



# **City Commission**

**Kingston Springs, Tennessee**

**02/15/24**

**Meeting Packet**





**City Commission  
Meeting Packet  
02/15/24**

**1. Call to Order**

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

**2. Pledge of Allegiance**

**3. Roll Call**

**A. Board Members**

1. \_\_\_\_\_ Mayor Tony Gross
2. \_\_\_\_\_ Vice Mayor Glenn Remick
3. \_\_\_\_\_ Commissioner Carolyn Clark
4. \_\_\_\_\_ Commissioner Mike Hargis
5. \_\_\_\_\_ Commissioner Todd Verhoven

**B. Non-Voting Staff**

1. \_\_\_\_\_ City Manager John Lawless
2. \_\_\_\_\_ City Attorney Tim Potter
3. \_\_\_\_\_ Financial Director Kellie Reed
4. \_\_\_\_\_ City Recorder Jamie Dupre'
5. \_\_\_\_\_ Public Safety Director Eugene Ivey
6. \_\_\_\_\_ Parks Director Brandy Miniat
7. \_\_\_\_\_ Public Works Director Roger Parker

**4. Declaration of Quorum**

**5. Approval of Meeting Minutes**

- A. Motion to Approve the January 18, 2024 City Commission Meeting Minutes

**6. Approval of Agenda**

- A. Motion to Approve the February 15, 2024 City Commission Meeting Agenda

**7. Commissioner Announcements**

**8. Community Input and Concerns**

**9. Department Reports**

**10. Legal Updates**

**11. Old Business**

- A. Second Reading - Ordinance 24-001 - Budget Amendment  
Motion to approve second reading of Ordinance 24-001 - Budget Amendment

**12. New Business**

- A. Certificate of Compliance for State Licensure - Package Liquor Permit  
Motion to approve Certificate of Compliance for State Licensure for Package Liquors Permit –Patel – Discount Liquor Store – 123 Luyben Hills Road, Kingston Springs, TN
- B. Ordinance 24-002 - Amending Title 7 Chapter 1 and Title 12 Chapters 1, 2, 3, 4, 9, 10, 11, and 12 of the Municipal Code



Motion to approve first reading of Ordinance 24-002 – Adoption of the 2022 International Building Codes

**13. Surplus**

**14. Other (Discussion Only)**

**15. Reminders**

**16. Adjournment**



# 3. Roll Call

## A. Board Members

1.            Mayor Tony Gross
2.            Vice Mayor Glenn Remick
3.            Commissioner Carolyn Clark
4.            Commissioner Mike Hargis
5.            Commissioner Todd Verhoven

## B. Non-Voting Staff

1.            City Manager John Lawless
2.            City Attorney Tim Potter
3.            Financial Director Kellie Reed
4.            City Recorder Jamie Dupre'
5.            Public Safety Director Eugene Ivey
6.            Parks Director Brandy Miniat
7.            Public Works Director Roger Parker

[Back to Table of Contents](#)

## 5. Approval of Meeting Minutes

- A. [Motion to Approve the January 18, 2024 City Commission Meeting Minutes](#)

[Back to Table of Contents](#)



# Approval of Meeting Minutes

## Motion to Approve the January 18, 2024 City Commission Meeting Minutes

[Back to Table of Contents](#)

Attachments to Follow



**Kingston Springs Board of Commissioners  
Regular Business Meeting Minutes  
January 24, 2024  
(rescheduled from January 18, 2024)**

**1. Call to Order:**

The meeting was called to order by Mayor Gross at 7:02 p.m.

**2. Pledge of Allegiance:**

**3. Roll Call:**

**Board Members:**

Carolyn Clark, Commissioner	Absent
Tony Gross, Mayor	Present
Mike Hargis, Commissioner	Absent
Glenn Remick, Vice-Mayor	Present
Todd Verhoven, Commissioner	Present

**Town Staff:**

John Lawless, City Manager	Present
Jamie Dupré, City Recorder	Present
Tim Potter, City Attorney	Present
Kellie Reed, Finance Director	Present
Eugene Ivey, Public Safety Director	Absent
Brandy Miniati, Parks Director	Absent
Roger Parker, Public Works Director	Absent
Brandon Scruggs, Public Safety Officer	Present

**4. Declaration of Quorum by Mayor**

Mayor Gross declared a quorum.

**5. Motion to Approve the December 21, 2023 City Commission Meeting Minutes:**

Motion to Approve the December 21, 2023, City Commission Meeting minutes made by Vice-Mayor Remick, with a second by Commissioner Verhoven. Motion passed.

**6. Motion to Approve the January 24, 2024, Meeting Agenda:**

Mayor Gross requested the agenda be amended to add New Business Item 12-F: Motion to approve Resolution 24-001 – Consent to assignment of Professional Services Agreement for

Planning Services. Motion to approve the amended January 24, 2024 Meeting Agenda made by Vice-Mayor Remick, with a second by Commissioner Verhoven. Motion passed.

**7. Announcements from Commissioners:**

Vice-Mayor Remick thanked the Town for being on top of the snow storm. They did a fantastic job on the cleanup. Mayor Gross agreed. Commissioner Verhoven seconded that, and thanked the Public Works Department and Public Safety Department for their efforts.

**8. Community Input:**

None

**9. Department Reports:**

**A. City Manager Updates**

City Manager Lawless echoed comments by commissioners. Public Works, Public Safety and Parks did a great job working together, and worked through holiday and the office being closed to ensure roads were safe.

- **Planning Commission Meeting Update**

Planning Commission approved plat for a parcel in Bluffs of the Harpeth. They had very preliminary discussions about sidewalk development from Ellersly to downtown. Staff did speak with the property developer and property owner to see if there is a way to get feasible access from the Ellersly neighborhood into the other sidewalk system in town. It is extremely early in those discussions, and staff will continue to have those. Planning Commission charged staff with review of Article 3.100 of town's zoning ordinance which is related to accessory usage, and to present potential revisions to Planning Commission, and eventually to the Board of Commissioners.

- **Grant Updates (Multimodal, Safe Routes, TAP)**

Multimodal – stormwater remediation at Thorntons is on hold until weather clears up. Safe Routes to School is complete; working with TDOT on closeout, which could take several months as TDOT is very understaffed at the moment. TAP Grant – working with TDOT to get their concurrence on construction bids. Construction should begin at the end of March with completion at end of October.

- **Mast Lights /I40 Exit 188**

The issue is bigger than changing out bulbs. We are working through issues with Stansell Electric. We are on their list, but they are busy. We've worked with Travis Electric in past, but this is not within their scope of work. Hopefully we can get on Stansell's calendar soon.

