/BASEBALL	0	2,527	0	632	-	moved to tourism/economic dept
110	44700	361	TREE HUGGERS	2,200	0	0	550	-	moved to tourism/economic dept
110	44700	363	SOCCER PROGRAM	10,743	6,578	15,000	10,907	-	moved to tourism/economic dept
110	44700	364	FISHING RODEO	1,019	847	1,000	988	-	moved to tourism/economic dept
110	44700	366	ART IN THE PARK	4,520	122	1,282	2,602	-	moved to tourism/economic dept
110	44700	367	MISCELLANEOUS PARK PROGRAMS & PROJECTS	148	626	1,080	464	5,000	
110	44700	368	EGG HUNT	1,351	1,777	1,200	1,397	-	moved to tourism/economic dept
110	44700	369	DOG PARK	40	1,579	650	567	1,000	
110	44700	370	DISK GOLF	0	0	200	50	-	moved to tourism/economic dept
110	44700	371	CONCESSIONS	19	0	500	556	500	
110	44700	372	SUMMER CAMP	1,014	1,542	7,955	4,205	-	moved to tourism/economic dept
110	44700	374	DINNER ON MAIN	8,635	458	12,982	7,184	-	moved to tourism/economic dept
110	44700	385	VIRUS/DIEASE CONTROL AND PREVENTION	0	418	0	104	-	
110	44700	480	NATURAL DIASTER	0	9,664	33,118	10,695	-	
110	44700	510	LIABILITY INSURANCE	3,791	3,250	3,470	3,508	3,817	
110	44700	516	NOTARY & SURETY BOND/FEEES	100	100	100	100	100	
110	44700	520	PROPERTY INSURANCE	2,677	2,145	3,655	2,549	4,021	
110	44700	532	LAND RENTAL	2,546	2,601	2,609	2,557	2,700	
110	44700	764	TRANSFER TO DRUG FUND	0	0	0	2,000	-	
110	44700	972	PROJECTS/IMPROVEMENTS/EQUIPMENT	22,428	126,000	411,364	155,105	62,000	\$22,000 Swing replacement to be paid out of Playground savings, \$120,000 for Stage, Park seating, shades, & fencing
<b>TOTAL PARK EXPENDITURES</b>				<b>\$ 259,243</b>	<b>\$ 373,081</b>	<b>\$ 763,416</b>	<b>\$ 429,924</b>	<b>\$ 355,558</b>	

<b>TOURISM / ECONOMIC DEVELOPMENT (HOTEL/MOTEL TAX)</b>									
110	47000	256	CHEATHAM CO ECONOMIC DEV. BOARD	11,588	12,553	12,500	12,057	12,500	
110	47000	354	CITY YARD SALE					1,000	
110	47000	356	KS CHRISTMAS					6,500	
110	47000	358	MOVIES IN THE PARK					1,500	
110	47000	360	SOFTBALL/BASEBALL					-	
110	47000	361	TREE HUGGERS					500	
110	47000	363	SOCCER PROGRAM					15,000	
110	47000	364	FISHING RODEO					1,000	
110	47000	366	ART IN THE PARK					5,000	
110	47000	368	EGG HUNT					1,200	
110	47000	370	DISK GOLF					1,000	
110	47000	372	SUMMER CAMP					8,000	
110	47000	373	FARMERS MARKET	850	3,206	3,000	2,718	4,000	
110	47000	374	DINNER ON MAIN					8,500	
<b>TOTAL TOURISM AND ECONOMIC DEV. EXPENDITURES</b>				<b>\$ 12,438</b>	<b>\$ 15,759</b>	<b>\$ 15,500</b>	<b>\$ 14,775</b>	<b>\$ 66,700</b>	

<b>DEBT</b>									
110	49000	513	CAPITAL OUTLAY NOT INTEREST (GRANTS)	-	-	9,742	2,436	15,263	
110	49000	514	CAPITAL OUTLAY NOT PRINCIPAL (GRANTS)	-	-	-	-	997,000	1,012,263
110	49000	515	CAPITAL OUTLAY NOTE INTEREST (Fire Engine)	19,101	17,761	16,355	15,786	14,910	
110	49000	525	CAPITAL OUTLAY NOTE PRINCIPAL (Fire Engine)	32,704	35,000	36,000	25,926	37,000	
110	49000	530	CON INTEREST (Depot Lot)	-	-	-	-	6,869	
110	49000	531	CON PRINCIPAL (Depot Lot)	-	-	-	-	17,800	
110	49000	551	TML BOND 2004 TRUSTEE FEES	2,355	-	-	1,570	-	
110	49000	610	CON INTEREST (Sidewalk Grants)	1,490	-	-	1,308	8,020	
110	49000	611	CON PRINCIPAL (Sidewalk Grants)	119,000	-	-	58,500	27,200	111,799
<b>TOTAL DEBT EXPENDITURES</b>				<b>\$ 174,850</b>	<b>\$ 52,761</b>	<b>\$ 62,097</b>	<b>\$ 106,528</b>	<b>\$ 1,124,062</b>	
<b>TOTAL GENERAL FUND EXPENDITURES</b>				<b>\$ 2,220,532</b>	<b>\$ 2,323,897</b>	<b>\$ 3,007,648</b>	<b>\$ 2,635,856</b>	<b>\$ 5,512,546</b>	

Fund	Account	Object	Account Name	2019-2020 Actual	2020-2021 Actual	2021-2022 Projected	Trend	2022-2023 Proposed as Amended by the Board	Description
			<b>DRUG FUND #127</b>						
			<b>FINES</b>						
127	35140		DRUG FINE	982	38,539	1,751	10,571	10,888	Trend + 3%
127	35141		UNAUTHORIZED SUBSTANCE TAX	50	-	17	17	17	Trend + 3%
127	35160		SEIZURE/CONFISCATED MONIES	675	-	232	227	234	Trend + 3%
			<b>TOTAL FINES</b>	<b>\$ 1,707</b>	<b>\$ 38,539</b>	<b>\$ 2,000</b>	<b>\$ 10,814</b>	<b>\$ 11,139</b>	
			<b>OTHER</b>						
127	36000		OTHER REVENUE	-	-	-	-	-	
127	36100		INTEREST EARNINGS	280	208	71	254	73	current year + 3%
	36730		DONATIONS	-	7,431	24,100	7,883	-	
127	36960		RECEIVED FROM GENERAL FUND	-	-	-	8,000	-	
			<b>TOTAL OTHER</b>	<b>\$ 280</b>	<b>\$ 7,639</b>	<b>\$ 24,171</b>	<b>\$ 16,136</b>	<b>\$ 73</b>	
			<b>TOTAL DRUG REVENUE</b>	<b>\$ 1,987</b>	<b>\$ 46,178</b>	<b>\$ 26,171</b>	<b>\$ 26,951</b>	<b>\$ 11,212</b>	
			<b>DRUG EXPENDITURES</b>						
127	42100	178	LICENSE FEE	-	350	350	263	350	
127	42200	222	BOOKS, SOFTWARE ETC.	-	-	1,200	7,538	1,200	
127	42100	235	MEMBERSHIPS AND ANNUAL FEE	-	-	200	50	200	
127	42100	248	ONLINE SERVICES	480	-	-	240	-	
127	42100	261	REPAIR & MAINTENANCE VEHICLES	849	1,961	1,296	1,381	1,296	
127	42100	313	SAFETY EQUIPMENT	72	-	196	118	196	
127	42100	315	COMMUNICATION EQUIP	3,122	816	-	985	-	
127	42100	316	MACHINERY & EQUIPMENT	-	8,827	-	2,207	-	
127	42100	320	OPERATING SUPPLIES	-	-	-	-	-	
127	42100	326	CLOTHING AND UNIFORMS	1,512	187	471	543	500	
127	42100	331	FUEL	3,462	3,579	4,684	3,803	5,000	
127	42100	510	LIABILITY INSURANCE	1,603	1,476	-	1,125	1,238	Trend + 10%
127	42100	763	TRANSFER TO GENERAL	-	15,000	-	3,750	-	
127	42100	775	K9 EXPENSES	2,948	-	598	1,554	1,200	
127	42100	972	PROJECTS/IMPROVEMENTS/EQUIPMENT	-	40,073	34,731	33,441	-	
			<b>TOTAL DRUG EXPENDITURES</b>	<b>\$ 14,048</b>	<b>\$ 72,268</b>	<b>\$ 45,726</b>	<b>\$ 68,907</b>	<b>\$ 11,180</b>	

Fund	Account	Object	Account Name	2019-2020 Actual	2020-2021 Actual	2021-2022 Projected	Trend	2022-2023 Proposed as Amended by the Board	Description
			<b>ADEQUATE FACILITIES TAX FUND #310</b>						
			<b>LOCAL TAXES</b>						
310	32620		ADEQUATE FACILITIES TAX	5,132	14,860	17,027	12,309	12,678	Trend +3%
			<b>TOTAL LOCAL TAXES</b>	<b>\$ 5,132</b>	<b>\$ 14,860</b>	<b>\$ 17,027</b>	<b>\$ 12,309</b>	<b>\$ 12,678</b>	
			<b>OTHER</b>						
310	36100		INTEREST EARNINGS	219	118	141	175	179	Trend +3%
			<b>TOTAL OTHER</b>	<b>\$ 219</b>	<b>\$ 118</b>	<b>\$ 141</b>	<b>\$ 175</b>	<b>\$ 179</b>	
			<b>TOTAL AFT REVENUE</b>	<b>\$ 5,352</b>	<b>\$ 14,978</b>	<b>\$ 17,168</b>	<b>\$ 12,484</b>	<b>\$ 12,857</b>	
			<b>AFT EXPENDITURES</b>						
310	41900	763	TRANSFER TO GENERAL FUND	-	-	35,000	11,250	-	
			<b>TOTAL AFT EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ 11,250</b>	<b>\$ -</b>	





**John Lawless**

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**From:** Carolyn Clark  
**Sent:** Friday, June 3, 2022 3:50 PM  
**To:** John Lawless  
**Subject:** Re: Speed Mitigation EKSR

Thanks! It will be strange without you there!

On Jun 3, 2022, at 10:08, John Lawless <[jlawless@kingstonsprings-tn.gov](mailto:jlawless@kingstonsprings-tn.gov)> wrote:

I'll include it as an agenda item. I will be out for the June 16<sup>th</sup> meeting but Chief Ivey will be able to discuss.  
Thanks,

John Lawless  
City Manager  
Town of Kingston Springs, Tennessee  
<http://www.kingstonsprings.net/>  
615-952-2110 ex.8  
[jlawless@kingstonsprings-tn.gov](mailto:jlawless@kingstonsprings-tn.gov)  
<image001.jpg>

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**From:** Carolyn Clark <[cclark@kingstonsprings-tn.gov](mailto:cclark@kingstonsprings-tn.gov)>  
**Sent:** Friday, June 3, 2022 6:52 AM  
**To:** John Lawless <[jlawless@kingstonsprings-tn.gov](mailto:jlawless@kingstonsprings-tn.gov)>  
**Subject:** Re: Speed Mitigation EKSR

Maybe we can also discuss having the KSPD conduct a manual citation review for speeding offenses in the past year which would have the location. Seems tracking this info would be vital to them as well as the Commission- them to know where to concentrate efforts and us to have to relay to the public and to make decisions/requests.

Sincerely,  
Carolyn M. Clark  
City Commissioner  
Town of Kingston Springs

On Jun 3, 2022, at 06:28, Carolyn Clark <[cclark@kingstonsprings-tn.gov](mailto:cclark@kingstonsprings-tn.gov)> wrote:

Maybe just an update from you in this regard? Thanks!

Sincerely,  
Carolyn M. Clark  
City Commissioner  
Town of Kingston Springs

On Jun 2, 2022, at 15:59, John Lawless <[jlawless@kingstonsprings-tn.gov](mailto:jlawless@kingstonsprings-tn.gov)> wrote:

Good afternoon Carolyn, and my apologies for the delay in response.

The Local Government database we use for case disposition does not capture the location of a speeding ticket – just the disposition date, case number, defendant, and TCA Code/Ordinance Description – so we're unable to pull a report that would compare speeding tickets issued on East Kingston Springs Road and West Kingston Springs Road. We do plan to place solar powered speed feedback signs on East Kingston Springs Road (since we have TDOT permission from Mr. Degges) and funding for that signage is included in the 2022-2023 budget. Also, on your request to have a discussion included on the June 16<sup>th</sup> meeting agenda, would that be a general discussion on speed limit signage in town?

Thanks,

John Lawless  
City Manager  
Town of Kingston Springs, Tennessee  
<http://www.kingstonsprings.net/>  
615-952-2110 ex.8  
[jlawless@kingstonsprings-tn.gov](mailto:jlawless@kingstonsprings-tn.gov)  
<image001.jpg>

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**From:** Carolyn Clark <[cclark@kingstonsprings-tn.gov](mailto:cclark@kingstonsprings-tn.gov)>  
**Sent:** Thursday, May 26, 2022 6:05 PM  
**To:** John Lawless <[jlawless@kingstonsprings-tn.gov](mailto:jlawless@kingstonsprings-tn.gov)>  
**Subject:** Speed Mitigation EKSR

Hi, John,

I know we all discussed a written proposal for Speed Limit mitigation and revision. specifically last September when EKSR was the agenda topic. Doug Winters and Chuck Sleighter spoke about speeding n WKS. Among other ideas, Feedback signs were an issue contemplated as a mitigation device. I also presented at letter from Paull Degges who confirmed out jurisdiction of this roadway as it concerns signage and TDOT's preference for feedback signs as a speed deterrent.

You mentioned in passing that the Town plan currently was planning to place a sign such a sign on WKS. While I understand waiting to warn drivers of the upcoming newly reduced speed limit in town, have there ever been complaints of speeders and/or tickets issued for this stretch of WKS, and if so, what is the comparison to EKSR?

Can Chief Ivey please compile a list as to speeding tickets written on both of these roads for say the last 3 years? Actual locale would be beneficial to know so we can discern the number of speeders who are ticketed on EKSR between the City Limits and the school zone.

( I have previously shared the TITAN reports for accidents) on he dangerous stretch of WKS)

I remember Doug attending a 2019 BOC meeting as I did, and he voiced speeding concerns regarding EKSR back then.

I feel that the constituents WKS. deserve and need to have a feedback sign dedicated for placement ASAP and thought this was this direction the board was leaning.

We also discussed placement of a feedback sign on Mt. Pleasant where speeding is was/is a concern and ongoing issue for residents.

May we discuss on the agenda?