- **Acorn Court Pump Station**  
Project is 80% complete. Should be complete by the middle to end of February. It took about 60 days longer due to supply issues with preformed concrete and the contractor hitting more bedrock than initially anticipated.
- **Lagoon Draining**  
Draining is occurring and will take some time. We might be able to see if there was additional damage to the liner by end of February.
- **SCADA**  
System has been installed at 11 pump stations, and 12<sup>th</sup> will be installed at Acorn Court once it is completed. We are receiving data, but it will take a few wet and dry cycles to establish trends.
- **I&I Project Status**  
From initial data received from the SCADA system the section of sewer line between downtown and the Valley Drive pump station initially stood out. Most of the line has been scoped and there are breaks visible. This will be a starting point for repairs. We are receiving bids to clean the line so we can further inspect it and determine what kind of repair options we have – new pipes or liner in existing pipe.
  - **Austin Peay Progress**  
APSU GIS department is finalizing the digitizing of our existing maps. This will allow us to pinpoint existing drains, manhole covers, etc. Once that is done, the department, as well as staff, will field verify the mapping.
  - **Local Mapping**  
The Town has purchased its own field GPS unit and will be able to add data points to the mapping as we find them.
  - **Potential Starting Point**  
As noted, from initial data gathered, the place to start is downtown to the Valley drive pump station.

**10. Legal Updates:**

None.

**11. Unfinished Business:**

None.

## **12. New Business:**

### **A. 2022-2023 Annual Financial Report – John Poole, CPA.**

Auditor John Poole stated the audit has been submitted to the Comptroller's Office. He said as auditors, they try to do three things: furnish the state with the required reports; make sure the town received the monies due to the town from various taxes from the state, property taxes, fines and fees, and once money is received, to review that it is handled in accordance with state guidelines; and they look at the budget to be sure purchasing guidelines are followed. There were no issues. They look at areas that are susceptible. The state requires separate books for the different funds. Sewer fund is the most scrutinized by the state. State law states that it had to be profitable every other year. Last audit the sewer department had debt. This year it had a surplus of \$1,734. Sewer fund received \$2,738 in interest income. Poole has asked management to look at ways to increase interest dollars. Management did this several months ago and negotiated with our local bank to increase interest on all accounts to match what is currently being offered by the Local Government Investment Pool. Nothing negative related to the sewer fund.

State does not scrutinize general fund like it does the sewer fund. Poole said in looking at the general fund, the town spent more than it earned but that was due to capital outlay for one-time purchases and the amount of debt the town paid off. The amount of money in the bank as of June, was almost a year of recurring expenses, which was two to three times the amount required. He said the level of debt was not extensive, the town is in good shape financially, and procedures look good.

### **B. Discussion on concept idea of labyrinth installation in Town park space – KS resident Baker Giduz.**

Baker Giduz began by thanking town for updates to dog park and fixing the fence. He presented an idea for a labyrinth installation, which is not a maze, but a walking meditation. There is a great space behind the dog park, near a waterfall. A labyrinth has potential economic and community impact by increasing tourism, community engagement, economic boost, enhanced public spaces, well-being and relaxation, and educational opportunities. He presented a cost estimate for materials and said he would donate his time and service. Mayor Gross asked if it would be low-lying so that it could be mowed over. Giduz confirmed that was the case. He did not know if the land would need to be leveled, and if so, that would be an additional cost. Vice-Mayor Remick stated he thought the initial proposal could be just mowing it out and leaving the taller grass as a barrier just to get a visual. Giduz said he would be willing to mow out the pattern with the city's permission. Commissioner Vehoven thought it was a great use of an unused space. Vice-Mayor Remick said if you build it, they will come. Board thanked Mr. Giduz for his presentation.

### **C. Approval of Interlocal Agreement with the Town of Pegram, Tennessee regarding the sharing of Building Inspector and Code Enforcement services.**

City Manager Lawless said that he and Pegram Mayor Louallen have identified a candidate for this position that they would like to hire. The position will be set up as a Pegram employee with the Town of Kingston Springs reimbursing Pegram for the cost of this

service. Cost and time of the building inspector and codes enforcement employee will be split 50/50. Hours will be split Monday – Friday, 1/2 day at each location. It will be a consistent schedule. There is an updated copy of the agreement because our insurance company fleshed out verbiage on liability coverage for the employee. Board will need to approve agreement and give the City Manager power to execute the agreement with the Mayor of Pegasus. Lawless informed the board that Codes Official Mike Armstrong has submitted his resignation. The new employee will do inspection and codes enforcement, and he has a lot of experience in both areas. We have been using Cheatham County for our inspections, and they have begun charging the town monthly for those services, averaging \$1,939 per month. We currently have approximately \$830 budgeted for a code enforcement official, for a total of \$2,769 per month we are paying for Building and Codes services. This agreement option will be more expensive, but will provide much more consistent service to the community. Mayor Gross said he was glad we could work this out with Pegasus. Commissioner Verhoven said working with Pegasus was a win-win. Vice-Mayor Remick made a motion to approve the Interlocal Agreement, with a second by Commissioner Verhoven. Motion passed. Vice-Mayor Remick then made a motion to allow City Manager to execute the contract, with a second from Commissioner Verhoven. Motion passed.

**D. Motion to approve First Reading of Ordinance 24-01 – Budget Amendment.**

Finance Director Reed said this is for two things. The Police Department was awarded a Violent Crimes Intervention Fund Community Crime Prevention Grant (100%) in the amount of \$63,830 and this is to allocate those funds. The budget amendment is also appropriating funds in the amount of \$22,500 to fund the new building and codes position with Pegasus. Motion to approve First Reading of Ordinance 24-01 – Budget Amendment made by Vice-Mayor Remick with a second by Commissioner Verhoven. Roll call vote was held with Commissioner Clark absent, Mayor Gross voting yes, Commissioner Hargis absent, Vice-Mayor Remick voting yes, and Commissioner Verhoven voting yes. Motion passed.

**E. Discussion on potential installation of midblock crosswalk on the Luyben Hills Road/SR249 Corridor.**

City Manager Lawless said as noted in packet, Commissioner Clark had an email exchange with TDOT about the possibility of a midblock crosswalk on Luyben Hills Road. The crosswalk would need to be placed perpendicular to existing roadbed and be ADA compliant. Costs will be more than striping and signalization. Lawless reached out to TDOT and engineering for probable cost:

- Survey and engineering: \$12,000
- Construction: \$30,000-\$40,000. Curb and gutter on each side of the road, and at least three panels of sidewalk would need to be removed on each side to make appropriate slant for ADA compliance for the crosswalk.
- Signalization: Zane Parnell, Region 3 Traffic Office at TDOT estimated \$25,000 for TDOT approved crosswalk signalization.
- Low end project total would be at a cost to the Town of \$60,000-\$70,000.

Mayor Gross said he did not see that fitting in the budget. Commissioner Verhoven said the idea was in the right place, but it should have been done initially while doing sidewalk, because now we are talking about tearing up new sidewalk, and the all the delays and extra costs that come with that. He has not observed a lot of foot traffic in that area. Mayor Gross said you could always go to the traffic light and cross. Commissioner Verhoven suggested as future developments come on board that the town ask for a crosswalk as part of their construction costs, so that taxpayers don't have to pay for it. No further action for staff.

**F. Motion to Approve Resolution 24-001 – Consent to assignment of Professional Services Agreement for Planning Services**

City Attorney Potter said in November we renewed out contract with Plans and More for planning services. Commissioner Clark raised an issue about whether Plans and More were properly registered in the State of Tennessee, and subsequently sent an email to the City Attorney requesting him to review this further. The initial agreement was a Kentucky limited liability partnership. It was brought to the attention of Ms. Armstrong. She subsequently formed a general partnership. It is a proper entity. It is a Kentucky general partnership, but it has filed a statement of partnership authority in the state of Tennessee. Potter said technically what we have is a contract with Plans and More LLP. Plans and More LLP is not a proper entity and no longer exists. Contract needs to be with the entity that is Plans and More, GP. What will happen if approved is Plans and More, LLP will assign its contract rights with Town of Kingston Springs to Plans and More, GP, and a resolution from the Board is needed to do that because the agreement that was authorized says that in order for it to be assigned, there must be expressed written permission from Kingston Springs. That is why it is in the form of a resolution. Potter said in full disclosure, he brought this to the attention of Commissioner Clark, and told her what the plan was. He said that Commissioner Clark stated she could not attend the meeting due to an illness and requested that this item be deferred until next month's meeting because she had questions. Commissioner Verhoven thought that was a fair request unless it was pressing that it needed to be approved now. City Manager Lawless said that would be a question for City Attorney Potter, but we are working with our planning services in limbo at the moment. Potter said the contract that we have is with an entity that does not have authority in Tennessee to do business. Mayor Gross said we do have planning commission meetings that will take place in the next month. It is crucial that the issue be resolved, because we do need to have planning services. Vice-Mayor Remick agreed. Commissioner Verhoven asked the City Attorney if there was any liability on the city because they are in Kentucky, and if had any concerns with the change in agreement. City Attorney Potter said that right now we are technically contracted with an entity that doesn't exist. Potter said he would feel more comfortable once we were contracted with the proper entity. Mayor Gross said we should fix it.

Motion to approve Resolution 24-001 – Consent to assignment of Professional Services Agreement for Planning Services from Plans and More LLP to Plans and More, GP made by Vice-Mayor Remick, with a second by Commissioner Verhoven. Motion passed.

**13. Surplus Requests:**

- Computer Monitor – Parks Department – Discard  
Motion to discard computer monitor made by Commissioner Verhoven, with a second by Vice-Mayor Remick. Motion passed.

**14. Other (Discussion Only Items):**

Mayor Gross noted that Planning Commission member Craig Kitch had a stroke, and is recovering. He asked that people keep Mr. Kitch in their prayers.

**15. Reminders:**

- Registration for Spring Rec League Soccer is underway.

**16. Adjourn the Meeting:**

Motion to adjourn meeting made by Vice-Mayor Remick, with a second by Commissioner Verhoven. Motion passed, and meeting adjourned at 7:49 p.m.

---

Francis A. Gross, III  
Mayor

---

Jamie Dupré  
City Recorder



## 6. Approval of Agenda

A. [Motion to Approve the February 15, 2024 City Commission Meeting Agenda](#)

[Back to Table of Contents](#)

Attachments to Follow

# 9. Department Reports

[Back to Table of Contents](#)



# Department Reports

Kingston Springs, Tennessee

February  
2024



## Monthly Codes Report - Commission Packet

01/01/2023 - 01/31/2024

Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200213	9/19/2023	116A Martin Ct	SEIDQI ABDUL	Anonymous Complainant	Ovvergrown lot and junk auto and debris	Open - Yellow Card
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200212	9/19/2023	300 Maple St	MCELROY ANITA RUTH	Anonymous Complainant	Overgrown lot and vines growing into and onto the house and roof.	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200211	9/19/2023	769 Mt Pleasant Rd	ASKEW HEATHER DORENE	Town Staff	Possible working without a permit	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200210	8/30/2023	129 E KINGSTON SPRINGS RD		Town Staff	WORK NONCOMPLIANT W/PERMIT - ZONING, GRADING, SITE PLAN NON COMPLIANCE	Violation Letter Issued

Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200209	8/10/2023	255 Harpeth View Tr	MENDENHALL ROBIN G		Grass not cut	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200208	7/26/2023	260 Maple Street	HARMON RYAN A	Resident/Other Complainant	Someone living in a camper at this address.	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200207	8/9/2023	254 Cedar Ct.	PRUITT JUSTIN C		Overgrown Lot	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200206	8/9/2023	260 Harpeth View Tr.	PRUITT JUSTIN C		Junk and debris in yard and possible remodel without a permit	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200205	7/30/2023	300 Maple St.	MCELROY ANITA RUTH	Town Staff	Overgrown vegetation throughout the yard and onto the house.	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200204	7/19/2023	276 Maple Street	IVEY HOWARD	Resident/Other Complainant	Junk automobiles in front and rear of home and yard maintenance	Open - Yellow Card

Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200203	7/19/2023	268 Maple St.	LAMASTUS OLA MAI	Resident/Other Complainant	Junk Automobiles (truck) and Stagnant Pool	Open - Yellow Card
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200202	6/13/2023	320 Oak St	NORCROSS DEVIN T &	Town Staff	Chickens getting in neighbor's yard and not being contained properly	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200201	7/10/2023	201 Brookside Dr.	EDMUND MITTIE TOLE		Overgrown vegfitation	Open - Yellow Card
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200200	6/17/2023	552 Cunningham Ct	PERRI LOUIS	Resident/Other Complainant	Overgrown grass, schrubs, and tree limbs growing against the structure.	Violation Letter Issued
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200199	6/13/2023	561 Cunningham Ct.	SWINDLE CONNIE SUE	Resident/Other Complainant	Overgrown lot, excessive weeds around out building, debris to include old batteries, tires metal around storage building.	Abated/Closed (Green Card)

Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200198	6/13/2023	320 Oak Street	NORCROSS DEVIN T &	Anonymous Complainant	Chickens not being contained	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200197	6/8/2023	552 Cunningham Ct	PERRI LOUIS		Overgrown grass and vegetation.	Abated/Closed (Green Card)

Activity

Comments	Follow-up Date	Completed Date	Status	Comments
	1/1/1900	1/1/1900	Assigned	

Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200196	4/17/2023		COURTNEY SHAWN ETUX			
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200195	4/17/2023		COURTNEY SHAWN ETUX			
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200194	4/7/2023	584 Mt. Pleasant Rd	MOORE HOMES LLC	Town Staff	Dumpster overflowing and trash being blown onto other properties.	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200193	3/25/2023	342 West View Dr.	SCHWARTZ KELLY	Town Staff	Constructing a deck without a permit	Open - Yellow Card

Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200192	3/25/2023	988 Timber Ridge	TYREE JOHN M	Town Staff	Constructing a deck without a permit	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200191	3/14/2023	560 Cunningham Ct	POND JOHN T JR	Resident/Other Complainant	Trash beside the home and burning trash at night	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200190	2/21/2023	211 Hillcrest Rd	ANCHORED CAPITOL, LLC	Town Staff	Household goods in front of home and in driveway due to eviction of residents. Overgrown vegetation throughout property.	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200189	3/12/2023	219 Redwood Ci	INFINIUM BUILDERS LLC	Town Staff	Overgrown vegetation on entire lot. Vines and plant growth invading structure. Structure in disrepair, appears to be vacant. Trash and debris throughout lot.	Open - Yellow Card



Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200188	2/27/2023	216 Woodlands Dr	LOAEZA VIRGINIA NICOLE ETVIR URIEL LOAEZA	Resident/Other Complainant	Dumping paint or washing drywall mud into creek	Unfounded
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200187	2/15/2023	387 Moores Ci	FRANCIS KARL	Resident/Other Complainant	Trash, Junk and debris in yard	Violation Letter Issued

Activity

Comments	Follow-up Date	Completed Date	Status	Comments
	1/1/1900	1/1/1900	Assigned	

Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200186	2/15/2023	1312 Teri Lynn Ct.	GOODMAN ROBBIE LYNN ETVIR DARRELL KIRBY	Resident/Other Complainant	Disabled red Pick up truck parked in road at this address being used as a dumpster.	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200185	1/17/2023	1311 CC Road	SULLIVAN REEDY A	Resident/Other Complainant	Trash/junk in yard getting onto other property	Abated/Closed (Green Card)
Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200184	1/17/2023	471 Page Rd.	SANDERS DENNIS ETUX ASHLEY R	Anonymous Complainant	Double driveway, Lot Coverage, Running a Business on residential lot, Questionable people	Open - Yellow Card

Case #	Case Date	Violation Address	Owner Name	Type	Description of Possible Violation	Main Status
200183	1/6/2023	356 Love St		Town Staff	Stop Work Order issued 1/6/2023	Open - Yellow Card

Total Records: 31

2/8/2024



---

# Monthly Departmental Update

February 2024

## **PARKS DEPARTMENT MONTHLY REPORT**

---

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

- Soccer registration is open and runs through February 11<sup>th</sup>. Season starts March 16<sup>th</sup>.
- Water leak near the pavilion has been repaired.
- Rockwall replacement for the playground has been ordered.

### **Other Notes:**

Seniors will have bingo on the 2<sup>nd</sup> & 4<sup>th</sup> Monday's at 10:00

February luncheon will be at Jeanine's Café in Dickson on February 15<sup>th</sup>. January was cancelled due to weather.



---

# Monthly Departmental Update

February 2024

## **VOLUNTEER FIRE DEPARTMENT MONTHLY REPORT**

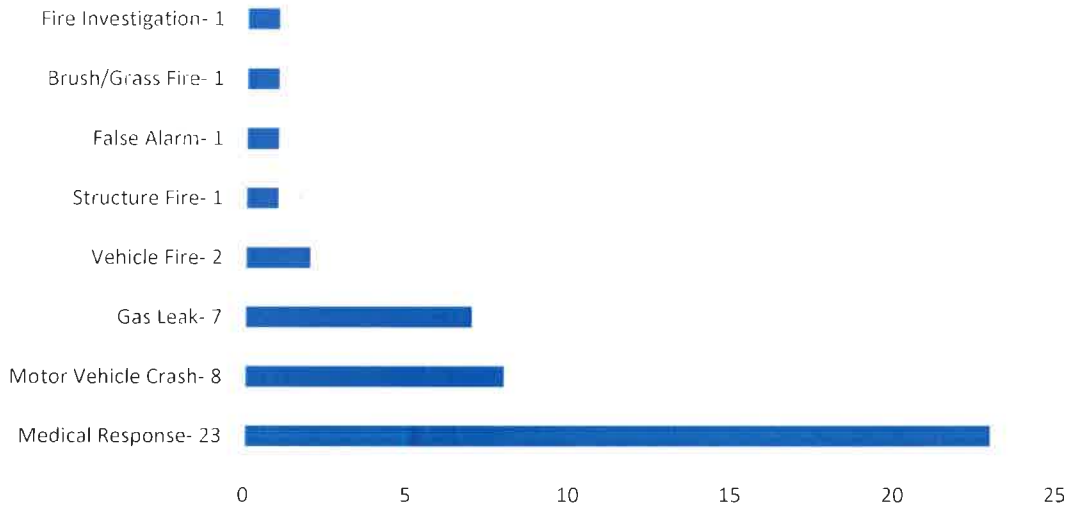
---

- 2024 marks the 65<sup>th</sup> Anniversary for the Volunteer Fire Department
- The Fire Department held its 44<sup>th</sup> Annual Awards Ceremony and Dinner