Sincerely,

Carolyn M. Clark  
City Commissioner Town of Kingston Springs, TN  
<image002.png>  
(615) 952-9560 (land-line)

[cclark@kingstonsprings-tn.gov](mailto:cclark@kingstonsprings-tn.gov)

*"There's no greater challenge and there is no greater honor than to be in public service." - Condoleezza Rice*

**ORDINANCE NO. 22-007**

**AN ORDINANCE BY THE TOWN OF KINGSTON SPRINGS, TENNESSEE  
AMENDING ORDINANCE 22-005 AMENDING ORDINANCE #17-005 HOTEL-  
MOTEL TAX AND AMENDING TITLE 5, CHAPTER 6, SECTION 5-602 OF  
THE TOWN OF KINGSTON SPRINGS MUNICIPAL CODE**

**WHEREAS**, by Ordinance #17-005 the Town of Kingston Springs Board of Commissioners levied an occupancy tax in the amount of two and one-half percent (2.5%) of the consideration charged by the operator for the occupancy of hotels within the Town limits and amended the Town’s Municipal Code to reflect the levy of such tax and to incorporate administrative matters related thereto;

**WHEREAS**, by Ordinance # 22-005, the Town Board of Commissioners amended Ordinance #17-005 to repeal the occupancy tax of two and one-half percent (2.5%) and levied an increased occupancy tax of four percent (4%) of the consideration charged by the operator for the occupancy of hotels within the Town limits; and

**WHEREAS**, the Board of Commissioners desires to affirm that the revenue received by the Town from such tax shall be used for tourism and tourism development purposes as required by Tennessee Code Annotated § 67-4-1403(a) and to amend the Town Municipal Code to reflect such tax levy and revenue use restriction.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF THE TOWN OF KINGSTON SPRINGS AS FOLLOWS:**

1. The repeal of the 2.5% occupancy tax levied by Ordinance #17-005 and the levy of the 4.0% occupancy tax as set for in Ordinance #22-005 is hereby affirmed; and
2. Title 5, Chapter 6, Section 602 of the Town of Kingston Springs Municipal Code is hereby deleted in its entirety and shall be replaced with the following:

5-602. Tax Levied. There is hereby levied a tax on the privilege of occupancy of a hotel in an amount equal to four percent (4%) of the consideration paid by any transient to any hotel or motel operator for occupancy. The proceeds from this tax shall be used solely to promote tourism and tourism development in the town and for no other purposes.

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect fifteen days after its final passage, the public welfare requiring it.

First Reading:  
Second Reading:

ATTEST:

\_\_\_\_\_  
Mayor Francis A. Gross III

\_\_\_\_\_  
City Recorder Jamie Dupre’

**Resolution No. 22-007**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF KINGSTON SPRINGS, TENNESSEE, AUTHORIZING APPLICATION FOR RURAL BUSINESS DEVELOPMENT GRANT**

Whereas, the Town of Kingston Springs has been actively involved in economic development of the Town of Kingston Springs in order to improve the economic well-being of a rural area; and

Whereas, the total project is estimated to be \$80,000.00 and the Town of Kingston Springs is in need of an additional \$50,000.00 to fund the project; and

Whereas, the project is in compliance with 7 CFR part 4280 and specifically the project is for eligible purposes and is not restricted; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF KINGSTON SPRINGS BOARD OF COMMISSIONERS THAT:**

The Board of Commissioners of the Town of Kingston Springs authorizes the City Manager to submit a project application of \$80,000.00 for a Rural Business Development Grant; and

Be it further resolved that the Board of Commissioners authorizes the City Manager to compile, complete, and execute the information and forms necessary to support this application.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

\_\_\_\_\_  
Francis A. Gross III, Mayor

\_\_\_\_\_  
Jamie Dupré, City Recorder

**Resolution No. 22-008**

**Resolution in Support of Kingston Springs, Tennessee Special Event Dinner on Main, scheduled for September 18, 2022**

**BE IT RESOLVED** that the Board of Commissioners of the Town of Kingston Springs, Tennessee hereby approves the special event known as “Dinner on Main “, which is scheduled for September 18, 2022. The Board further establishes by resolution a special event zone for the event pursuant to Municipal Code Title 8, Section 8-108 (1) (b) as well as Municipal Code Title 8, Section 8-203.

The area for the special event shall begin on Main Street in Downtown Kingston Springs which will be closed from just past Moore’s Circle to just before Love Street. In addition, both ends of Hillman Street, other than resident traffic, will be closed as well. Traffic will be routed around the event area via Oak Street or Maple Street. Officers will be placed at both ends of the closed off section of Main Street, as well as further up on West Kingston Springs Road at both ends of the event space to detour larger vehicles. Main Street will be closed Sunday, September 18, 2022 from approximately 3:00 PM to approximately 8:00 PM. The event will open at 5:00 PM and conclude at approximately 7:30 PM. Downtown residents, churches, and business owners will be alerted in advance to the road closure plan. A copy of a map is hereby attached as Exhibit A to this resolution. In the event of inclement weather, the special event area shall be moved to the Activity Center and surrounding grounds at Burns Park.

Be it further resolved that the consumption of beer and wine within the special event area is permitted.

Passed : \_\_\_\_\_

\_\_\_\_\_  
Francis A. Gross III, Mayor

\_\_\_\_\_  
Jamie Dupré, City Recorder

2022 Dinner on Main Event Area  
Kingston Springs, Tennessee

RESOLUTION 22-008  
EXHIBIT A



MEMO

**To:** John Lawless, Kellie Reed, Board of Commissioners  
**From:** Carolyn Clark  
**Date:** 23 May 2022  
**Re:** National Register of Historic Places – Train Depot and KS Hotel

The National Register of Historic Places is the Nation's list of cultural resources considered worthy of preservation. In Tennessee, the staff of the *Tennessee Historical Commission* administers this program. Three times a year, the State Review Board meets to recommend properties for listing in the National Register.

**DEPOT:** It would seem worth investigating to see if we could apply for a listing in the National Register as it concerns the Train Depot. Being on the National Register enables owners of historic properties to be eligible to apply for federal grants to undertake preservation projects when funds are available.

**HOTEL:** I've heard folks express the wish through the years that the historic hotel on the Beard property could be placed on the register. I've heard that Ms. Beard has been approached before in this regard but has been reticent to engage in this process as my understanding is that she believes that historic properties have to be open to the public. This is NOT so. She would be eligible for grants for historic preservation projects however. It would be such a grand affirmation of our town to have this part of its history preserved and celebrated and not be relegated to the further degradation of time and the eventual bulldozers. It is possible that the property owner(s) could one day be amenable to even selling this small portion of the property to the Town?

Below are links to information, application and a brochure.

**National Register Information and Application:**

<https://www.tn.gov/historicalcommission/federal-programs/national-register.html>

**National Register Brochure:**

[https://www.tn.gov/content/dam/tn/historicalcommission/national-register-general/thc\\_national-register\\_brochure.pdf](https://www.tn.gov/content/dam/tn/historicalcommission/national-register-general/thc_national-register_brochure.pdf)

Also, if the Depot is designated as such, by its proximity to/extension of downtown, it could help revitalize our entire downtown area. The following is culled from the Tennessee Historic Preservation Plan:

**Cultural Heritage Tourism:** A Tool for Preservation National findings from The Cultural and Heritage Traveler, 2013 Edition make the connection to preservation of local culture and heritage clear:

- 76% of U.S. leisure travelers take part in cultural heritage activities while traveling totaling \$171 billion annual cultural heritage travel expenditures.
- 72% of tourists say they want to visit places where the destination, its buildings and surroundings have retained their character.
- 87% want a variety of activities – shopping, culture, nature, dining.
- 81% want to purchase local memorabilia.
- 49% would pay more for lodging that reflects the cultural and/ or heritage destination.



**Tennessee Historic Preservation Plan (2019-2029):**

<https://www.tn.gov/content/dam/tn/historicalcommission/plan-general/thc-plan-final-optimized.pdf>

Also, in reference to receiving a preservation grant, we also have the contributing historic factor that the railroad in KS is part of the *Connection To Johnsonville-U.S. Military Railroad* as part of the Civil War discovery trail sites. As



we all know: "In November 1863, Federal troops occupied Kingston Springs to serve as headquarters for the supervisors of the U.S. Military Railroad Construction Corps. They oversaw the construction of this section of the Nashville and Northwestern Railroad. When it was completed, the rail line connected Nashville to the major Union depot at Johnsonville on the Tennessee River.

Federal commanders impressed both free blacks and escaped slaves to build the railroad, side-by-side with Irish immigrants. Together they constructed three wooden trestles near here, as well as bunkers, blockhouses, and fortifications to guard the line. The black laborers were inducted into the 12th and 13th United States Colored Troops (USCT) in 1863 and stationed in Kingston Springs. Col. William W. Wright, Chief of Engineers, reported that about 500 men of the 13th USCT began the work on November 19, 1863, and the 12th USCT relieved them on May 10, 1864. After the construction was completed, the 13th USCT remained on guard duty along the railroad until November 30, 1864.



**Tennessee Historical  
Commission**  
National Register of Historic Places  
Information Packet



Tennessee Historical Commission,  
2941 Lebanon Pike, Nashville, Tennessee 37214  
615/532-1550  
<http://tnhistoricalcommission.org>

## INTRODUCTION

The National Register of Historic Places is the nation's list of cultural resources considered worthy of preservation. Our office can tell you if the building you are interested in is listed in the National Register, or if it is included in a survey of historic buildings. If your building has other historic buildings surrounding it, it could be in a historic district. If you think your building is in a historic district, but you do not know its name, provide our office with the name of some surrounding streets.

The first step in determining whether your property is eligible for the National Register of Historic Places is to complete the Tennessee Historical Commission National Register Information Form. Send the completed form to our office along with current photographs of the exterior (all sides and additions) and the interior, a sketch/plan of the property showing the main building and outbuildings, and a statement that explains why the property is historically or architecturally important. Photographs can be 35 mm or digital. Including a sketched floor plan of the building with the dates of major changes to the building will help us evaluate the property. For properties with multiple buildings on the site, a sketched site plan should be included.

Send the completed information to the address on the front page. The staff will review your information, make a preliminary determination of eligibility, and assist you with the National Register process. We may also want to come and look at your building. See the links in the box below for additional information on the National Register of Historic Places.

This form is intended for individual buildings. If you are interested in nominating a site or a historic district, there is additional information at the end of the packet.

**Note: if this information packet is more than one year old, call our office at (615) 532-1550 to see if an updated information packet is available. Changes in Federal regulations or staff policy may make this packet outdated.**

Two documents that will help you when completing this Information Packet can be accessed at <https://www.nps.gov/subjects/nationalregister/publications.htm> They are *Researching a Historic Property* and two brochures on the National Register: *My Property is Important to America's Heritage* and *The National Register of Historic Places*.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age or disability. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127 and Linda T. Wynn, Title VI Coordinator, Tennessee Historical Commission, 2941 Lebanon Road, Nashville, TN 37214.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
TENNESSEE HISTORICAL COMMISSION  
NATIONAL REGISTER INFORMATION APPLICATION

**PROPERTY NAME**

Historic \_\_\_\_\_

Current \_\_\_\_\_

**PROPERTY ADDRESS**

Street \_\_\_\_\_

City \_\_\_\_\_ County \_\_\_\_\_

**OWNER (S) OF PROPERTY**

Name(s) \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Source of Information (Information must be from legal records - e.g., tax records, deeds)

\_\_\_\_\_

\_\_\_\_\_

**PROPERTY USE** (example: residence, school, warehouse)

Historic \_\_\_\_\_

Current \_\_\_\_\_

**DATE OF CONSTRUCTION** \_\_\_\_\_

Source of Information

\_\_\_\_\_

\_\_\_\_\_

**ARCHITECT/BUILDER** \_\_\_\_\_

Source of Information

\_\_\_\_\_

\_\_\_\_\_

*Include dates or approximate dates of all changes.*

**NUMBER OF STORIES**

Historic \_\_\_\_\_

Current \_\_\_\_\_

**WALL COVERING** (example: weatherboard, brick veneer, stucco)

Historic \_\_\_\_\_

Current \_\_\_\_\_

**CONSTRUCTION** (example: log, frame, brick)

Historic \_\_\_\_\_

Current \_\_\_\_\_

**ROOF SHAPE** (example: gable roof, asphalt shingles; hip roof, metal)

Historic \_\_\_\_\_

Current \_\_\_\_\_

**TRIM - TYPE AND MATERIAL** (example: wood porch ornamentation, limestone lintels)

Historic \_\_\_\_\_

Current \_\_\_\_\_

**FLOOR PLAN** (example: rectangular, L-shaped, irregular)

Historic \_\_\_\_\_

Current \_\_\_\_\_

**WINDOWS**

Historic \_\_\_\_\_

Current \_\_\_\_\_

**INTERIOR FEATURES** (example: fireplaces, staircases, wainscoting)

Historic \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current \_\_\_\_\_

\_\_\_\_\_

**MAJOR ALTERATIONS AND DATE** (example: rear addition ca. 1925; windows replaced ca. 1960; interior changes ca. 1919)

\_\_\_\_\_

**OTHER BUILDINGS ON PROPERTY - TYPE AND DATE OF CONSTRUCTION**

(example: garage - 1940; barn - 1920; smokehouse - 1860)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACREAGE OF PROPERTY** \_\_\_\_\_

**SITE FEATURES** (example: rural, city lot, wooded lot, etc.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IS THE PROPERTY THREATENED?** (Explain briefly: by neglect, new roads, etc.)

\_\_\_\_\_  
\_\_\_\_\_

**SIGNIFICANCE** Check the box by the criterion under which you believe your property is eligible.

Refer to brochures for the criteria.

- Criterion A** (history)
- Criterion B** (person)
- Criterion C** (architecture)
- Criterion D** (archaeology)

**Write a brief history of the property and why it is important.** Use separate pages and include your sources of information.

Application Prepared By \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_ Date \_\_\_\_\_

## **Sites**

Sites include cemeteries, battlefields, and archaeological sites. In addition to the location of the property, owner information, and contact information for the preparer of the form, include the following:

- Photographs of the site. Photographs should represent the entire site, not just a portion of a site.
- Sketched site map, showing what part of the site is historic and, if appropriate, what part is modern. In many instances cemeteries and similar sites have older areas but they have expanded in recent years or the land has been altered in recent years.
- As for buildings, include a brief history of the property and why you believe it meets one of the National Register criteria.

## **Historic Districts**

Historic districts can include a handful of buildings or several hundred buildings. Most districts will require a site visit from the staff but we need some basic information before we can make a visit. In addition to the location of the property, owner information, and contact information for the preparer of the form, include the following:

- Photographs of representative streetscapes in the proposed district. If the area has a lot of trees you will need to take photographs of individual buildings instead. Ideally you should take both streetscape views and a few individual houses. The photographs should depict historic buildings and modern buildings in the proposed district.
- A map showing the proposed boundaries of the district. The photographs you take should be keyed to this map.
- A brief history of the proposed district. This can include how the neighborhood developed, architectural styles in the area, and, where appropriate, information on selected prominent individuals in the proposed district. We do not need a history of every house or resident of the area.

## **Farmsteads**

Farms consist of a primary residence/farmhouse, historic outbuildings, and landscape features. Complete the information form for the farmhouse and farm history. Also include a sketched map of the property showing all of the outbuildings and photographs showing outbuildings and landscape features. The history of the farmstead should include the use of the land in addition to the use of the buildings.



For Immediate Release  
June 22, 2021

Contact: Susan McClamroch  
Susan.McClamroch@tn.gov

## **Tennessee Historical Commission Announces Historic Preservation Fund Grants**

The Tennessee Historical Commission, the State Historic Preservation Office, has announced 35 Federal Historic Preservation Fund (HPF) grants totaling over \$929,515 awarded for historic preservation and archaeological projects throughout the state. The competitive grants are awarded annually for projects that support the preservation of historic and archaeological resources. Federally funded matching grants provide 60% of project funds from the HPF and 40% of project funds come from the grantee. "This program is one of the main ways in which our office helps protect historic places and contribute to the preservation of the state's heritage, said Patrick McIntyre, Executive Director and State Historic Preservation Officer. We are pleased to offer this financial support and extend our congratulations to Tennessee's HPF grant recipients."