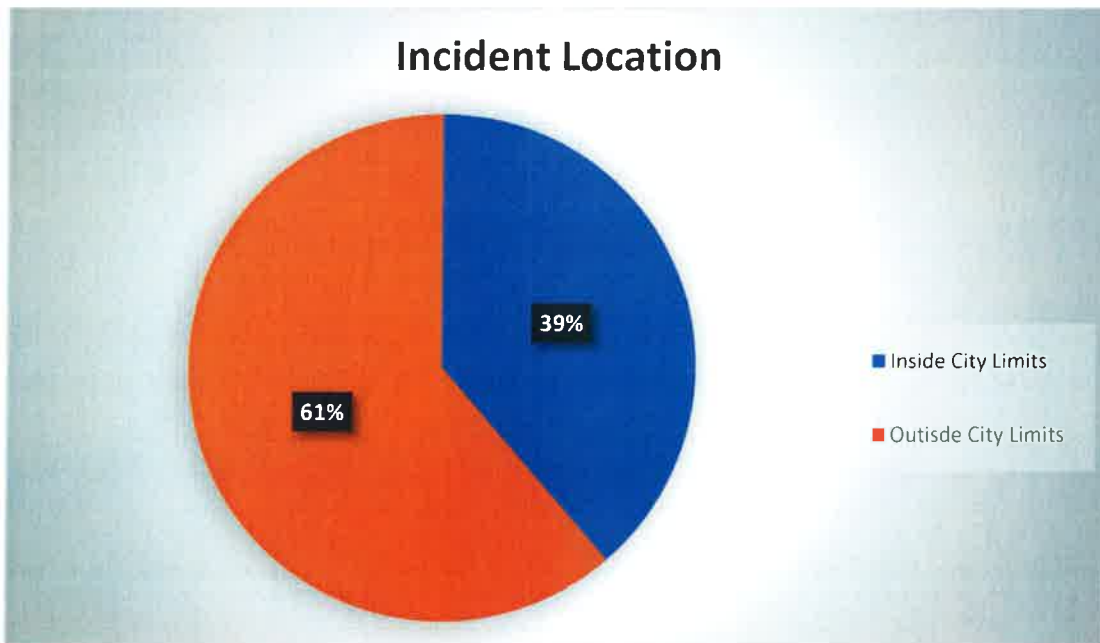
# Kingston Springs Volunteer Fire Department Incident Response for January 2024

KSVFD responded to 44 calls in the month of January with an average response time of just under 8 minutes. Below is a breakdown of the incident type

## Incident Type



## Incident Location





---

# Monthly Departmental Update

February 2024

## **POLICE DEPARTMENT MONTHLY REPORT**

---

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

- New LPR cameras have been scheduled for installation
- Officers stayed quite busy during the winter weather with stranded motorists

### **LPR Data:**

- 189,714 total plates read
- 55,030 unique plates read
- 11 NCIC hits
  - 2 Stolen Vehicle
  - 2 Suspected Gang/Terrorists
  - 5 Custom Investigation Hits
  - 2 Stolen Plate

Kingston Springs Police Department  
Monthly Report Worksheet

TYPE OF CALL	MONTH'S TOTAL	
TRAFFIC CITATIONS ISSUED	5	
MISDEMEANOR CITATIONS ISSUED	3	
10-14 ESCORT	2	
10-15 ARREST	4	
10-17 SERVE WARRANT		
10-27 BURGLARY	0	
10-42 ALARM	15	
10-43 REQUEST FOR OFFICER / INVESTIGATION	57	
10-43 MOTORIST / CITIZEN ASSIST	16	
10-44 STOLEN VEHICLE		
10-45 VEHICLE CRASH (non-injury)	8	
10-46 VEHICLE CRASH (with injuries)	1	
10-49 DRIVING UNDER THE INFLUENCE	0	
10-52 ROBBERY	0	
10-58 PUBLIC INTOXICATION	0	
10-59 FIGHT/ASSAULT	0	
10-62 DECEASED PERSON	1	
10-71 SCHOOL ZONE TRAFFIC	3	
10-72 FIRE CALL	28	
10-72b FIRE CALL (medical)	9	
10-80 EXTRA PATROL	25	
10-81 TRAFFIC STOP	29	
10-82 MUTUAL AID	34	
10-86 DOMESTIC ASSAULT	2	
10-94 SUICIDE/ATTEMPTED SUICIDE	0	
FOLLOW UP INVESTIGATIONS	3	
<b>Traffic Stop Count</b>	<b>Warning</b>	<b>Citation Issued</b>
Mt. Pleasant Rd.	2	0
W. Kingston Springs Rd	9	2
E. Kingston Springs Rd.	1	2

Department Total \_\_\_\_\_

Jan-24 \_\_\_\_\_



---

# Monthly Departmental Update

February 2024

## **PUBLIC WORKS DEPARTMENT MONTHLY REPORT**

---

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

- Cleaned culverts
- Trimmed roadside trees
- Installed new road signs
- Covered numerous sewer calls
- Had several 811 locates
- Replaced stolen road signs
- Cleaned storm drains and curb
- Patched some pot holes
- Located sewer lines
- Maintenance on equipment
- Straightened road signs
- Picked up trash on CC Rd
- Cleaned up leaves on curb lines
- Salted roads during snow storm
- Got equipment ready for snow storm
- Cleaned up garage

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

- Add river rock to flower beds at City Hall
- Tree trimming
- Patch potholes across town
- Edge sidewalks across town
- Trash pick up by Sheriff's Department
- Trim back trees on trails at Burns Park





---

## Monthly Departmental Update

### **Other Notes:**

A new building to hold salt is a much needed item very soon . The current building is falling apart and asphalt under the salt is falling apart .

The roof of Public Works is in bad shape and needs to be replaced .

Our workers are all doing a great job and working hard daily .



RECEIVED  
FEB 06 2024

## Second South Cheatham Utility District

### TOWN OF KINGSTON SPRINGS BILLING REGISTER SUMMARY

Billing Period  
1/31/2024

Dec 23 - Ending Balance	65,380.70
Add Penalties:	1,423.44
Adjustments	-368.66
Less Payments:	-61,958.49
Unapplied cash payments	-560.63
Balance Forward:	3,916.36
Sewer Billing (Sales):	56,694.15
Total Account Receivable:	60,610.51

#### COLLECTIONS STATEMENT

Collection Dates:	01/01/2024 - 01/31/2024
Collection Amount:	61,958.49
Unapplied Cash	560.63
Less 6.5%	4,063.74
Amount Due	58,455.38

	Same Period Last Year	Current Period	Increase or Decrease
SALES	42,823.11	56,694.15	32.4%
GALLONS	3401.4	3095.4	-9.0%

#### ADJUSTMENTS

Customer Name	Account Number	Amount	Reason
Marie Henderson	0101-91020-000	-23.00	misread meter
Jeff Homer	0101-92240-004	-70.34	leak
Larry Craig	0101-19700-000	-6.10	penalty
Late stubs from First Bank		-11.00	penalty
Roger Scalf	0101-24991-000	-4.10	penalty
Stanley Crabtree	0101-18460-005	-254.12	leak
<b>Total</b>		<b>-368.66</b>	

505 Valley Dr. P.O. Box 309 Phone: 615-952-3094 Fax: 615-952-2017 www.secondsouthcheatham.com  
Kingston Springs, TN 37082

*This institution is an equal opportunity provider and employer*

Second South Cheatham

Code Summary Report

Cycle(s) 01 Cycle 1

Print Totals Only

Customer Type(s) All

Service Type(s) KS Sewer

Print Code Summary Report For Historical Billing

Account Number Range All

Inactive Services With Arrears Shown In Billing

1/1/2024 To 1/31/2024

Service	Rate	Number		Charges	Usage	Adjustment Amount	Adjusted Total
		Active	Inactive				
KS Sewer	01 KS Sewer Usage	756	19	\$56,647.80	3,095,400		
	06 K.S. Sewer Only	3	0	\$46.35			
			<b>19</b>	<b>\$56,694.15</b>	<b>3,095,400</b>		
Penalty	11 KS Sewer Penalty	123	15	\$1,423.44			
	<b>Total Penalties</b>		<b>15</b>	<b>\$1,423.44</b>			
	<b>Report Totals</b>			<b>\$58,117.59</b>	<b>3,095,400</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	1/1/2024 To 1/31/2024		

Service Type	Rate Code	Adjustments	Payments	Deposit Receipts	Applied Deposits	Deposit Adjustments	Bad Debt Writeoffs	Applied Credit
KS KS Sewer Usage	01	-\$314.54	-\$60,951.37	\$0.00	\$0.00	\$0.00	\$0.00	-\$560.63
KS K.S. Sewer Only	06	\$0.00	-\$61.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>KS Sewer Totals</b>		<b>-\$314.54</b>	<b>-\$61,013.17</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>-\$560.63</b>
Penalty KS Sewer Penalty	11	-\$54.12	-\$945.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Penalty Totals</b>		<b>-\$54.12</b>	<b>-\$945.32</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>All Routes Totals</b>		<b>-\$368.66</b>	<b>-\$61,958.49</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>-\$560.63</b>

# 11. Old Business

A. [Second Reading - Ordinance 24-001 - Budget Amendment](#)

Motion to approve second reading of Ordinance 24-001 - Budget Amendment

[Back to Table of Contents](#)

# Old Business

## Second Reading - Ordinance 24-001 - Budget Amendment

[Back to Table of Contents](#)

Attachments to Follow

## ORDINANCE # 24-001

### AN ORDINANCE BY THE KINGSTON SPRINGS BOARD OF COMMISSIONERS TO ACCEPT A BUDGET AMENDMENT FOR THE 2023-2024 FISCAL YEAR.

**WHEREAS,** the Violent Crimes Intervention Fund Community Crime Prevention Grant has been awarded to the Police Department in the amount of \$63,830 for the purpose of purchasing body cameras, body armor kits, night vision optics head gear, a desktop computer, tasers and taser equipment. As such the Board of Commissioners wishes to amend the budget for the appropriation of this 100% funded grant; and,

**WHEREAS,** the Board of Commissioners has come to an agreement with the Town of Pegram in an effort to fund a position for Building Inspector and Codes Enforcement. With this agreement the town will be responsible for funding half of the cost of salary, benefits, liabilities, and materials for the position and therefore wishes to appropriate \$22,500 and amend the budget for the purpose of funding this position.

**NOW THEREFORE, BE IT ORDAINED,** by the Board of Commissioners of the Town of Kingston Springs, Tennessee that this ordinance shall become effective 15 days after final passage the public welfare requiring it.

**Section 1:** *A budget amendment consisting of the available revenues be adopted as follows:*

	<u>Beginning Budget</u>	<u>Ending Budget</u>
<b>General Fund</b>	<u>Anticipated Revenues</u>	<u>Anticipated Revenues</u>
	\$3,629,691	\$3,693,521

**Section 2:**

*A budget amendment consisting of the following appropriations be adopted as follows:*

	<u>Beginning Budget</u>	<u>Ending Budget</u>
<b>General Fund</b>	<u>Anticipated Revenues</u>	<u>Anticipated Revenues</u>
Codes Department	\$22,000	\$44,500
Police Department	\$852,420	\$916,250

**First Reading:** January 18, 2024  
**Public Hearing:** February 15, 2024  
**Second Reading:** February 15, 2024

Attest:

---

Mayor Francis A. Gross III.

---

City Recorder Jamie Dupre'

## 12. New Business

A. [Certificate of Compliance for State Licensure - Package Liquor Permit](#)

Motion to approve Certificate of Compliance for State Licensure for Package Liquors Permit –Patel  
– Discount Liquor Store – 123 Luyben Hills Road, Kingston Springs, TN

B. [Ordinance 24-002 - Amending Title 7 Chapter 1 and Title 12 Chapters 1, 2, 3, 4, 9, 10, 11, and 12 of the Municipal Code](#)

Motion to approve first reading of Ordinance 24-002 – Adoption of the 2022 International Building Codes

[Back to Table of Contents](#)

Attachments to Follow



# New Business

## Certificate of Compliance for State Licensure - Package Liquor Permit

[Back to Table of Contents](#)

Attachments to Follow



# Application for Limited Certificate of Compliance for State Licensure for Sale of Package Liquor

### OFFICE USE ONLY:

Date Filed: <u>1/26/2024</u>	City Attorney review completed by: <u>T. Potter</u> on <u>1/26/2024</u>	Zoning: _____
Receipt Number: <u>19835</u>	City Manager review completed by: _____ on _____	Map Number: _____
Amount Paid: <u>\$250.00</u>	Board Action	Parcel Number: _____
Cash: <input checked="" type="checkbox"/> Check: _____		Criminal Background check completed on: _____
Application for:	Granted on: _____	Police investigation completed by _____ on _____
<input checked="" type="checkbox"/> Retail sale of packaged alcoholic beverages	Issued on: _____	Property investigation completed by _____ on _____
	Denied on: _____	Location approved: Y or N
	Withdrawn on: _____	

### PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS:

Applicant is seeking a permit which would allow for the sale of alcoholic beverages for:

Off premises packaged liquor sales only & other retail sales as permitted by State law.