This year's selection included an archaeological survey, design guidelines for historic districts, surveys of historic resources, rehabilitation of historic buildings, and a poster highlighting the state's archaeology. One of the grant priorities is for projects that are in Certified Local Governments (CLG), a program that allows communities to participate closely in the federal program of historic preservation. Eight CLG communities were awarded 12 grants this year. Additional priorities include those that meet the goals and objectives of the office's plan for historic preservation. Properties that use the restoration grants must be listed in the National Register. The next round of grants is expected to be opened in December 2021, with applications due in January 2022. Check [www.tnhistoricalcommission.org](http://www.tnhistoricalcommission.org) for updates.

Listed by county, this year's HPF grant funded projects are:

### Bedford County

#### Bedford County

\$26,637.60 to fund the restoration of windows at the Bedford County Courthouse (National Register-listed in the Shelbyville Courthouse Square Historic District).

#### Bell Buckle (CLG)

\$6,000 to fund an alleyway master plan.

### Davidson County

#### Metro Historical Commission (CLG)

\$37,042 to survey historic rural cemeteries in the county.

#### Cheekwood Botanical Garden and Museum of Art

\$26,025 to fund restoration of historic stone steps at the National Register-listed property.

#### Edgefield Baptist Church



\$40,000 to fund restoration of stained glass windows in the historic church (National Register-listed in the Edgefield Historic District).

Grainger County

City of Rutledge

\$33,240 to fund restoration of the National Register-listed Nance House.

Henry County

City of Paris (CLG)

\$24,660 to fund restoration of 3 classrooms in the National Register-listed Paris Academy (Lee School).

Lincoln County

Fayetteville-Lincoln County Museum

\$15,000 to fund a restoration plan for an unused portion of the museum (National Register-listed as Borden Powered Milk Plant).

McMinn County

Town of Englewood

\$30,000 to fund the first phase of restoration of the National Register-listed water tower.

Morgan County

Historic Rugby and the Episcopal Diocese of East Tennessee

\$16,836 to fund restoration of stained glass windows and for fire protection measures for Christ Church Episcopal in Historic Rugby.

Obion County

Westover Center for the Arts

\$24,000 to fund mothballing the historic building until a new use is found. (National Register-listed in the Washington Ave and Florida Ave Historic District)

Roane County

City of Harriman (CLG)

\$15,000 to fund updating the survey of two National Register-listed historic districts and the areas immediately outside of the districts.

Sevier County

Sevier County Heritage Museum

\$42,120 to fund interior restoration and fireproofing of the museum (National Register-listed as US Post Office – Sevierville).

Shelby County

Tabernacle Missionary Baptist Church

\$20,000 to fund restoration of windows in the historic church (National Register-listed in the Glenwood Historic District).

Warren County

Tennessee Division of Archaeology

\$10,500 to fund an archaeological survey of National Register-listed Cardwell Mountain.

Weakley County

City of Martin (CLG)

\$18,000 to fund an update of design guidelines for historic districts in the city.

White County

City of Sparta (CLG)

\$12,000 to fund updates of design guidelines for a locally designated historic district.

Williamson County

City of Franklin (CLG)

\$12,000 to fund the restoration of markers in the in the National Register-listed Rest Haven Cemetery.

City of Franklin (CLG)

\$\$6,750 to update the National Register nomination for the Lewisburg Avenue Historic District.

Wilson County

City of Lebanon (CLG)

\$30,000 to work with Lebanon and Wilson County Black History Committee to fund restoration of the barrel vault ceiling of the National Register-listed Pickett Chapel.

City of Lebanon (CLG)

\$8,940 to work with History Associates of Wilson County to fund restoration of the National Register-listed Fite Fessenden House.

City of Lebanon (CLG)

\$12,000 to fund a GPR survey for the National Register-listed Rest Hills Cemetery and the historic Greenwood Cemetery.

City of Lebanon (CLG)

\$24,000 to update design guidelines for historic districts in the city.

**Multi-County Grants**

Middle Tennessee State University, Department of Sociology and Anthropology

\$3,541 to fund posters for Tennessee Archaeology Week.

Middle Tennessee State University, Fullerton Laboratory for Spatial Technology

\$50,000 fund digitizing data for historic / architectural survey files and for survey data entry for computerization of survey files.

East Tennessee Development District

\$42,000 to fund a preservation specialist staff position for the East Tennessee Development District.

First Tennessee Development District

\$35,000 to fund a preservation specialist staff position for the First Tennessee Development District.

Memphis Area Association of Governments

\$25,000 to fund a preservation specialist staff position for the Memphis Area Association of Governments.

Northwest Tennessee Development District

\$36,000 to fund a preservation specialist staff position for the Northwest Tennessee

Development District.

South Central Tennessee Development District

\$50,000 to fund a preservation specialist staff position for the South Central Tennessee Development District.

Southeast Tennessee Development District

\$54,000 to fund a preservation specialist staff position for the Southeast Tennessee Development District.

Southwest Tennessee Development District

\$42,000 to fund a preservation specialist staff position for the Southwest Tennessee Development District.

Upper Cumberland Development District

\$40,000 to fund a preservation specialist staff position for the Upper Cumberland Development District.

Tennessee Division of Archaeology

\$50,000 to fund a position for archaeological review of Review and Compliance/Section 106 projects.

For more information about the Tennessee Historical Commission, please visit the Web site at: <http://www.tnhistoricalcommission.org>. For information on grants contact Claudette Stager at [claudette.stager@tn.gov](mailto:claudette.stager@tn.gov)

###

# THE NATIONAL REGISTER OF HISTORIC PLACES IN TENNESSEE

The Tennessee Historical Commission staff routinely assists in the completion of nominations to the National Register of Historic Places. Once edited, these nominations are presented to a group of preservationists who comprise the State Review Board. The board



meets three times a year to evaluate the significance of the state's historic properties and make nomination

recommendations to the National Park Service. The nomination process may take up to a year to complete.

Once a property has been listed in the National Register, it may be removed. Although rare, deletings have occurred. Circumstances that may cause the removal of a property from the National Register include demolition of a building, loss of much of a building's historic material, or inappropriate alterations to the property. Changes must be so major that the property loses the qualities for which it was listed.



Nominations are generated by property owners, neighborhood associations, local historical societies or preservation groups, local governments, and THC staff.

## FOR MORE INFORMATION CONTACT:

### NATIONAL REGISTER OF HISTORIC PLACES

Rebecca Schmitt  
615.770.1086  
Rebecca.Schmitt@tn.gov  
National.Register@tn.gov

### LOCAL HISTORIC DISTRICTS

Ellen Dement Hurd  
615.770.1088  
Ellen.Dement.Hurd@tn.gov

### FEDERAL HISTORIC PRESERVATION TAX CREDITS

Holly Barnett  
615.770.1098  
Holly.M.Barnett@tn.gov

The views and conclusions contained in this document are those of the authors and should not be interpreted as representing the opinions or policies of the U.S. Government. Mention of trade names or commercial products does not constitute their endorsement by the U.S. Government.

## TENNESSEE HISTORICAL COMMISSION

2941 LEBANON PIKE  
NASHVILLE, TENNESSEE 37214  
615.532.1550 (TELEPHONE)  
615.532.1549 (FACSIMILE)  
<http://www.tnhistoricalcommission.org>  
Tennessee Department of Environment  
and Conservation, Authorization No.  
327215. March 2008

## NATIONAL REGISTER OF HISTORIC PLACES

## TENNESSEE HISTORICAL COMMISSION

What the National Register does and does not do



## The National Register Does Not:

Limit the rights of property owners to use, develop or sell their historic properties.

Require that historic properties be maintained, repaired, or restored.



Require that historic properties be open to the public.

Automatically bring about local landmark designation or local historic district zoning.

Provide markers or plaques for listed properties. Owners of listed properties may purchase plaques or markers if they wish.

Automatically stop federal undertakings that could adversely impact historic resources.

Require review of local, state, or privately funded projects that could affect historic properties.



Assure that owners of historic properties will receive grants when funds are available.

Provide state or local tax benefits or low-interest loans to owners of historic properties.

List historic properties according to local criteria or list properties if the owner or majority of owners object to the listing.

## The National Register Does:

Identify and evaluate significant buildings, structures, sites, objects, and districts according to the National Register criteria.

Make the public aware of historic resources by documenting their importance.

Provide information about historic resources for federal, state, local, or private agencies to use as a planning tool.

Expedite the federally mandated review of federal undertakings (funding, licensing) that could affect historic resources. Mitigation attempts to limit the adverse impacts on historic resources.

Make owners of historic properties eligible to apply for federal grants to undertake preservation projects when funds are available.

Enable owners of income-producing depreciable historic properties to use federal historic preservation tax credits for rehabilitation that follows the Secretary of the Interior's standards.

List properties only if they meet the National Register criteria for significance and integrity and if the owner or the majority of owners agrees to the listing.



## National Register &. Locally Designated Historic Districts

Locally designated historic districts are often larger than National Register historic districts. Local preservation planning is an important factor in establishing local districts and, accordingly, often takes in larger areas.

National Register historic districts and locally designated historic districts can work together. A National Register historic district and the National Register criteria may identify an area the community would like to preserve.

Conversely, the identification of a local district may be the springboard for preparing a National Register historic district nomination.



### National Register Historic Districts:

- Use National Register criteria to determine significance.
- Set historic district boundaries based on an intact collection of historic resources.
- Do not require conformance to design guidelines unless preservation tax credits or federal monies are being used.

### Local Historic Districts:

- Use either local criteria or the National Register criteria to determine significance.
- Set historic district boundaries based on an intact collection of historic resources and community planning considerations.
- Require a local commission reviewing building changes that conform to local design guidelines.

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For HCRS use only

received AUG 7 1979  
date entered OCT 31 1979

## 1. Name

historic

Kingston Springs Hotel Complex *and Buildings*

and/or common

## 2. Location

street &amp; number

Kingston Springs Rd.

\_\_\_ not for publication

city, town

Kingston Springs

\_\_\_ vicinity of

congressional district

state

Tennessee

code 047

county

Cheatham

code 021

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Vacant

## 4. Owner of Property

name

Priscilla Beard Dorris

street &amp; number

Route 2, Box 002

city, town

Kingston Springs

\_\_\_ vicinity of

state

Tennessee 37082

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Cheatham County Courthouse

street &amp; number

city, town

Ashland City

state

Tennessee

## 6. Representation in Existing Surveys

title State of TN Cultural Resource Survey has this property been determined eligible?  yes \_\_\_ no

date December 6, 1978

\_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records

Tennessee Historical Commission

city, town

Nashville,

state

Tennessee

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The original hotel built by Kreider in 1849 was a logged building that burned in the late 1880s. The present hotel was built by Matt F. Allen during the early 1890s from designs of Nashville architect Baxter J. Hodge. The new Victorian styled hotel was built to accommodate fifteen to twenty people.

The framed hotel has remained unchanged throughout the years. The original cedar panelling in most of the rooms is unaltered and the remaining three rooms retain the original wall paper. Many of the original furnishings are still in the hotel. Several beds, tables, dressers, and washstands remain, in addition to several cast iron and brass kerosene lamps that hung in the dining room. Several of the gas lamps that once lined the driveway are stored within the hotel.

Today the entrance drive past the springs to the hotel is lined with numerous large maple and oak trees. A series of thirteen framed guest cottages flanked the main hotel. These 1½ story cottages, built around 1860, were of similar construction with two large rooms on the first floor and two smaller rooms on the second floor. Two of these framed cottages remain today. Additionally, a logged double cottage is present. This building was constructed about 1850 of oak and poplar logs joined with half dovetail notching. The interior and passage are sheathed in beaded horizontal boards. The roof is gone and the building is currently in a state of deterioration.

At the turn of the century the springs were covered by a shed with lattice siding. The springs had three distinct outflows that produced three different types of mineral water: black, red, and white sulphur water. Recent regrading of the road passing by the springs has greatly reduced the outflow of the springs.

A number of additional outbuildings associated with the hotel are still standing. Several barns and sheds are located near the hotel and a sturdy stone springhouse used for drinking water covers what is locally known as Freestone Springs. Two framed guest cottages built around 1900 are also located near the hotel.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				Health Spa

**Specific dates** Early 1890s      **Builder/Architect** Baxter J. Hodge

### Statement of Significance (in one paragraph)

The hotel and resort complex that developed at Kingston Springs was one of many health spas that were established throughout the central basin area of Middle Tennessee during the nineteenth century. Established in 1849, the Kingston Springs Hotel was an outgrowth of an inn/tavern owned by Emanuel Kreider. Of the 31 major health spas known in Middle Tennessee, the Kingston Springs Hotel is one of four that survived and helps to remind one of a time and lifestyle long since vanished.

Advertisements in the June 28, 1855 Nashville Union and American newspaper revealed that Kreider's inn evolved into a "well known and popular watering place." Kingston Springs offered its guests an abundance of refreshing mineral water, comfortable accommodations, and a relaxed peaceful atmosphere. Rates for boarding ranged from \$1.50 per day, \$8.00 per week, to \$28.00 per month. Rates for children under eleven and servants were reduced by half. Prior to the establishment of the Louisville and Nashville Railroad in 1861, transportation from Nashville (about 20 miles to the east) to Kingston Springs was provided by a six passenger omnibus that made the round trip three times each week.

By 1860, Kreider had acquired a partner, William T. Yeatman. Census information indicated that Yeatman bought out Kreider by 1870. Yeatman retained interest in the Springs, and by 1880 had another partner listed, James R. Winbourn.

The original logged hotel burned in the late 1880s and the property was later sold to Matt F. Allen. Allen retained the services of noted Nashville architect Baxter J. Hodge to design a new hotel. Hodge's signed drawings have survived, and the new hotel was built in the mid 1890s.

The hotel guest register for the years 1896-1908 is very informative. Acclaimed as "the place to visit in Middle Tennessee around the turn of the century," Kingston Springs was the host of many prominent Nashville families who spent weekends or entire summers at the resort. Although the resort was enjoyed primarily by Tennesseans, the register included guests from any other states and countries; New York, Texas, Missouri, Germany, Cuba, and the Phillipines.

While the mineral springs were the main attraction, the resort boasted a dance hall and bowling alley. Older residents in the area remember a lattice sided shed that covered the springs. It became a very popular spot for young lovers to meet. A stile was constructed over the fence that enclosed the immediate spring area, making the springs accessible to those who passed by.

Allen operated the hotel and resort complex until 1908 when ownership passed to W. C. West and A. E. Beard. The hotel continued in operation under West and Beard until 1917. With the outbreak of World War I, the doors to Kingston Springs closed forever. The present owner is very much interested in preserving this historic landmark of the area.



## 9. Major Bibliographical References

Thorne, Charles B., The Watering Spas of Middle Tennessee, Tennessee Historical Quarterly, winter 1970-1971, pp. 321-359.  
 United States Census Schedules; 1850 Davidson County; 1860, 1870, 1880, 1900 Cheatham County

## 10. Geographical Data

Acreage of nominated property 22

Quadrangle name Kingston Springs

Quadrangle scale 1:24000

UMT References

A	1 6	4 8 9 9 3 0	3 9 9 4 4 5 0	B	1 6	4 9 0 0 0 0	3 9 9 4 2 4 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1 6	4 8 9 6 8 0	3 9 9 4 1 0 0	D	1 6	4 8 9 6 1 0	3 9 9 4 3 1 0
E				F			
G				H			

### Verbal boundary description and justification

The nominated property consists of a single 22 acre tract of land that is outlined in red on the accompanying map. The map is drawn to the scale of 1 inch=400 feet. The entire tract is owned by Mrs. Priscilla Davis and constitutes that portion of the original Kingston Springs Hotel acreage near the hotel, springs and guest cabins.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

## 11. Form Prepared By

name/title Priscilla Dorris and Leonard Measures C.G.R.S.

organization

date May 21, 1979

street & number Route 2, Box 002

telephone 615/797-2129

city or town Kingston Springs

state Tennessee 37082

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*Herbert L. Harper*

Herbert L. Harper, Executive Director and State Historic

title Preservation Officer, Tennessee Historical Commission

date 8/2/79

For HCRS use only

I hereby certify that this property is included in the National Register

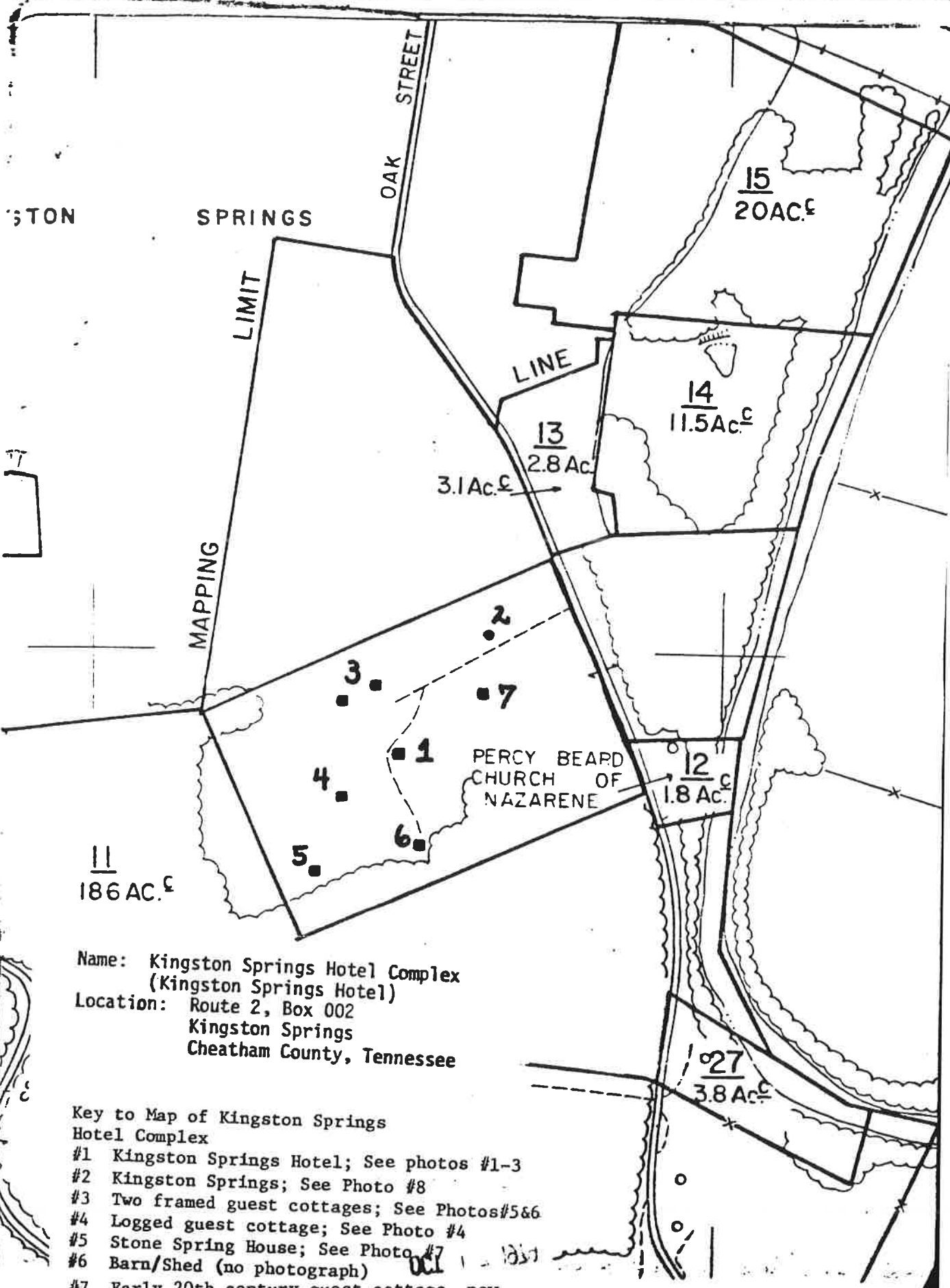
*Carol Shull*  
Keeper of the National Register

date 10-31-79

Attest: *Beth Groves*

date 10/30/79

Chief of Registration



STON

SPRINGS

OAK STREET

15  
20 AC.£

14  
11.5 AC.£

13  
2.8 AC.£

12  
1.8 AC.£

27  
3.8 AC.£

LIMIT  
MAPPING

LINE

PERCY BEARD  
CHURCH OF  
NAZARENE

11  
186 AC.£

Name: Kingston Springs Hotel Complex  
(Kingston Springs Hotel)  
Location: Route 2, Box 002  
Kingston Springs  
Cheatham County, Tennessee

- Key to Map of Kingston Springs  
Hotel Complex
- #1 Kingston Springs Hotel; See photos #1-3
  - #2 Kingston Springs; See Photo #8
  - #3 Two framed guest cottages; See Photos #5&6
  - #4 Logged guest cottage; See Photo #4
  - #5 Stone Spring House; See Photo #7
  - #6 Barn/Shed (no photograph)
  - #7 Early 20th century guest cottage, now used as rental house (no photograph)

13.E.



# Federal Emergency Management Agency

Washington, D.C. 20472

June 2, 2022

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 22-04-3909R

The Honorable Tony Gross  
Mayor, Town of Kingston Springs  
P. O. Box 256  
Kingston Springs, TN 37082

Community Name: Town of Kingston Springs, TN  
Community No.: 470289

104

Dear Mayor Gross:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for your community.

If you have any questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP) in general, or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Federal Emergency Management Agency (FEMA) Regional Office in Atlanta, GA, at (770) 220-5406, or the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

Enclosure:

Conditional Letter of Map Revision Comment Document

cc: John Lawless  
City Manager  
Town of Kingston Springs

D. Wayne Durham, P.E.  
James + Associates, Inc.



# Federal Emergency Management Agency

Washington, D.C. 20472

## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	Town of Kingston Springs Cheatham County Tennessee	BRIDGE FILL DETENTION BASIN	HYDROLOGIC ANALYSIS 1D HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 470289		
IDENTIFIER	Golf Club of Tennessee (Update of CLOMR 22-04-0078R)	APPROXIMATE LATITUDE AND LONGITUDE: 36.073, -87.079 SOURCE: OTHER DATUM: NAD 83	
AFFECTED MAP PANELS			
TYPE: FIRM*	NO.: 47021C0304E	DATE: December 22, 2016	* FIRM - Flood Insurance Rate Map

### FLOODING SOURCE AND REACH DESCRIPTION

Big Brushy Creek – from the confluence with Harpeth River to approximately 1,230 feet upstream of Clubhouse Crossing

### PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Big Brushy Creek	New Bridge	from approximately 3,870 feet downstream of Clubhouse Crossing
	New Detention Basin	from approximately 3,550 feet downstream of Clubhouse Crossing
	Fill Placement	from approximately 5,760 feet downstream of Clubhouse Crossing to approximately 3,240 feet downstream of Clubhouse Crossing

### SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Big Brushy Creek	Zone A**	Zone AE**	YES	YES
	Zone AE**	Zone AE**	YES	YES
	No BFEs*	BFEs*	Establishing BFEs	NONE

\* BFEs - Base (1-percent-annual-chance) Flood Elevations; \*\* Special Flood Hazard Area (SFHA)

### COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood). If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



## Federal Emergency Management Agency

Washington, D.C. 20472

### CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

#### COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling reflecting the existing conditions. For this case, the modeling shows that the proposed project will cause changes in water surface elevations when compared with the existing conditions model without considering backwater effects from Harpeth River. However, since flooding for the area of Big Brushy Creek affected by the proposed project is controlled by backwater effects from Harpeth River, there will be no change in the Base Flood Elevations for Big Brushy Creek when comparing the proposed conditions model with the existing conditions model and effective data.

The table below shows the changes in the base flood water-surface elevations (WSELs)

Base Flood WSEL Comparison Table

Flooding Source: Big Brushy Creek		Base Flood WSEL Change (feet)	Location of maximum change
Proposed vs. Existing	Maximum increase	None	Not applicable
	Maximum decrease	None	Not applicable

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbitt, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



## Federal Emergency Management Agency

Washington, D.C. 20472

### CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

#### COMMUNITY INFORMATION (CONTINUED)

#### DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM, and FIS report. If the project is built as proposed and the data below are received, a revision to the FIRM, and FIS report would be warranted.

- Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Overview and Concurrence Form," must be included. A copy of this form may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>.

- The detailed application and certification forms listed below may be required if as-built conditions differ from the proposed plans. If required, please submit new forms, which may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>, or annotated copies of the previously submitted forms showing the revised information.

Form 2, entitled "Riverine Hydrology and Hydraulics Form." Hydraulic analyses for as-built conditions of the base flood must be submitted with Form 2.

Form 3, entitled "Riverine Structures Form."

- A certified topographic work map showing the revised and effective base floodplain boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach.

- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised base floodplain boundary delineations shown on the submitted work map and how they tie into the base floodplain boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach.

- As-built plans, certified by a registered Professional Engineer, of all proposed project elements.

- Documentation of the individual legal notices sent to property owners who will be affected by any widening or shifting of the base floodplain and/or any BFE establishment along Big Brushy Creek.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbbit".

Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



## Federal Emergency Management Agency

Washington, D.C. 20472

### CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION (CONTINUED)

#### DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

• FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/status/flood-map-related-fees>. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please either forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse  
Attention: LOMR Manager  
3601 Eisenhower Avenue, Suite 500  
Alexandria, Virginia 22304-6426

or submit the LOMR using the Online LOMC portal at: <https://hazards.fema.gov/femaportal/onlinelomc/signin>

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM, and FIS report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick Sacbbit".

Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



## Federal Emergency Management Agency

Washington, D.C. 20472

### CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

#### COMMUNITY INFORMATION (CONTINUED)

#### COMMUNITY REMINDERS

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Jacky Bell  
Director, Mitigation Division  
Federal Emergency Management Agency, Region IV  
Rhodes Building, 3005 Chamblee Tucker Road  
Atlanta, GA 30341  
(770) 220-5406

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick Sacbitt".

Patrick "Rick" F. Sacbitt, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



## Wayne Durham

---

**From:** Arumugam, Kathirvel <kathirvel.arumugam@aecom.com>  
**Sent:** Wednesday, May 11, 2022 9:25 AM  
**To:** 'Jeff Hooper'; Wayne Durham  
**Cc:** Garcia, Earl; Hicks, Phillip; 'Seema Bardhipur'; Chettri, Pradeep; ahowell@cahco.com; File  
**Subject:** RE: Issued Conditional Letter of Map Revision for Town of Kingston Springs, Tennessee, Case No. 22-04-0078R, (1699-03)

Good Morning Jeff,

We agree that backwater effects from Harpeth River will control the area that has maximum increase in Water Surface Elevation (WSEL) (0.1 foot) however even considering backwater effects there are still increase in WSEL of 0.01 foot upstream of where backwater elevation would be controlling.

Thanks,  
Kathir

**Kathirvel Arumugam, CFM**  
**AECOM**, a member of **Compass PTS JV**  
Phone: 1-301-337-2086  
Kathirvel.arumugam@aecom.com

CONFIDENTIALITY NOTICE: The transmission of personally identifiable information (PII) such as an individual's social security number, date and place of birth, and other information that is linked or linkable to the individual is strictly prohibited. Such information should not be included, whether embedded or in an attachment, in any communication sent to this email address. The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or such individual's agent, or if this message has been addressed to you in error, please alert the sender immediately by reply email and then delete this message and any attachments. If you are not the intended recipient, please be advised that any use, dissemination, copying, or storage of this message and any attachments is strictly prohibited.

---

**From:** Jeff Hooper <jeff@bargecauthen.com>  
**Sent:** Tuesday, May 10, 2022 9:06 PM  
**To:** Arumugam, Kathirvel <kathirvel.arumugam@aecom.com>; 'Wayne Durham' <wayne.durham@jamesplus.net>  
**Cc:** Garcia, Earl <Earl.Garcia1@aecom.com>; Hicks, Phillip <Phillip.Hicks@aecom.com>; 'Seema Bardhipur' <seema@leonardjackson.net>; Chettri, Pradeep <pradeep.chettri@aecom.com>; ahowell@cahco.com; File <file@jamesplus.net>  
**Subject:** [EXTERNAL] RE: Issued Conditional Letter of Map Revision for Town of Kingston Springs, Tennessee, Case No. 22-04-0078R, (1699-03)

Thank you Mr. Arumugam.

Please let us know if we can do anything to assist and greatly appreciate any response you can provide before the community meeting Thursday evening.

Jeff



**Jeff Hooper, P.E.**  
Vice President

Office: 615-356-9911  
Direct: 615-324-4208  
Mobile: 615-476-3962

Email: [jeff@bargecauthen.com](mailto:jeff@bargecauthen.com)

6606 Charlotte Pike, Ste. 210  
Nashville, TN 37209

[www.bargecauthen.com](http://www.bargecauthen.com)



**From:** Arumugam, Kathirvel <[kathirvel.arumugam@aecom.com](mailto:kathirvel.arumugam@aecom.com)>  
**Sent:** Tuesday, May 10, 2022 8:00 PM  
**To:** 'Wayne Durham' <[wayne.durham@jamesplus.net](mailto:wayne.durham@jamesplus.net)>  
**Cc:** Garcia, Earl <[Earl.Garcia1@aecom.com](mailto:Earl.Garcia1@aecom.com)>; Hicks, Phillip <[Phillip.Hicks@aecom.com](mailto:Phillip.Hicks@aecom.com)>; 'Seema Bardhipur' <[seema@leonardjackson.net](mailto:seema@leonardjackson.net)>; Chettri, Pradeep <[pradeep.chettri@aecom.com](mailto:pradeep.chettri@aecom.com)>; Jeff Hooper <[jeff@bargecauthen.com](mailto:jeff@bargecauthen.com)>; [ahowell@cahco.com](mailto:ahowell@cahco.com); File <[file@jamesplus.net](mailto:file@jamesplus.net)>  
**Subject:** RE: Issued Conditional Letter of Map Revision for Town of Kingston Springs, Tennessee, Case No. 22-04-0078R, (1699-03)

[EXTERNAL EMAIL]

Dear Mr. Durham,

We will review the submitted information and get back to you soon.