I hereby make application for a Limited Certificate of Compliance from the Town of Kingston Springs, Tennessee as provided for in Tennessee Code Annotated 57-3-208, et seq., and the Town's retail Alcoholic Beverage Ordinance #06-002 and the amendments thereto and base my application upon the answers to the following questions:

- Name of applicant: KYC LLC (Bhadrash Patel)
- Birth date of applicant: [REDACTED] Age at time of application: 48 years
- Residential address of applicant: 6513 Brandon Pkwy, Franklin, TN 37064
- Does the applicant presently hold an elected office or is seeking an elected office in the next election? Y or (N)
- Other states or residency: NO
- Present occupation or business: Businesses How long: 15 years  
Type of business: Retail, Hotel Location of Business: Columbia, TN

7. If employed, name and address of employer:

1) D and K Petroleum Inc

5805 Old Hickory Blvd

Hermitage, TN 37076

Devendraabhai

Contact Person: Patel Phone: ~~931-338-0~~ 615-953-1825

8. Name of the business for which permit is sought: Discount Liquor & Wine

9. Address of the location of the business for which permit is sought: 123 Luyben - Hills Rd, Kingston Springs, TN 37082

10. Name(s) of owner of the property: BAPSREK Investments LLC

Deed book and page number 616, Page 1594 Lease expiration date \_\_\_\_\_

(Attach a copy of the executed lease or recorded deed of ownership hereto)

11. List persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the applicant. Complete in detail. Attach a separate sheet if necessary. If corporation, give address or applicant's principal place of business.

Name of partners, officers, & directors	Title %	Home address & telephone	Date & place of birth	Race & sex	SSN	US citizen: Y or N
Bhadrash Patel	100%	6513 Brandon Pratt Pkwy, Franklin, TN 37064	India 03/07/1975	Asian	[REDACTED]	Y
		[REDACTED]				

12. Previous address of the applicant: 917 Evermann Ct, Columbia, TN-38401

13. If applicant is an individual, give name and date and place of birth of spouse: N/A

14. If applicant is a corporation, give name and date and place of birth of any spouse of anyone having a 50% or greater interest in the business corporation or partnership: N/A

Name: \_\_\_\_\_ Date/Place of Birth: \_\_\_\_\_

Name: \_\_\_\_\_ Date/Place of Birth: \_\_\_\_\_

If a foreign corporation, give date of certificate of authority: \_\_\_\_\_

15. List stockholders or member interests having a 5% or more ownership interest in the business  
(attach a separate sheet if necessary):

Name of stockholder (First, middle, last)	Title %	Home address & telephone	Date & place of birth	Race & sex	SSN	US citizen: Y or N
Bhadresh Patel	100%	6513 Brandon Park Franklin, TN	India 03/07/1975	Asian	[REDACTED]	Y
		[REDACTED]				

16. For Corporations Only:

As a regular or special meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by the applicant, it was resolved that said application be filed with the Town of Kingston Springs  
and that \_\_\_\_\_ (name of officer and title) or \_\_\_\_\_  
(name of officer and title) is/are hereby authorized to execute said application and any other  
papers required by the Board.

17. Designate the person or persons who will be in charge of the operations on premises in the  
absence of the applicant:

Name (First, middle, last)	Title %	Home address & telephone	Date & place of birth	SSN	US citizen: Y or N
Chetna Patel		315 Sword Lane Mount Juliet, TN	09/22/1980 INDIA	[REDACTED]	N
		[REDACTED]			

18. Conviction record: Has any person, firm, joint-stock company, syndicate, or association having at  
least 5% ownership in the applicant been convicted of any violation of the laws against  
possession, sale, manufacture, or transportation of alcoholic beverages, or any crime involving  
moral turpitude within the past 10 years?  Yes or  No

(Moral turpitude is defines as premeditated murder, all sex related crimes, selling of class 1 and  
2 controlled substances illegally and embezzlement.)

19. If yes, please list below:

Name (First, middle, last)	Charge(s)	Date of conviction	Disposition	Location, Court, County, State

20. Name and address of representative to receive the annual tax notice and other communications from the Town of Kingston Springs: Bhadrash Patel  
1555 Bear Creek Pike, Columbia, TN 38401

21. Has the applicant ever had a liquor permit revoked, suspended, or denied in the State of Tennessee?  Yes or  No

22. Does the applicant hold a license for Liquor-by-the-drink with the State of Tennessee?  
 Yes or  No (NO)

23. Are you familiar with the laws of the State of Tennessee governing the retail sale of package liquor?  Yes or  No

24. State the distance of the building from which sales will occur from any church or school: \_\_\_\_\_  
School is 0.7 mile away, & church is 0.8 mile away

Applicant hereby solemnly swears that each and every statement if the foregoing application is true and correct; that the Town of Kingston Springs, TN will be notified promptly if there is a change in circumstances that affects the responses provided in this application; that (1) no sale shall be made to anyone under twenty-one (21) years of age; (2) no person, firm, corporation, joint-stock company, syndicate, or association having at least 5% ownership interest in the Applicant has been convicted of any violation of the laws against possession, sale, manufacture, or transportation of alcoholic beverages or any crime involving moral turpitude within the past ten years; (3) no person employed by the applicant in such distribution or sale has been convicted of any violation of the laws against possession, sale, manufacture, or transportation of any alcoholic beverages or any crime involving moral turpitude within the past ten years; and (4) the applicant is not a specially designated national and has legal status to hold a permit as any other US citizen might possess.

If any statement herein is false, the application shall become void in its entirety and a new application will not be accepted for a minimum of 90 days.

Attached to this application form is the following required documentation:

- Copy of application to the Tennessee Alcoholic Beverage Commission
- Copy of valid Tennessee Driver's License or other photo identification
- Actual newspaper ad and certification of publication
- Copy of lease, bill of sale, or deed on property to be used for retail sales
- List of personal references (non-related) – form provided.

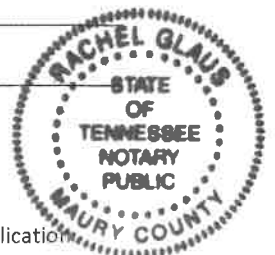
Sworn to and subscribed before me this 25<sup>th</sup> day of January, 2024.

Signature of applicant: B. J. [Signature]

Notary Public Rachel Klaus

My Commission Expires: July 2027

Please note: State law allows for up to 60 days to process this application



**Town of Kingston Springs**  
**Duplicate Miscellaneous Receipt**

**Misc. Receipt No:** 18317  
**POS Receipt No:** 19835  
**Receipt Date:** 01/26/2024

**Received By:** Jamie Dupre  
**Received On:** 01/26/2024 9:03 AM

**Customer ID:** 5940  
**Name:** KYC LLC (Bhadresh Patel)  
**Description:** package liquor application

<b>Miscellaneous Receipt Total</b>
\$250.00

<b>GL Account Number</b>	<b>GL Account Description</b>	<b>Debit</b>	<b>Credit</b>
110-32200	Packaged Liquor Fees	\$0.00	\$250.00
<b>Miscellaneous Receipt Totals:</b>		<b>\$0.00</b>	<b>\$250.00</b>

**Thank You!**

## Jamie Dupre

---

**From:** Timothy V. Potter <tpotter@rprvlaw.com>  
**Sent:** Friday, January 26, 2024 12:02 PM  
**To:** Jamie Dupre; John Lawless  
**Subject:** RE: package liquor application

Jamie,

The application appears acceptable to me. I think that this same applicant has some one or more beer licenses in Dickson County.