Thanks,  
Kathir

**Kathirvel Arumugam, CFM**  
**AECOM**, a member of **Compass PTS JV**  
Phone: 1-301-337-2086  
[Kathirvel.arumugam@aecom.com](mailto:Kathirvel.arumugam@aecom.com)

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**From:** Wayne Durham <[wayne.durham@jamesplus.net](mailto:wayne.durham@jamesplus.net)>  
**Sent:** Tuesday, May 10, 2022 5:43 PM  
**To:** Arumugam, Kathirvel <[kathirvel.arumugam@aecom.com](mailto:kathirvel.arumugam@aecom.com)>  
**Cc:** Garcia, Earl <[Earl.Garcia1@aecom.com](mailto:Earl.Garcia1@aecom.com)>; Hicks, Phillip <[Phillip.Hicks@aecom.com](mailto:Phillip.Hicks@aecom.com)>; 'Seema Bardhipur' <[seema@leonardjackson.net](mailto:seema@leonardjackson.net)>; Chettri, Pradeep <[pradeep.chettri@aecom.com](mailto:pradeep.chettri@aecom.com)>; Jeff Hooper <[jeff@bargecauthen.com](mailto:jeff@bargecauthen.com)>; [ahowell@cahco.com](mailto:ahowell@cahco.com); File <[file@jamesplus.net](mailto:file@jamesplus.net)>  
**Subject:** [EXTERNAL] Issued Conditional Letter of Map Revision for Town of Kingston Springs, Tennessee, Case No. 22-04-0078R, (1699-03)

Kathirvel,

We are responding to respectively request an update to the CLOMR Comment Document original issued on April 7, 2022, for the referenced Case Number (attached for reference). Page 2 of 5 notes increases/decreases listed with the Base Flood Comparison Table, which we tend to think may have been listed in error. The noted stations fall within a portion of the profile that is subject to backwater effects associated with the confluence of the subject stream (Brush Creek), with that of the Harpeth River (downstream). In order to follow that prescribed by FEMA Guidance Document 80, we developed normal depth models for both the existing and proposed condition. Therefore, final BFE mapping, profiles, and summary listings are based on the profile intersection of model calculated normal depth with that of the

Harpeth River backwater published with the current FIS. For clarity, the stations noted do in fact show differences between that of existing and proposed condition normal depth models. However, since these stations are located within the backwater influence of the Harpeth River, the calculated normal depth WSELs do not appear to be representative of the regulatory BFE. We have attached excerpts from the CLOMR application submittal, with additional plan and profile data to provide a graphical representation of that previously described.

The reason we are requesting this revision, it appears the local community may not allow for the project to proceed to construction based on the current language. Their Floodplain Ordinance does not allow for proposed projects to result in any increases to the BFEs. Based on the previous explanation, we don't really understand why these differences have been noted, and would like to request a review/amendment to the letter provided, as we don't believe there are any changes to published regulatory base flood elevations associated with this project.

One last item, the local community just notified us this morning of their pending disapproval. This project is on the local Planning Commission agenda for Thursday evening, and if there is any way possible to get an updated letter by tomorrow afternoon, that would be greatly appreciated.

We realize this is a significant request, so if there is anything we can do to assist, please feel free to contact us at any time.

Thanks,

D. Wayne Durham, PE, CFM, RLS  
**James + Associates, Inc.**  
P: 615.441.6880 | M: 615.545.4612  
121 North Main Street  
Dickson, TN 37055  
[www.jamesplus.net](http://www.jamesplus.net)

**From:** Arumugam, Kathirvel [<mailto:kathirvel.arumugam@aecom.com>]

**Sent:** Monday, April 11, 2022 10:41 AM

**To:** 'tgross@kingstonsprings-tn.gov' <[tgross@kingstonsprings-tn.gov](mailto:tgross@kingstonsprings-tn.gov)>

**Cc:** 'jlawless@kingstonsprings-tn.gov' <[jlawless@kingstonsprings-tn.gov](mailto:jlawless@kingstonsprings-tn.gov)>; Wayne Durham <[wayne.durham@jamesplus.net](mailto:wayne.durham@jamesplus.net)>; Garcia, Earl <[Earl.Garcia1@aecom.com](mailto:Earl.Garcia1@aecom.com)>; Hicks, Phillip <[Phillip.Hicks@aecom.com](mailto:Phillip.Hicks@aecom.com)>; 'Seema Bardhipur' <[seema@leonardjackson.net](mailto:seema@leonardjackson.net)>; Chettri, Pradeep <[pradeep.chettri@aecom.com](mailto:pradeep.chettri@aecom.com)>

**Subject:** Issued Conditional Letter of Map Revision for Town of Kingston Springs, Tennessee, Case No. 21-04-2703P

Attention:

The Honorable Tony Gross  
Mayor, Town of Kingston Springs

Dear Mayor Gross:

On behalf of the Federal Emergency Management Agency, we are providing a pdf copy of the Conditional Letter of Map Revision (CLOMR) affecting your community, for your use and information. The original hardcopies of this CLOMR, dated April 7, 2022, have been mailed to all the recipients and should be delivered in the next several days. This electronic copy is being provided as a courtesy copy.

If you have any questions related to this CLOMR, please feel free to contact the undersigned by either email or telephone.

If you have any other questions regarding flood hazard mapping or insurance for the National Flood Insurance Program (NFIP), please e-mail [FEMA-FMIX@fema.dhs.gov](mailto:FEMA-FMIX@fema.dhs.gov), or call the FEMA Mapping and Insurance eXchange (FMIX) at 1-877-FEMA-MAP (1-877-336-2627).

Thank you.

Kathirvel Arumugam, CFM  
**AECOM**, a member of **Compass PTS JV**  
**FEMA - Production and Technical Services (PTS) Contractor**  
12420 Milestone Center Drive, Suite 150  
Germantown, MD, 20876, USA  
D +1-301-337-2086  
[kathirvel.arumugam@aecom.com](mailto:kathirvel.arumugam@aecom.com)

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**JUSTICE COUNTY ZONING ORDINANCE**

Zone	Min. Lot Size	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Height	Max. Floor Area	Max. Lot Coverage
Residential Single-Family (RS)	10,000 sq. ft.	10 ft.	5 ft.	5 ft.	35 ft.	10,000 sq. ft.	30%
Residential Medium-Density (RM)	5,000 sq. ft.	10 ft.	5 ft.	5 ft.	35 ft.	5,000 sq. ft.	30%
Residential High-Density (RH)	3,000 sq. ft.	10 ft.	5 ft.	5 ft.	35 ft.	3,000 sq. ft.	30%
Commercial (C)	5,000 sq. ft.	10 ft.	5 ft.	5 ft.	35 ft.	5,000 sq. ft.	30%
Industrial (I)	10,000 sq. ft.	10 ft.	5 ft.	5 ft.	35 ft.	10,000 sq. ft.	30%

**NOTES:**

1. THE ZONING DISTRICTS ARE SHOWN ON THE ATTACHED ZONING MAP.
2. THE ZONING DISTRICTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
3. THE ZONING DISTRICTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
4. THE ZONING DISTRICTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
5. THE ZONING DISTRICTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

**LEGEND:**

- EXISTING ROADWAY
- PROPOSED ROADWAY
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT CORNER
- PROPOSED LOT CORNER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ENCROACHMENT
- PROPOSED ENCROACHMENT
- EXISTING OBSTACLE
- PROPOSED OBSTACLE
- EXISTING TREES
- PROPOSED TREES
- EXISTING FENCES
- PROPOSED FENCES
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE

**PROPERTY INFORMATION:**

OWNER: [Name]

ADDRESS: [Address]

APNO: [APNO]

SECTION: [Section]

TOWNSHIP: [Township]

COUNTY: [County]

**PROJECT INFORMATION:**

PROJECT NAME: [Project Name]

DATE: [Date]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

**SCALE:** 1" = 200'

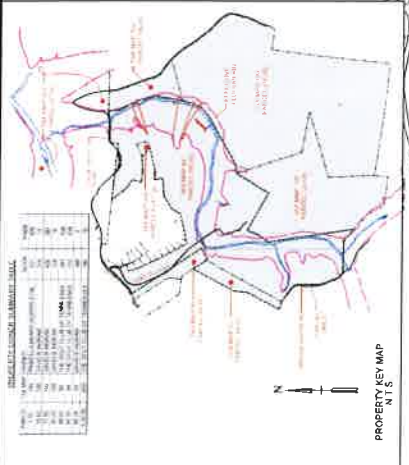
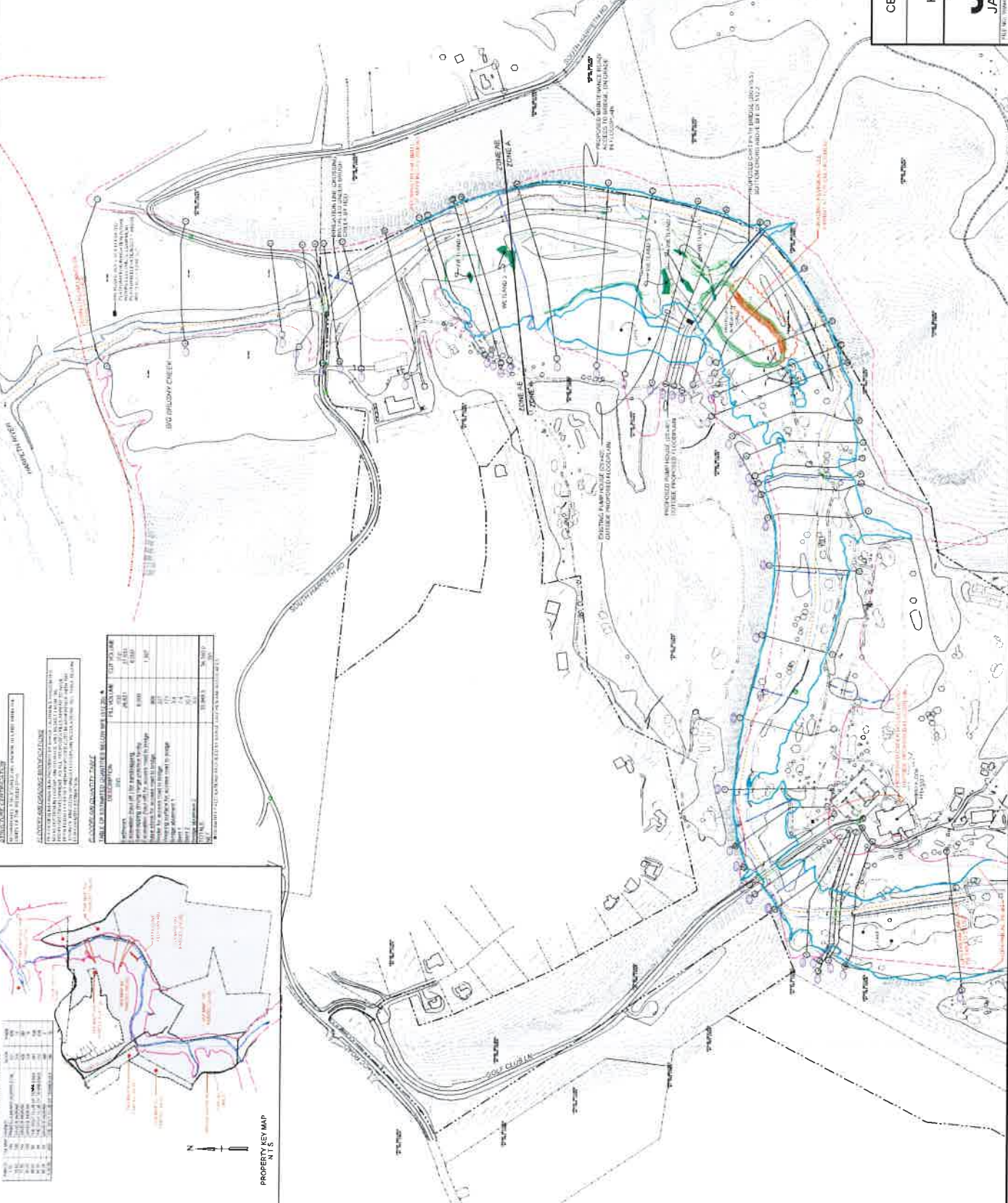
**NORTH:** [North Arrow]

**CERTIFIED TOPOGRAPHIC BASE MAP**

**GOLF CLUB OF TENNESSEE**

**KINGSTON SPRINGS, TENNESSEE**

**JAMES + ASSOCIATES, INC.**



**ADDITIONAL NOTES:**

1. [Note 1]
2. [Note 2]
3. [Note 3]

**TABLE OF ELEVATIONS:**

Point	Elevation (ft.)
Point A	100.00
Point B	105.00
Point C	110.00
Point D	115.00
Point E	120.00

**PROPERTY INFORMATION:**

OWNER: [Name]

ADDRESS: [Address]

APNO: [APNO]

SECTION: [Section]

TOWNSHIP: [Township]

COUNTY: [County]

**PROJECT INFORMATION:**

PROJECT NAME: [Project Name]

DATE: [Date]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

**SCALE:** 1" = 200'

**NORTH:** [North Arrow]

**CERTIFIED TOPOGRAPHIC BASE MAP**

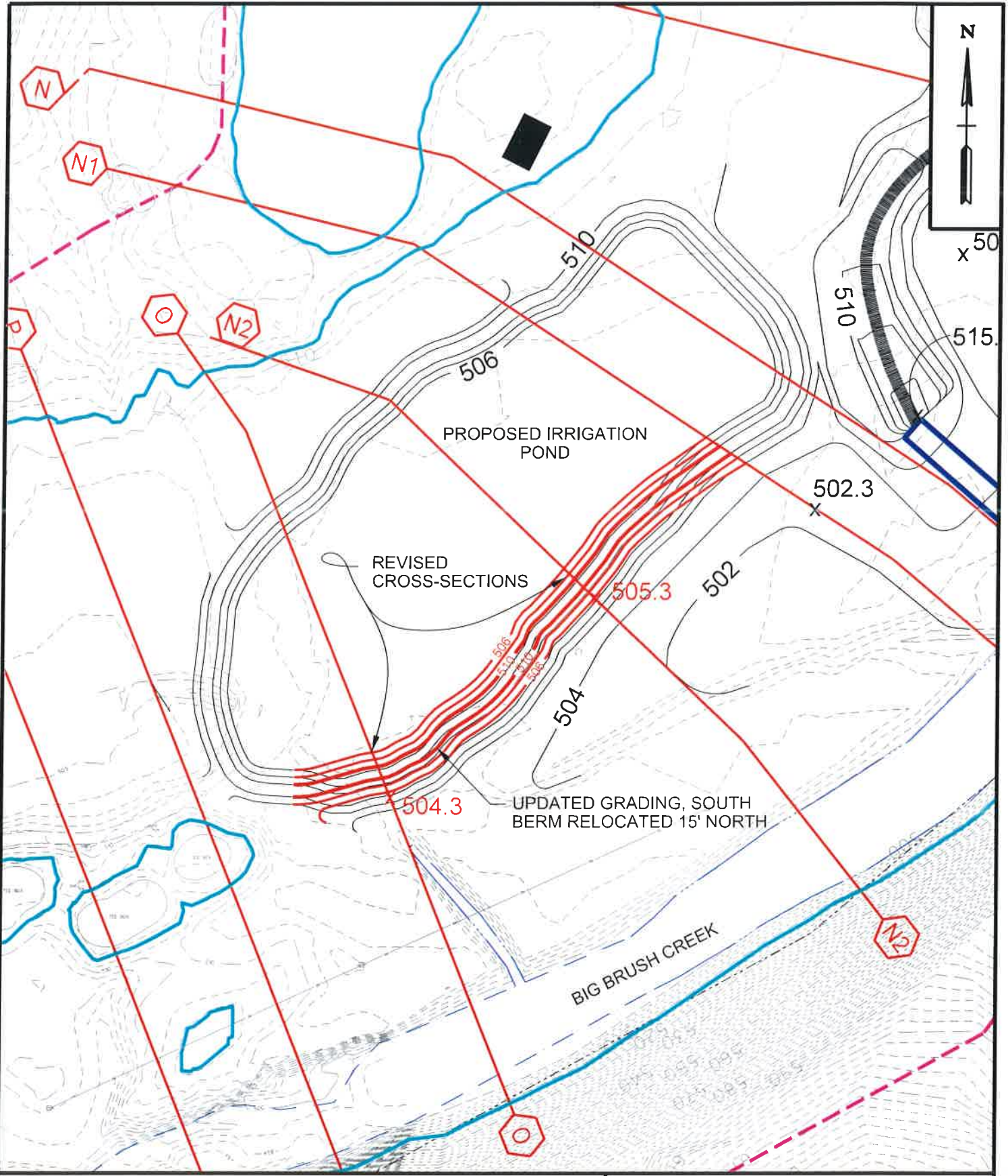
**GOLF CLUB OF TENNESSEE**

**KINGSTON SPRINGS, TENNESSEE**

**JAMES + ASSOCIATES, INC.**

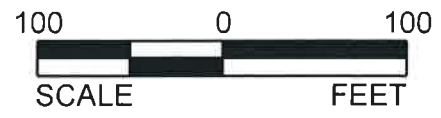
**NOTES:**

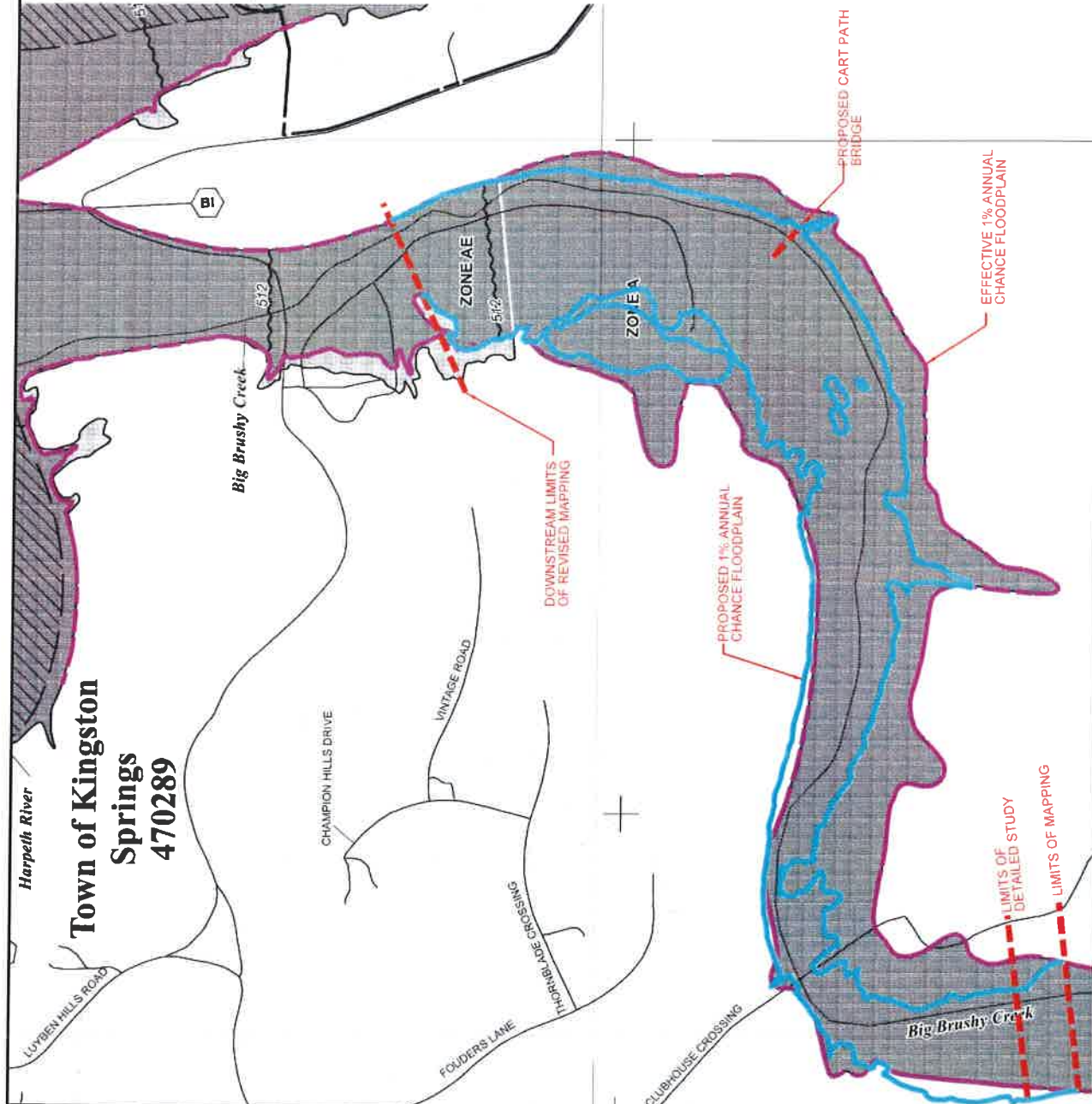
1. [Note 1]
2. [Note 2]
3. [Note 3]



**EXHIBIT A1**  
**REVISED GRADING ENLARGEMENT**

MAY 18, 2022



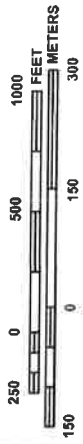


JOINS PANE

39°2'00" N



MAP SCALE 1" = 500'



**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0304E

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**CHEATHAM COUNTY,**  
**TENNESSEE**  
**(AND INCORPORATED AREAS)**

**PANEL 304 OF 316**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CHEATHAM COUNTY	470026	0304	E
KINGSTON SPRINGS	470289	0304	E
TOWN OF PEGRAM,	470281	0304	E
TOWN OF			

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

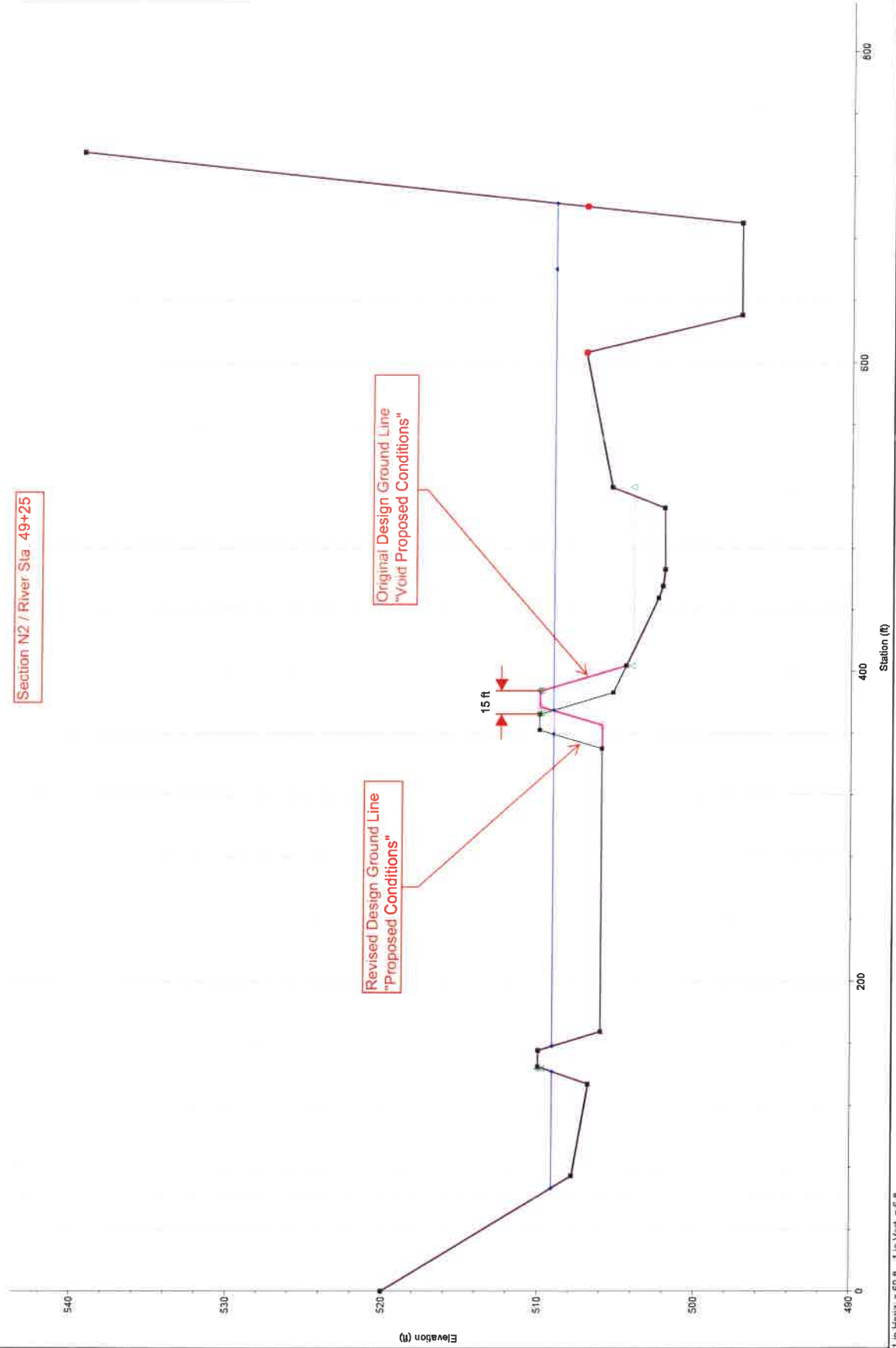


**MAP NUMBER**  
**47021C0304E**  
**MAP REVISED**  
**DECEMBER 22, 2016**  
 Federal Emergency Management Agency

Golf Club of TN LOMR Plan: 1) Prop Cond 2) VOID Pr Cond  
 Section N2 - Modified Proposed

Section N2 / River Sta 49+25

Legend	
WS 100yr - Prop Cond	→
WS 100yr - VOID Pr Cond	→
Ground - VOID Pr Cond	—
Ground - VOID Pr Cond	—
Ineff - VOID Pr Cond	△
Bank Sta - VOID Pr Cond	●
- Prop Cond	—
Ground - Prop Cond	—
Ineff - Prop Cond	△
Bank Sta - Prop Cond	●



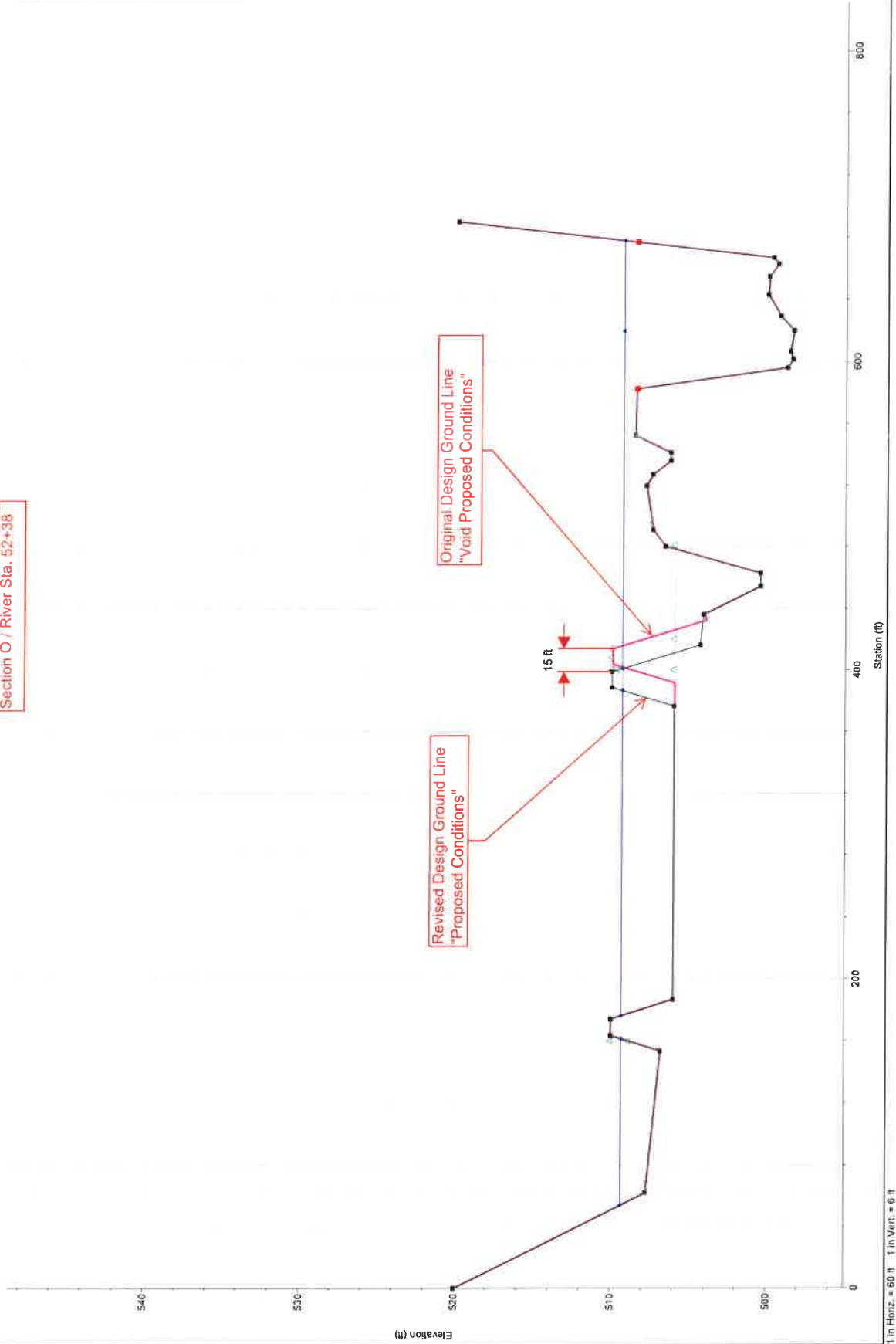
1 in Horiz. = 60 ft 1 in Vert. = 6 ft



Golf Club of TN LOMR Plan: 1) Prop Cond 2) VOID Pr Cond  
 Section O - Modified Proposed

Section O / River Sta. 52+38

Legend	
WS 100yr - VOID Pr Cond	●
WS 100yr - Prop Cond	●
- VOID Pr Cond	—
Ground - VOID Pr Cond	—
Ineff - VOID Pr Cond	—
Bank Sta - VOID Pr Cond	●
- Prop Cond	—
Ground - Prop Cond	●
Ineff - Prop Cond	●
Bank Sta - Prop Cond	●



1 in Horiz. = 60 ft 1 in Vert. = 6 ft

**Addendum Table A1 - Water Surface Elevation Summary**

Section	River Sta.	WSEL 1% ACF (100yr)		Difference (ft)	
		Existing Conditions (NAVD)	Proposed Conditions (NAVD)	Proposed Minus Existing	
A	654	500.22	500.24	0.02	<b>Harpeth River Backwater Elev. 512.2</b>
B	1162	501.39	501.41	0.02	
C	1712	502.40	502.41	0.01	
D	1894	502.70	502.71	0.01	
E SOUTH HARPETH RD	1966				
F	2018	505.06	505.06	0.00	
G	2194	505.95	505.95	0.00	
H	2452	506.28	506.28	0.00	
I	2670	506.51	506.52	0.01	
I-1	2720	506.64	506.71	0.07	
I-2	2880	506.93	506.91	-0.02	
J	2930	507.00	507.02	0.02	
K	3252	507.29	507.14	-0.15	
L	3745	507.82	507.41	-0.41	
L-1	3995	508.06	507.55	-0.51	
M	4245	508.67	507.76	-0.91	
M-1	4410	508.91	508.02	-0.89	
M-2	4610	509.11	508.47	-0.64	
PROPOSED BRIDGE	4623				
N	4635	509.57	508.66	-0.91	
N1	4710	509.77	509.03	-0.74	
N2	4925	509.97	509.12	-0.85	
O	5238	510.16	509.35	-0.81	
P	5383	510.18	510.19	0.01	
Q	5489	510.36	510.37	0.01	
R	5779	511.00	511.00	0.00	
S	5932	511.13	511.13	0.00	
T	6075	511.22	511.22	0.00	
T1 CART PATH BRIDGE	6125				
U	6202	512.52	512.52	0.00	<b>Normal Depth Controlling</b>
V	6356	512.65	512.65	0.00	
W	6655	512.91	512.91	0.00	
X	7109	513.35	513.35	0.00	
Y	7628	514.34	514.34	0.00	
Z	8022	514.78	514.78	0.00	
AA	8306	516.54	516.54	0.00	
AB	8477	516.93	516.93	0.00	
AC GOLF CLUB LANE	8533				
AD	8593	517.79	517.79	0.00	
AE	8729	518.24	518.24	0.00	
AF	8894	518.33	518.33	0.00	
AG	9018	518.62	518.62	0.00	
AH CART PATH BRIDGE	9045				
AI	9071	518.79	518.79	0.00	
AJ	9152	519.00	519.00	0.00	
AK	9703	519.55	519.55	0.00	

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	654	100yr	Existing Cond	8656.00	487.27	500.22	495.17	500.65	0.001996	5.76	1978.59	797.92	0.33
1	654	100yr	VOID Pr Cond	8656.00	487.27	500.24	495.17	500.68	0.001996	5.77	1926.78	771.63	0.33
1	654	100yr	Prop Cond	8656.00	487.27	500.24	495.17	500.68	0.001996	5.77	1926.78	771.63	0.33
1	1162	100yr	Existing Cond	8656.00	490.16	501.39		501.74	0.002175	5.45	1962.84	562.86	0.34
1	1162	100yr	VOID Pr Cond	8656.00	490.16	501.41		501.76	0.002138	5.42	1974.57	563.06	0.33
1	1162	100yr	Prop Cond	8656.00	490.16	501.41		501.76	0.002138	5.42	1974.57	563.06	0.33
1	1712	100yr	Existing Cond	8656.00	488.70	502.40		502.89	0.001909	6.18	1725.00	391.50	0.33
1	1712	100yr	VOID Pr Cond	8656.00	488.70	502.41		502.89	0.001902	6.17	1727.80	392.01	0.33
1	1712	100yr	Prop Cond	8656.00	488.70	502.41		502.89	0.001902	6.17	1727.80	392.01	0.33
1	1894	100yr	Existing Cond	8656.00	491.19	502.70		503.55	0.003921	8.12	1407.18	459.49	0.47
1	1894	100yr	VOID Pr Cond	8656.00	491.19	502.71		503.55	0.003905	8.11	1409.53	459.52	0.47
1	1894	100yr	Prop Cond	8656.00	491.19	502.71		503.55	0.003905	8.11	1409.53	459.52	0.47
1	1966		Bridge										
1	2018	100yr	Existing Cond	8656.00	491.30	505.06	500.70	505.84	0.002744	8.33	1961.58	348.48	0.41
1	2018	100yr	VOID Pr Cond	8656.00	491.30	505.06	500.70	505.84	0.002742	8.33	1962.01	348.48	0.41
1	2018	100yr	Prop Cond	8656.00	491.30	505.06	500.70	505.84	0.002742	8.33	1962.01	348.48	0.41
1	2194	100yr	Existing Cond	8656.00	491.32	505.95		506.26	0.001137	5.29	2715.76	356.51	0.26
1	2194	100yr	VOID Pr Cond	8656.00	491.32	505.95		506.26	0.001136	5.29	2716.03	356.52	0.26
1	2194	100yr	Prop Cond	8656.00	491.32	505.95		506.26	0.001136	5.29	2716.03	356.52	0.26
1	2452	100yr	Existing Cond	8656.00	493.36	506.28		506.55	0.001103	5.02	2545.96	388.68	0.26
1	2452	100yr	VOID Pr Cond	8656.00	493.36	506.28		506.55	0.001103	5.02	2546.22	388.71	0.26
1	2452	100yr	Prop Cond	8656.00	493.36	506.28		506.55	0.001103	5.02	2546.22	388.71	0.26
1	2670	100yr	Existing Cond	8656.00	491.88	506.51		506.87	0.001605	5.71	2547.05	367.92	0.30
1	2670	100yr	VOID Pr Cond	8656.00	491.88	506.52		506.87	0.001605	5.71	2547.26	367.93	0.30
1	2670	100yr	Prop Cond	8656.00	491.88	506.52		506.87	0.001605	5.71	2547.26	367.93	0.30
1	2720	100yr	Existing Cond	8656.00	491.88	506.64	502.16	506.95	0.001440	5.44	2738.92	406.87	0.29
1	2720	100yr	VOID Pr Cond	8656.00	491.88	506.71		506.94	0.001059	4.69	2478.85	407.20	0.25
1	2720	100yr	Prop Cond	8656.00	491.88	506.71		506.94	0.001059	4.69	2478.85	407.20	0.25
1	2880	100yr	Existing Cond	8656.00	493.43	506.93		507.14	0.000900	4.23	3257.92	564.39	0.23
1	2880	100yr	VOID Pr Cond	8656.00	493.43	506.91		507.09	0.000730	3.81	2642.95	563.46	0.20
1	2880	100yr	Prop Cond	8656.00	493.43	506.91		507.09	0.000730	3.81	2642.95	563.46	0.20
1	2930	100yr	Existing Cond	8656.00	493.43	507.00		507.19	0.000839	4.10	3394.34	579.76	0.22
1	2930	100yr	VOID Pr Cond	8656.00	493.43	507.02		507.13	0.000368	2.72	3357.90	581.22	0.15
1	2930	100yr	Prop Cond	8656.00	493.43	507.02		507.13	0.000368	2.72	3357.90	581.22	0.15
1	3252	100yr	Existing Cond	8656.00	492.82	507.29		507.53	0.001257	5.41	3231.65	526.92	0.27
1	3252	100yr	VOID Pr Cond	8656.00	492.82	507.14		507.29	0.000612	3.74	2836.76	657.56	0.19
1	3252	100yr	Prop Cond	8656.00	492.82	507.14		507.29	0.000612	3.74	2836.76	657.56	0.19
1	3745	100yr	Existing Cond	8656.00	494.00	507.82		508.07	0.001137	4.89	3044.26	477.00	0.26
1	3745	100yr	VOID Pr Cond	8656.00	494.00	507.41		507.57	0.000656	3.62	2673.80	544.55	0.19
1	3745	100yr	Prop Cond	8656.00	494.00	507.41		507.57	0.000656	3.62	2673.80	544.55	0.19
1	3995	100yr	Existing Cond	8656.00	496.00	508.06		508.51	0.002301	6.47	2149.64	420.25	0.36
1	3995	100yr	VOID Pr Cond	8656.00	496.00	507.55		507.78	0.000979	4.08	2296.38	503.70	0.23
1	3995	100yr	Prop Cond	8656.00	496.00	507.55		507.78	0.000979	4.08	2296.38	503.70	0.23
1	4245	100yr	Existing Cond	8656.00	496.39	508.67		509.00	0.001684	5.66	2352.66	465.78	0.30
1	4245	100yr	VOID Pr Cond	8656.00	496.39	507.76		508.12	0.001713	5.38	1842.98	442.80	0.30
1	4245	100yr	Prop Cond	8656.00	496.39	507.76		508.12	0.001713	5.38	1842.98	442.80	0.30
1	4410	100yr	Existing Cond	8656.00	496.50	508.91		509.29	0.001985	5.60	2226.33	496.92	0.33
1	4410	100yr	VOID Pr Cond	8656.00	496.50	508.02		508.52	0.002832	6.24	1624.35	472.57	0.38
1	4410	100yr	Prop Cond	8656.00	496.50	508.02		508.52	0.002832	6.24	1624.35	472.57	0.38
1	4610	100yr	Existing Cond	8656.00	496.07	509.11		509.78	0.002463	7.21	2123.21	555.79	0.38
1	4610	100yr	VOID Pr Cond	8656.00	496.07	508.47		508.99	0.002279	6.11	1519.27	403.70	0.36
1	4610	100yr	Prop Cond	8656.00	496.07	508.47		508.99	0.002279	6.11	1519.27	403.70	0.36
1	4635	100yr	Existing Cond	8656.00	496.07	509.57		509.87	0.001257	5.25	2535.10	600.97	0.27
1	4635	100yr	VOID Pr Cond	8656.00	496.07	508.66	505.23	509.10	0.001761	5.88	1703.71	533.95	0.32
1	4635	100yr	Prop Cond	8656.00	496.07	508.66	505.23	509.10	0.001761	5.88	1703.71	533.95	0.32
1	4710	100yr	Existing Cond	8656.00	496.07	509.77		509.96	0.000833	4.44	3072.29	639.37	0.23
1	4710	100yr	VOID Pr Cond	8656.00	496.07	509.03		509.24	0.000572	3.52	2358.54	599.88	0.19
1	4710	100yr	Prop Cond	8656.00	496.07	509.03		509.24	0.000572	3.52	2358.54	599.88	0.19
1	4925	100yr	Existing Cond	8656.00	497.18	509.97		510.11	0.000707	3.74	3353.38	642.08	0.20

HEC-RAS River: Big Brushy Creek Reach: 1 Profile: 100yr (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	4925	100yr	VOID Pr Cond	8656.00	497.18	509.11		509.43	0.001323	4.84	1932.54	604.15	0.27
1	4925	100yr	Prop Cond	8656.00	497.18	509.12		509.42	0.001229	4.67	2000.05	604.35	0.26
1	5238	100yr	Existing Cond	8656.00	498.39	510.16		510.31	0.000900	3.90	3129.71	629.15	0.22
1	5238	100yr	VOID Pr Cond	8656.00	498.39	509.36		510.18	0.004252	8.01	1429.82	595.51	0.47
1	5238	100yr	Prop Cond	8656.00	498.39	509.35		510.12	0.004093	7.85	1474.96	595.26	0.46
1	5383	100yr	Existing Cond	8656.00	497.93	510.18		510.58	0.002180	5.87	1962.62	499.64	0.34
1	5383	100yr	VOID Pr Cond	8656.00	497.93	510.27		510.64	0.002082	5.77	1995.65	504.09	0.33
1	5383	100yr	Prop Cond	8656.00	497.93	510.19		510.58	0.002170	5.87	1965.78	500.06	0.34
1	5489	100yr	Existing Cond	8656.00	496.04	510.36		510.83	0.002185	6.46	1738.16	401.49	0.34
1	5489	100yr	VOID Pr Cond	8656.00	496.04	510.42		510.90	0.002197	6.50	1756.83	421.16	0.34
1	5489	100yr	Prop Cond	8656.00	496.04	510.37		510.84	0.002178	6.45	1739.96	401.79	0.34
1	5779	100yr	Existing Cond	8656.00	500.28	511.00		511.21	0.001026	4.63	2760.51	509.14	0.27
1	5779	100yr	VOID Pr Cond	8656.00	500.28	511.07		511.27	0.000989	4.56	2794.87	509.71	0.26
1	5779	100yr	Prop Cond	8656.00	500.28	511.00		511.21	0.001024	4.62	2762.81	509.17	0.27
1	5932	100yr	Existing Cond	8656.00	498.43	511.13		511.50	0.001471	5.72	2022.65	400.41	0.32
1	5932	100yr	VOID Pr Cond	8656.00	498.43	511.19		511.55	0.001423	5.65	2046.84	402.12	0.32
1	5932	100yr	Prop Cond	8656.00	498.43	511.13		511.50	0.001466	5.71	2024.26	400.52	0.32
1	6075	100yr	Existing Cond	8656.00	498.84	511.22		512.00	0.003074	8.23	1336.00	327.78	0.46
1	6075	100yr	VOID Pr Cond	8656.00	498.84	511.28		512.03	0.002977	8.13	1355.15	332.58	0.45
1	6075	100yr	Prop Cond	8656.00	498.84	511.22		512.00	0.003068	8.22	1337.25	328.10	0.46
1	6125		Bridge										
1	6202	100yr	Existing Cond	8656.00	498.72	512.52	509.28	512.75	0.000785	4.32	2260.62	513.26	0.24
1	6202	100yr	VOID Pr Cond	8656.00	498.72	512.53	509.28	512.76	0.000780	4.31	2265.68	513.36	0.23
1	6202	100yr	Prop Cond	8656.00	498.72	512.52	509.28	512.75	0.000785	4.32	2261.00	513.26	0.24
1	6356	100yr	Existing Cond	8656.00	499.31	512.65		512.87	0.000648	4.06	2543.43	519.08	0.21
1	6356	100yr	VOID Pr Cond	8656.00	499.31	512.66		512.88	0.000644	4.05	2548.97	519.12	0.21
1	6356	100yr	Prop Cond	8656.00	499.31	512.65		512.87	0.000648	4.06	2543.81	519.09	0.21
1	6655	100yr	Existing Cond	8656.00	501.73	512.91		513.11	0.000983	4.31	2584.91	422.92	0.26
1	6655	100yr	VOID Pr Cond	8656.00	501.73	512.92		513.11	0.000979	4.30	2588.70	423.04	0.26
1	6655	100yr	Prop Cond	8656.00	501.73	512.91		513.11	0.000983	4.31	2585.19	422.93	0.26
1	7109	100yr	Existing Cond	8656.00	502.70	513.35		513.80	0.002134	6.63	1825.34	359.34	0.38
1	7109	100yr	VOID Pr Cond	8656.00	502.70	513.35		513.80	0.002126	6.62	1827.74	359.35	0.38
1	7109	100yr	Prop Cond	8656.00	502.70	513.35		513.80	0.002133	6.63	1825.55	359.34	0.38
1	7628	100yr	Existing Cond	8656.00	503.20	514.34		514.92	0.002124	6.50	1543.48	277.35	0.38
1	7628	100yr	VOID Pr Cond	8656.00	503.20	514.34		514.92	0.002120	6.50	1544.44	277.42	0.38
1	7628	100yr	Prop Cond	8656.00	503.20	514.34		514.92	0.002124	6.50	1543.56	277.36	0.38
1	8022	100yr	Existing Cond	8656.00	501.90	514.78		516.41	0.004525	10.25	845.82	84.19	0.56
1	8022	100yr	VOID Pr Cond	8656.00	501.90	514.78		516.41	0.004522	10.25	845.98	84.19	0.56
1	8022	100yr	Prop Cond	8656.00	501.90	514.78		516.41	0.004524	10.25	845.84	84.19	0.56
1	8306	100yr	Existing Cond	8656.00	504.00	516.54		517.40	0.002409	7.75	1350.45	392.21	0.42
1	8306	100yr	VOID Pr Cond	8656.00	504.00	516.54		517.41	0.002408	7.75	1350.62	392.26	0.42
1	8306	100yr	Prop Cond	8656.00	504.00	516.54		517.40	0.002409	7.75	1350.46	392.22	0.42
1	8477	100yr	Existing Cond	8656.00	502.60	516.93		517.81	0.002212	7.96	1367.99	327.55	0.41
1	8477	100yr	VOID Pr Cond	8656.00	502.60	516.93		517.81	0.002212	7.96	1368.13	327.55	0.41
1	8477	100yr	Prop Cond	8656.00	502.60	516.93		517.81	0.002212	7.96	1368.00	327.55	0.41
1	8533		Bridge										
1	8593	100yr	Existing Cond	8656.00	501.80	517.79	511.58	518.36	0.001298	6.47	1780.62	263.59	0.32
1	8593	100yr	VOID Pr Cond	8656.00	501.80	517.79	511.58	518.36	0.001298	6.47	1780.76	263.63	0.32
1	8593	100yr	Prop Cond	8656.00	501.80	517.79	511.58	518.36	0.001298	6.47	1780.62	263.59	0.32
1	8729	100yr	Existing Cond	8656.00	503.80	518.24		518.60	0.001255	5.83	1966.35	258.80	0.30
1	8729	100yr	VOID Pr Cond	8656.00	503.80	518.24		518.60	0.001255	5.83	1966.52	258.81	0.30
1	8729	100yr	Prop Cond	8656.00	503.80	518.24		518.60	0.001255	5.83	1966.35	258.80	0.30
1	8894	100yr	Existing Cond	8656.00	504.50	518.33		518.81	0.001453	6.46	1775.65	282.17	0.33
1	8894	100yr	VOID Pr Cond	8656.00	504.50	518.33		518.81	0.001453	6.46	1775.82	282.19	0.33
1	8894	100yr	Prop Cond	8656.00	504.50	518.33		518.81	0.001453	6.46	1775.65	282.17	0.33
1	9018	100yr	Existing Cond	8656.00	505.20	518.62		518.99	0.001299	6.06	2118.23	350.00	0.31
1	9018	100yr	VOID Pr Cond	8656.00	505.20	518.63		518.99	0.001299	6.06	2118.40	350.01	0.31
1	9018	100yr	Prop Cond	8656.00	505.20	518.62		518.99	0.001299	6.06	2118.23	350.00	0.31

HEC-RAS River: Big Brushy Creek Reach: 1 Profile: 100yr (Continued)

Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	9045			Bridge									
1	9071	100yr	Existing Cond	8656.00	506.20	518.79	514.90	519.16	0.001315	5.99	2116.16	298.49	0.31
1	9071	100yr	VOID Pr Cond	8656.00	506.20	518.79	514.90	519.16	0.001315	5.99	2116.29	298.49	0.31
1	9071	100yr	Prop Cond	8656.00	506.20	518.79	514.90	519.16	0.001315	5.99	2116.16	298.49	0.31
1	9152	100yr	Existing Cond	8656.00	506.20	519.00		519.26	0.000959	5.07	2454.43	379.24	0.26
1	9152	100yr	VOID Pr Cond	8656.00	506.20	519.00		519.26	0.000958	5.07	2454.55	379.24	0.26
1	9152	100yr	Prop Cond	8656.00	506.20	519.00		519.26	0.000959	5.07	2454.43	379.24	0.26
1	9703	100yr	Existing Cond	8656.00	507.50	519.55		519.70	0.000604	3.86	2967.64	540.68	0.21
1	9703	100yr	VOID Pr Cond	8656.00	507.50	519.55		519.70	0.000604	3.86	2967.77	540.68	0.21
1	9703	100yr	Prop Cond	8656.00	507.50	519.55		519.70	0.000604	3.86	2967.64	540.68	0.21



# Department Reports

Kingston Springs, Tennessee

June  
2022



# Monthly Departmental Update

June

2022

## CODES DEPARTMENT MONTHLY REPORT

Description	Address	Main Status
Junk Autos, debris throughout the property	Walnut Drive	Pending. Working with property owner.
Livestock in town limits	Hillcrest Drive	Certified Letter issued
Trash and Debris	Martin Court	Property owner notified, property being cleaned.
Storing materials in front of commercial business	Luyben Hills Road	Improved. Working with property owner.



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# Monthly Departmental Update

June 2022

## **PARKS DEPARTMENT MONTHLY REPORT**

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### **Projects/Items in the Works:**

- Splashpad is up and running. Still working on some maintenance kinks but overall, everything is great.
- Preparing for the fishing rodeo on June 11<sup>th</sup>.
- Benches and trashcans have been ordered for around the splashpad.
- Preparing curriculum for Summer Camps.

### **Other Notes:**

- Seniors will have bingo on the 1<sup>st</sup> & 3<sup>rd</sup> Monday's at 10:00
- June luncheon will be on 6/16/22 at the Activity Center.
- Fishing Rodeo will be held on June 11<sup>th</sup>.
- Summer Camps July 11-22.





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# Monthly Departmental Update

June 2022

## **POLICE/FIRE DEPARTMENT MONTHLY REPORT**

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### **Projects/Items Completed this Month:**

#### **Fire Department**

- Fire Department received Swift water boats and have them in service
- Police Department
- Officer Palazzi had to have the Air conditioning in his patrol car replaced

### **Projects/Items in the Works:**

### **Other Notes:**

Kingston Springs Police Department  
Monthly Report Worksheet

TYPE OF CALL	MONTH'S TOTAL
TRAFFIC CITATIONS ISSUED	17
MISDEMEANOR CITATIONS ISSUED	14
10-14 ESCORT	4
10-15 ARREST	5
10-17 SERVE WARRANT	3
10-27 BURGLARY	1
10-42 ALARM	3
10-43 REQUEST FOR OFFICER / INVESTIGATION	67
10-43 MOTORIST / CITIZEN ASSIST	9
10-44 STOLEN VEHICLE	2
10-45 VEHICLE CRASH (non-injury)	6
10-46 VEHICLE CRASH (with injuries)	
10-49 DRIVING UNDER THE INFLUENCE	
10-52 ROBBERY	
10-58 PUBLIC INTOXICATION	
10-59 FIGHT/ASSAULT	
10-62 DECEASED PERSON	
10-71 SCHOOL ZONE TRAFFIC	1
10-72 FIRE CALL	12
10-72b FIRE CALL (medical)	18
10-80 EXTRA PATROL	24
10-81 TRAFFIC STOP	95
18-84 Drugs Recovered	5
10-82 MUTUAL AID	23
10-86 DOMESTIC ASSAULT	2
10-94 SUICIDE/ATTEMPTED SUICIDE	

Total Calls: MAY 2022

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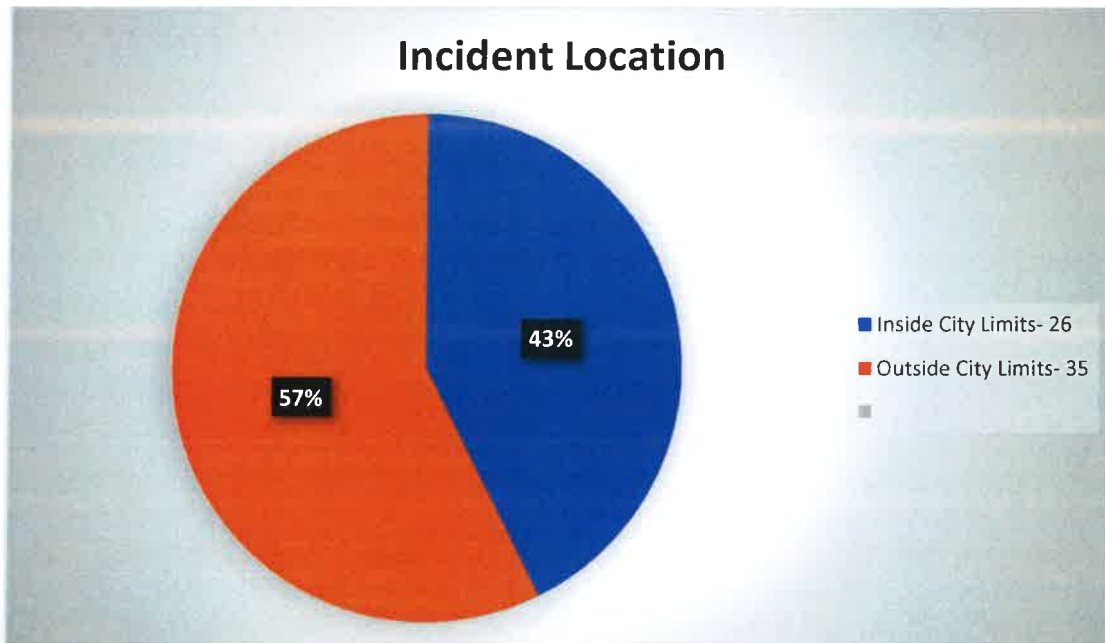
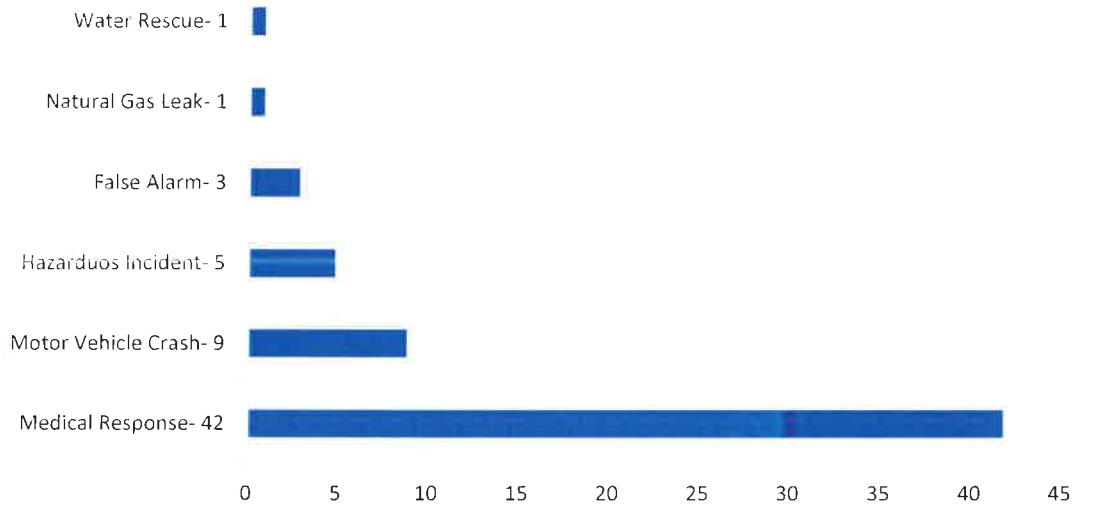


# Kingston Springs Volunteer Fire Department

## Incident Response for May 2022

KSVFD responded to 61 calls in the month of May with an average response time of 7 minutes. Below is a breakdown of incident type and location.

### Incident Type





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# Monthly Departmental Update

June 2022

## **PUBLIC WORKS DEPARTMENT MONTHLY REPORT**

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### **Projects/Items Completed this Month**

- General maintenance on equipment and trucks
- Patching potholes
- Grass cutting
- Worked on the dirt around splash pad
- Picked up and installed 6 pallets of sod at Burns Park
- Put out grass seed and 40 bales of straw
- Watered sod at Burns Park
- Built stage at Farmers Market
- Spread gravel and dirt at Farmers Market
- Installed new Speed Limit signs on West Kingston and Main Street
- Trimmed trees at Burns Park
- Cut roadsides
- Installed three benches around walking track at Burns Park
- Put up sunshades at City Park
- Removed three trees from roadway after a storm .
- Sprayed weeds on the sidewalks

### **Projects/Items in the Works:**

- Set the wood statue at Library
- Bush hogging at Burns Park
- Clean up around Public Works
- 36" culvert replacement on Merry Log
- Edging side walks all across town



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# Monthly Departmental Update

June 2022

## WASTEWATER DEPARTMENT MONTHLY REPORT

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### Projects/Items Completed this Month:

- 11 Sewer Calls
- 3 tanks pumped
- 2 step pump repaired
- 2 broken lines replaced
- Replaced broken scale and set new tank in chlorine room to prevent future bleach spills.
- Repaired Float tree on Mt. Pleasant Road Pumpstation.
- Repaired effluent line on Acorn Court Bypass.

### Projects/Items In Progress

- Locate line on E.K.S. Road for McPherson Property.
- Pulled Aerator out of Lagoon 1 to be repaired. Waiting on new budget year.
- Found E.K.S. pumpstation Pump 1 OOS. Waiting on new budget year to repair.
- Waiting on Acorn Court Pumpstation surveys and appraisal for possible future property of new station.
- Waiting on SCADA RFP.



## Second South Cheatham Utility District

### TOWN OF KINGSTON SPRINGS BILLING REGISTER SUMMARY

R 4/7/2022

Billing Period  
5/30/2022

Apr 22 - Ending Balance	35,203.27
Add Penalties:	414.93
Adjustments:	-257.14
Less Payments:	-35,000.14
Unapplied cash payments	-168.78
Balance Forward:	192.14
Sewer Billing (Sales):	37,482.23
Total Account Receivable:	37,674.37

#### COLLECTIONS STATEMENT

Collection Dates:	05/01/2022 - 05/31/2022
Collection Amount:	35,000.14
Unapplied Cash	168.78
Less 6.5%	2,285.98
Amount Due	32,882.94

	Same Period <u>Last Year</u>	<u>Current Period</u>	<u>Increase or Decrease</u>
SALES	36,319.37	37,482.23	3.2%
GALLONS	3597.9	3611.8	0.4%

#### ADJUSTMENTS

Description	Account Number	Amount	Remarks
Dewey Casey	0101-90600-001	-257.14	leak
<b>Total</b>		<b>-257.14</b>	

Second South Cheatham

Code Summary Report

Cycle(s)	01 Cycle 1	Break Report Down	Print Totals Only
Customer Type(s)	All	Break Down AddOns By Service Type	
Service Type(s)	KS Sewer	Use Reading Factor	
Print Code Summary Report For	Historical Billing	Print Add On Usage	
		Include Inactive Services	
Account Number Range	All	Inactive Services To Include	Inactive Services With Arrears Shown In Billing
		Transaction Date Range	5/1/2022 To 5/31/2022

Service	Rate	Number		Charges	Total	Usage	Adjustment Amount	Adjusted Total
		Active	Inactive					
KS Sewer	01 KS Sewer Usage	752	9	\$37,435.88	\$37,435.88	3,611,800		
	06 K.S. Sewer Only	3	0	\$46.35	\$46.35			
			<b>9</b>	<b>\$37,482.23</b>	<b>\$37,482.23</b>	<b>3,611,800</b>		
Penalty	11 KS Sewer Penalty	109	9	\$414.93	\$414.93			
	<b>Total Penalties</b>		<b>9</b>	<b>\$414.93</b>	<b>\$414.93</b>			
	<b>Report Totals</b>			<b>\$37,897.16</b>	<b>\$37,897.16</b>	<b>3,611,800</b>		

**Second South Cheatham**

**Transaction Rate Summary**

Company Division(s)	All	Include Voided Transactions	
Cycle(s)	01 Cycle 1	Batch Range	All
Customer Type(s)	All	Break Out Addons Per Service Type	
Service Type(s)	KS Sewer	Break Out Service Credit	
Account Range	All	Report Breakdown Level	Totals Only
Transaction Type	History		
Transaction Date Range	5/1/2022 To 5/31/2022		

Service Type	Rate Code	Adjustments	Payments	Deposit	Applied	Bad Debt	Applied Credit
				Receipts	Deposits	Writeoffs	
KS KS Sewer Usage	01	-\$257.14	-\$34,592.36	\$0.00	\$0.00	\$0.00	-\$194.98
KS K.S. Sewer Only	06	\$0.00	-\$46.35	\$0.00	\$0.00	\$0.00	\$0.00
Penalty KS Sewer Penalty	11	\$0.00	-\$361.43	\$0.00	\$0.00	\$0.00	-\$0.96
KS - Svc Credit		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27.16
<b>All Routes Totals</b>		<b>-\$257.14</b>	<b>-\$35,000.14</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>-\$168.78</b>