Timothy V. Potter, Esq.  
Reynolds, Potter, Ragan & Vandivort, PLC  
210 East College Street  
Dickson, Tennessee 37055  
(615) 446-2221  
[tpotter@rprvlaw.com](mailto:tpotter@rprvlaw.com)



Confidentiality Notice – The information contained in this email and any attachments to it may be legally privileged and include confidential information and/or information protected by the attorney/client privilege doctrine. If you are not the intended recipient, be aware that any disclosure, distribution, or copying of this email or its attachments is prohibited. If you have received this email in error, please notify the sender immediately of the fact by return email and permanently delete the email and any attachments to it.

**From:** Jamie Dupre <jdupre@kingstonsprings-tn.gov>  
**Sent:** Friday, January 26, 2024 10:08 AM  
**To:** John Lawless <jlawless@kingstonsprings-tn.gov>; Timothy V. Potter <tpotter@rprvlaw.com>  
**Subject:** package liquor application

John and Tim,

I am attaching a package liquor application for Bhadresh Patel for Discount Liquor and Wine for your review. I did not scan the complete warranty/deed or the lease agreements because they were long, just the first few pages and signed pages at the end of the documents. I can provide the complete documents if needed. I've sent a request to our Police Department for a background check on Mr. Patel.

FYI – a different Mr. Patel submitted an application for the same location in the fall. His lease agreement did not go through.

Jamie Dupré  
[jdupre@kingstonsprings-tn.gov](mailto:jdupre@kingstonsprings-tn.gov)  
615-952-2110  
Town of Kingston Springs, Tennessee



Bill Lee  
Governor

**TENNESSEE BUREAU OF INVESTIGATION**

**ATTN: TORIS**

901 R.S. Gass Boulevard  
Nashville, Tennessee 37216-2639  
(615) 744-4057  
Facsimile (615) 744-4289



David B. Rausch  
Director

02/01/2024

JEREMY VAUGHAN  
P.O. BOX 256  
KINGSTON SPRINGS TN 37082

Tennessee Criminal History Records Request

NO TENNESSEE CRIMINAL HISTORY RECORD HAS BEEN FOUND FOR THE PERSON LISTED BELOW. NOTE: All aliases submitted have been searched.

BHADRESH PATEL

**Please be aware that, unless a fingerprint comparison is performed, it is impossible for the Tennessee Bureau of Investigation to be sure the record belongs to the individual you requested . A fingerprint comparison will only be performed in the event of a written appeal of criminal history results. The information you receive will be based on only those arrests which occurred within the state of Tennessee.**

The Tennessee Bureau of Investigation found no Tennessee criminal history based on the information provided. No criminal record check was conducted for other states or for the Federal Bureau of Investigation.

Tennessee Open Records Information Services  
Tennessee Bureau of Investigation  
901 R.S. Gass Blvd.  
Nashville, TN 37216



INTERNATIONALLY ACCREDITED SINCE 1994



# **New Business**

## **Ordinance 24-002 - Amending Title 7 Chapter 1 and Title 12 Chapters 1, 2, 3, 4, 9, 10, 11, and 12 of the Municipal Code**

[Back to Table of Contents](#)

Attachments to Follow

**Ordinance 24-002**

**AN ORDINANCE OF THE TOWN OF KINGSTON SPRINGS, TENNESSEE TO AMEND TITLE 12, BUILDING, UTILITY, ETC., CODES, AMENDING CHAPTERS 1, 2, 3, 4, 9, 10, 11 AND 12 AS WELL AS TITLE 7, CHAPTER 1, SECTION 7.**

**WHEREAS**, To properly protect the citizens of the municipality and to insure safety of all persons and structures therein, the Board of Mayor and Commissioners deems it necessary to amend the existing building, utility, etc. codes of the Town to adopt the 2022 International Building Codes consistent with state law.

**NOW THEREFORE BE IT ORDAINED** by the Board of Mayor and Commissioners of Kingston Springs, Tennessee that Title 12, Chapters 1, 2, 3, 4, 9, 10, 11, and 12 as well as Title 7, Chapter 1, Section 7 are hereby amended as follows:

Section 12-101 shall be substituted from the 2015 International Building Code and International Residential Code to the 2022 International Building Code and 2022 International Residential Code including any appendixes.

Section 12-201 shall be substituted from the 2015 International Plumbing Code to the 2022 International Plumbing code.

Section 12-301 shall be substituted from the 2015 International Property Maintenance Code to the 2022 International Property Maintenance Code.

Section 12-404 which had previously been repealed shall have the following language: The 2022 International Fuel Gas Code is hereby adopted as the gas code for the Town of Kingston Springs.

Section 12-901 shall be substituted from the 2015 International Existing Building Code to the 2022 International Existing Building Code.

Section 12-1001 shall be substituted from the 2015 International Mechanical Code to the 2022 International Mechanical Code.

Section 12-1101 shall be substituted from the 2015 International Energy Conservation Code to the 2022 International Energy Conservation Code.

Sections 12-1201 through 12-1206 shall be substituted from the 2015 International Fire Code to the 2022 International Fire Code.

Section 7-101 shall be substituted from the 2015 International Fire Code to the 2022 International Fire Code.

All reference herein to the 2022 International Codes as applicable are those model editions of respective codes as prepared, published and adopted by the International Council.

Violation and penalty provision – As to the Ordinance adoption above, each respectively, it shall be unlawful for any person to violate or fail to comply with any provision of the code herein adopted by reference and modified or amended, the violation of any section shall be punishable by penalty under the general penalty provision of the municipal code of ordinances. Each day a violation is allowed to continue constitutes a separate offense.

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 on First Reading \_\_\_\_\_, 2024

Passed on Second Reading \_\_\_\_\_, 2024

\_\_\_\_\_  
Francis A. Gross III, Mayor of Kingston Springs, Tennessee

ATTEST:

\_\_\_\_\_  
Jamie Dupré, Town Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney