

CITY OF WHITE HOUSE
Board of Mayor and Aldermen Agenda
October 15, 2009
7:00 p.m.

1. Call to Order by the Mayor
2. Prayer/Pledge
3. Roll Call
4. Adoption of the Agenda
5. Approval of Minutes of the September 17, 2009 meeting.
6. Welcome Visitors
7. Communications from Mayor, Aldermen and City Administrator
 - a. Mayor recognizes Building Maintenance personnel.
9. Acknowledge Reports

A. General Government	E. Wastewater	I. Engineering
B. Police	F. Planning and Codes	J. Court Clerk
C. Fire	G. Parks	K. Monthly Financial Summary
D. Public Works	H. Library	
10. New Business
 - A. Consideration of the following resolutions:
 1. **Resolution 09-21** – An initial resolution authorizing the issuance of not to exceed \$2.5 million in improvement and refunding bond series 2009.
 - B. Consideration of the following ordinances:
 1. **Ordinance 09-16** – An ordinance amending the zoning map relative to the front 6.4 acre portion of Robertson County Tax Map 106, Parcel 175 from I-1, Light Industrial to C-4, Office/Professional Service for property located on Union Road. (Bean Property). **First Reading**
 2. **Ordinance 09-17** – An ordinance amending the zoning map of 0.80 acre property relative to Robertson County Tax Map 107-B, Group A, Parcel 30.00 from R-20, Low Density Residential to R-10, High Density Residential for property located on Sugar Tree Ct. **First Reading.**

3. **Ordinance 09-18** – An ordinance amending the zoning map for the Town Center District relative to the rezoning of 44 properties from R-10, High Density Residential; R-20, Low Density Residential; and C-1, Central Business Commercial to C-6, Town Center Commercial District. **First Reading.**
4. **Ordinance 09-19** – An ordinance amending the zoning ordinance to expand permitted firework sales to accessory sales in C-1, Central Business and C-2, General Commercial zoning districts in permanent buildings with primary convenience and general retail sales uses. **First Reading.**
5. **Ordinance 09-20** – An ordinance amending the zoning map for 93.20 acre property relative to Robertson County Tax Map 98, Parcel 18 from R15, Medium Density Residential to Neighborhood Center Residential Planned Unit Development and Preliminary Master Plan. **First Reading.**
6. **Ordinance 09-21** – An ordinance amending the Municipal Code Title 9, Chapter 4 Taxicabs. **First Reading.**

C. Finance

1. Board approval of the surplus of a 1997 Ford F-150 extended cab truck from the Parks and Recreation Department, VIN 1FTDX1722VKD62739.
2. Board approval of bid from Florence & Hutcheson, Inc. of Nashville, Tennessee for the Engineering Consultant for the Calista Road project.
3. Board consideration of capital outlay note bids for the park project.
4. Board approval of Greenway Bank Stabilization, Change Order #1 in the amount of \$2,310.

D. Other Business

1. Board approval of street acceptance for the Briarwood Subdivision, Phase 1.
2. Board approval of board appointments by the Mayor. Jim Bracey will replace Mayor Decker on the Leisure Services Board, and Mayor Decker will resume his position on the Library Board.

E. Discussion Items

Quality and cost savings of proposed projects.

11. Adjournment

The Board of Mayor and Aldermen of City of White House, Tennessee met in regular session at the Billy S. Hobbs Municipal Center, White House, Tennessee at 7:00 o'clock p.m. on the 20th day of October, 2009.

Present at the meeting was Mayor John Decker, and the following Aldermen:

Absent:

Others: _____

Mayor Decker, presiding, noted that a quorum was present.

Other Business

Alderman _____ moved for the adoption of the following resolution, which motion was seconded by Alderman _____, and after due discussion was put to a roll call vote, the result of which was as follows:

Aldermen voting "AYE":

Aldermen voting "NO":

Aldermen abstaining:

INITIAL RESOLUTION DETERMINING TO ISSUE NOT TO EXCEED \$2,500,000
GENERAL OBLIGATION IMPROVEMENT AND REFUNDING BONDS OF CITY OF
WHITE HOUSE, TENNESSEE

WHEREAS, the Board of Mayor and Aldermen of City of White House, Tennessee (the "Issuer") has determined that it is necessary to make certain capital expenditures in connection with public works projects as described in Section 9-21-105 of the Tennessee Code Annotated, as amended, including but not limited to, improvements and equipment for parks and other public facilities (the "Project"); and

WHEREAS, the Issuer also proposes to refund all or a portion of certain outstanding bonds, notes and other obligations of the Issuer, as follows: General Obligation Refunding Bonds, Series 1999 dated December 1, 1998, General Obligation Capital Outlay Note, Series 2004 dated April 26, 2004, General Obligation Capital Outlay Note, Series 2005 dated April 21, 2005, and Capital Outlay Note, Series 2006 dated June 13, 2006 (collectively, the "Outstanding Obligations") in order to achieve cost savings and/or for the purpose of reamortizing its outstanding debt; and

WHEREAS, the Issuer is authorized by Sections 9-21-101 et seq. of the Tennessee Code Annotated to issue its general obligation bonds for such purposes.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of City of White House, Tennessee, as follows:

Section 1. That it is necessary and desirable and in the best interests of the citizens of City of White House, Tennessee that the Issuer (i) make certain capital expenditures in connection with Project; (ii) refund all or a portion of the Outstanding Obligations; and (iii) pay legal, fiscal, administrative, architectural and engineering costs of the Project and costs incident to the issuance and sale of its general obligation bonds to be issued for such purposes.

Section 2. That the Board of Mayor and Aldermen of City of White House, Tennessee hereby determines pursuant to the authority of Sections 9-21-101 et seq. of the Tennessee Code Annotated, as amended, that it shall issue its general obligation improvement and refunding bonds for the purposes of financing the Project, refunding all or a portion of the Outstanding Obligations and other purposes stated above in an aggregate amount not-to-exceed \$2,500,000, that such bonds will bear interest at a rate or rates not-to-exceed 5.50%, and that such bonds shall be payable, both principal and interest, from ad valorem taxes levied without limitation as to rate or amount upon all taxable property in the Issuer.

Section 3. That the bonds may be issued for any one or more of the purposes stated above and may be issued in one or more emissions either separately or as part of one or more larger bond issues which may include bonds of the Issuer being issued for other purposes and/or under other authorizing resolutions and statutes.

Adopted and approved this 20th day of October, 2009.

Mayor

Attest:

City Recorder

(Seal)

Upon motion of Alderman _____, seconded by Alderman _____, and unanimously adopted, the City Recorder was instructed and authorized to cause a copy of the foregoing initial resolution to be published in The News Examiner, a newspaper published in Sumner County, Tennessee and having a general circulation in the City of White House, said resolution so published to have appended thereto the following notice:

NOTICE

The foregoing resolution has been adopted. Unless within twenty (20) days from the date of the publication hereof, a petition signed by at least ten percent (10%) of the registered voters of the City of White House, Tennessee shall have been filed with the City Recorder of City of White House protesting the issuance of the general obligation improvement and refunding bonds, such bonds will be issued as proposed.

(OTHER BUSINESS)

Upon motion duly made and seconded, the Board of Mayor and Aldermen adjourned.

Mayor

Attest:

City Recorder

(Seal)

STATE OF TENNESSEE:
COUNTIES OF ROBERTSON AND SUMNER:

I, Christie Odenwald, hereby certify that I am the duly elected and qualified City Recorder of City of White House, Tennessee (the "Issuer") and as such official, I hereby certify that the foregoing is a true and correct copy of excerpts from the minutes of the meeting of the Board of Mayor and Aldermen of City of White House, Tennessee held on Thursday, October 15, 2009, insofar as the same pertains to the proceedings in connection with the issuance of not-to-exceed \$2,500,000 general obligation refunding and improvement bonds of the Issuer.

Witness my signature this ___ day of October, 2009.

City Recorder

(Seal)

CITY OF WHITE HOUSE
Board of Mayor and Aldermen Agenda
October 15, 2009
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C. Finance

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2. Board approval of bid from Florence & Hutcheson, Inc. of Nashville, Tennessee for the Engineering Consultant for the Calista Road project.
3. Board consideration of capital outlay note bids for the park project.
4. Board approval of Greenway Bank Stabilization, Change Order #1 in the amount of \$2,310.

D. Other Business

1. Board approval of street acceptance for the Briarwood Subdivision, Phase 1.

E. Discussion Items

No items submitted.

11. Adjournment

CITY OF WHITE HOUSE
Minutes
Board of Mayor and Aldermen Meeting
August 20, 2009
7:00 p.m.

1. Call to Order by the Mayor
Mayor Decker called the meeting to order at 7:00 pm.
2. Prayer/Pledge
Prayer and Pledge to the American Flag by Mayor Decker.
3. Roll Call
Ald. Arnold – Present; Ald. Bibb – Present; Ald. Bracey – Present; Ald. Hutson – Present, Mayor Decker – Present. **Quorum Present.**
4. Adoption of the Agenda
Motion was made by Ald. Bibb second by Ald. Bracey to adopt the amended agenda. A voice vote was called for with all members voting aye. **Agenda adopted.**
5. Approval of Minutes of August 20, 2009 Meeting and August 17, 2009 Special Called Session.
Motion was made by Ald. Bibb, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **August 17 & August 20, 2009 minutes approved.**
6. Welcome Visitors
The Mayor welcomed everyone in attendance.
7. Public Hearing
 - a. **Ordinance 09-12** – An ordinance to de-annex certain territories including sections of Horseshoe Rd., Calista Rd., and Ozie Fulps/Fulks Rd. and remove the same from the corporate boundaries of the City of White House, Tennessee. (The property consists of approximately 298 acres including sections of Horseshoe, Calista and Ozie Fulps/Fulks Rd.) **Second Reading.** No one spoke for or against.
 - b. **Ordinance 09-15** – An ordinance establishing the tax rate for the year 2009. **Second Reading.** No one spoke for or against.
8. Communications from Mayor, Aldermen and City Administrator
 - a. Mayor Decker requested that the board members contact the City Recorder for any issues they would like to discuss at the meeting and requested that these items be added to the end of the agenda as discussion items.
 - b. Mayor Decker also requested that the financial status of the City is reported on a monthly basis.
 - c. Ms. Carrier informed the board of the status of the Petty lawsuit. She also spoke about her trip to Montreal for the ICMA conference where she learned more about public safety, healthcare, economic development and performance measure issues.

- d. Mayor Decker recognized Police Patrol Personnel.
- e. Evelyn Guill reported on Museum Board Progress.

9. Acknowledge Reports

- | | | |
|-----------------------|-----------------------|------------------------------|
| A. General Government | E. Wastewater | I. Engineering |
| B. Police | F. Planning and Codes | J. Court Clerk |
| C. Fire | G. Parks | K. Monthly Financial Summary |
| D. Public Works | H. Library | |

Motion was made by Ald. Bibb, second by Ald. Bracey to acknowledge reports and order them filed. A voice vote was called for with all members voting aye.

10. New Business

A. Consideration of the following resolutions:

- 1. **Resolution 09-20** – A resolution developing directory sign provisions to assist travelers to general areas of the city.

Motion was made by Ald. Arnold, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **Resolution 09-20 was approved.**

B. Consideration of the following ordinances:

- 1. **Ordinance 09-12** – An ordinance to de-annex certain territories including sections of Horseshoe Rd., Calista Rd., and Ozie Fulps/Fulks Rd. and remove the same from the corporate boundaries of the City of White House, Tennessee. (The property consists of approximately 298 acres including sections of Horseshoe, Calista, and Ozie Fulps/Fulks Rd.) **Second Reading.**

Motion was made by Ald. Bracey, second by Ald. Bibb to approve. Roll call – Ald. Arnold, aye; Ald. Bibb, aye; Ald. Bracey, aye; Ald. Hutson, aye; Mayor Decker, aye. **Ordinance 09-12 was approved on second and final reading.**

- 2. **Ordinance 09-15** – An ordinance establishing the tax rate for the year 2009. **First Reading.**

Motion was made by Ald. Bibb, second by Ald. Arnold to approve. Roll call – Ald. Arnold, aye; Ald. Bibb, aye; Ald. Bracey, aye; Ald. Hutson, aye; Mayor Decker, aye. **Ordinance 09-15 approved on first reading.**

C. Finance

- 1. Board approval of the Fiber Optics Contract with Neel-Shaffer, Addendum #1. Motion was made by Ald. Arnold, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **Fiber Optics Contract with Neel-Schaffer approved.**
- 2. Board approval of greenway asphalt repair at the Greenway Bank Stabilization Project. Motion was made by Ald. Bracey, second by Ald. Bibb to approve. A voice vote was called for with all members voting aye. **Greenway asphalt repair for \$5,000 was approved.**

3. Board approval of pipe replacement in the area of the Greenway Bank Stabilization Project.
Motion was made by Ald. Bibb, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **The greenway pipe replacement for \$14,000 was approved.**

D. Other Business

1. Board approval of the Mayor's appointees of Hank DeHaven, John Wilkinson, and Ron Williams to the Industrial Revenue Board and the appointment of Thomas Pond to the Cemetery Board.
Motion was made by Ald. Bibb, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **Mayor's board appointees were approved.**
2. Board approval of Certificate of Good Moral Character for Jose Rubi, of Pepe's Grill located at 1007 Hwy 76.
Motion was made by Ald. Bibb, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **Good Moral Character Certificate for Jose Rubi of Pepe's Grill was approved.**

11. Adjournment

Motion was made by Ald. Bibb to adjourn at 8:04 p.m.

John Decker, Mayor

ATTEST:

Christie M. Odenwald, City Recorder

October 6, 2009

MEMORANDUM

To: Board of Mayor & Aldermen
From: John Grubbs – HR Director
Re: Employee Recognition – Facilities Maintenance (Public Works)

This position within our Public Works Department is responsible for keeping our facilities working and operating on a daily basis.

Features of work:

Responsible for general maintenance of all City facilities, including determining maintenance problems and devising appropriate courses of action, preventive maintenance, facility/equipment inspections, development of routine maintenance schedule.

Develops, oversees and performs regular preventive maintenance on City owned equipment including, but not limited to boilers, chillers, circuit breakers, plumbing pipe, etc.

Within the City of White House, we have many facilities within our infrastructure providing public use and recreation, employee workspace and storage of equipment and supplies.

In order for our City to function effectively and efficiently on a daily basis, it is critical that these facilities be maintained through not only reactive maintenance, but preventative maintenance as well.

In addition to the duties related to maintaining our facilities within the City, our Facilities Maintenance employee plays a crucial part in decoration of the City for holidays and special events, most notably the very arduous task of decoration and preparation for the annual Holiday Extravaganza.

We would like to recognize the hard work and value of our Facilities Maintenance employee.

Public Works Facilities Maintenance:

Ted Sikora Facilities Maintenance Technician

REPORTS . . .

**City of White House
General Government Department
Monthly Report of September 2009**

Administration

The City Administrator worked on several economic development initiatives this month. The town center development has been a major project in researching possibilities including ways of purchasing property, making this project economically feasible for the City and well-utilized by our citizens. The City Administrator worked on the Osh Kosh Building project and setting parameters for a PILOT (Payment-In-Lieu-of-Taxes) program which will be before the BMA and Industrial Development Board soon. She attended the Forward Sumner Board Meeting and 2 economic development officials meetings to discuss options for grant money reimbursements (forwarded to the Chamber to get reimbursed for all expenditures associated with WHIRL) and a wage labor survey for both Robertson and Sumner counties. The Mayor, City Administrator, and Management Intern attended the Sumner County Council of Government meeting in Hendersonville and attended Sumner County Joint Economic and Community Development Board meeting which is required by State law to qualify for grant monies. One item that was discussed at this meeting was the importance of our communities to be aware and support the initiatives of the Three-Star Strategic Plan. This plan is submitted in your packet for review and discussion.

The City Administrator attended a few training seminars this month including a TVA training regarding industrial development boards, tax increment financing and stimulus monies that can be utilized for economic development. TVA also offered a webinar that gave the entire consumer connection communities a Retail Market Update. The City Administrator attended the ICMA Conference in Montreal. Classes included: Using Citizen Surveys to Make Tough Budget Decisions, Avoiding the Jekyll Interview and the Hyde Hire, Budgeting in Tough Times: How Performance Measurement and Citizen Engagement Can Help, Alternatives to Traditional Emergency Services Delivery Systems, Breaking Individual Inertia: A Pathway to Improved Health and Reduced Costs, Renew Yourself, Renew Your Organization, Development and Redevelopment Opportunities for the Retail Sector. I also met with ICMA officials on becoming a credentialed manager. You have to be a manager or assistant for a certain number of years to even qualify and then must take an exam and maintain training hours. The City Administrator plans to work towards the credentialing.

The City Administrator met with Josh Landry, from the Sumner County YMCA. He is working with the school systems and plans to assist in developing a local government aspect to the Youth Government Council in White House. Bob Cook met with the City Administrator to discuss options for the White House Ministerial Association to partner with the City. Staff met and we offered the following options: clean-up day, stream clean-up day, renew crew, movie in the park (once/month for warmer months), an activity for our teenagers, and shuttle service for the Trail of Treats. I will let you know what they decide.

The City Administrator along with HR and Finance met with our insurance broker to review the first quarter numbers and there has been some improvement in utilization compared to last year. Planning and Engineering worked with the City Administrator to meet the developers assist in a conceptual concept for the Wal-Mart out lots. The City Administrator met with the sewer director and intern to go over the freshly and well-written Wastewater SOP.

Website Management			
	September 2009	FY 08-09	FY 09-10
Number of Internal requests for website updates	14	136	34
Visits	7,925	*	23,146

The City Recorder attended several free webinars in an effort to receive training and not incur costs. The webinars attended during the month of September reviewed any questions regarding the input of performance measure for the ICMA-Center for Performance Measurement, a Granicus webinar regarding a product that would allow citizens to submit comments on public hearing items prior to the board meetings via email, an overview of the available facilities module from our website provider, Civic Plus and a webinar presenting a product that would allow for online utilities, tax, traffic citation and recreation program payments. The City Recorder also attended the Municipal Management Academy class on Performance Evaluations hosted by the city.

The City Recorder worked with Department Heads to input all of the city's performance measures for the previous fiscal year (FY 2009). Many of the department heads have worked hard to complete their templates and there was noticeable improvement from the first year's templates. The City Recorder also worked with department heads to compile articles for the upcoming edition of the Word on White House Newsletter.

Citizens can now sign up for City updates using Twitter and Facebook. A link has been put on the home page of our website to both of these social networking sites so that citizens can follow City functions. It is another way for us to communicate with our citizens.

Our City website has had 7,925 visits during the month of September, which increased 490 visits from number of last month's visits. Below are the top 10 places that have visited our website, along with the number of visits per city.

City	Visits
Nashville, TN	3364
White House, TN	675
Hendersonville, TN	238
Clarksville, TN	182
Goodlettsville, TN	167
New York, NY	167
Chicago, IL	145
Emeryville, CA	120
Atlanta, GA	118
Madison, TN	98

*White House was 2nd this month with 675 visits

We also know that 32% of this month's visitors accessed our website through the Google search engine and 39% accessed our site directly. In addition, the percentage of returning visitors was 47% and the percentage of new visitors was approximately 53%.

**City of White House
Finance Department
Monthly Report of September 2009**

Finance Section

Activity on delinquent property taxes slowed to a trickle this month with \$2,227.91 in receipts. There were not enough payments from either county to change the percentages of taxes paid by county and total delinquencies. The Robertson County percentage remains at 95% paid, and Sumner County taxes remain at 97% paid, with a total delinquency rate of 4%, which is 1% higher than usual. At this point it looks like it will be at least the first of November before we get the tax cards from the State of Tennessee. The state will not release cards until the entire county is complete, and another city in Sumner County just passed their final reading on the tax rate a couple of weeks ago. We do have the tax cards for Robertson County parcels but we cannot mail them until the data file is made available to load in our software, and again that hinges on the Sumner County portion that our software vendor is still waiting to receive from the State. This means that we will have a lag in the normal cash flow cycle for General Fund since we will likely not receipt property taxes until mid to late November.

The Finance Director attended the Performance Appraisal installment of the Municipal Management Academy along with other department heads and supervisors during the month of September. Significant time and effort were spent during the month providing assistance to other departments in gathering information necessary to respond to the ICMA Performance Measures Survey. The Finance Director also worked with the Wastewater Director to consolidate some checking and investment accounts and close some ancillary accounts that were no longer necessary. The Walk through White House History meetings continued on a weekly basis through September. The group was well prepared, but the day proved to be a washout due to the rain. Several of the re-enactors did camp overnight and brave the elements in case some citizens decided to come out, and we did have 13 to walk the trail in the rain before noon. The museum portion of the walk fared better with about 40 visitors. The group decided to give up on the weather around noon, and the event will be rescheduled for a spring date. The Finance Director along with the City Administrator, and Human Resources Manager attended a quarterly insurance review with our providers, and this plan year is starting out much better than last year, but we still have three quarters to go.

The Finance Director has continued participation in the Tennessee Municipal League's work group to transition business tax collection from the cities and counties to the State. The State has further realized the complexity of the undertaking and has postponed the transition to January 2010. We are currently including a mailer from the state with all renewal notices that inform the businesses of the impending change. The work group met with a contingency from the Department of Revenue during the month of September, and uncovered a number of misconceptions and misunderstandings that had developed as a result of previous communications between the two groups. A new learning for the cities and counties is that the State does not plan to pursue existing delinquencies once they take over the collection of taxes. That collection process will be left up to the

current collection authorities. We will have to make a decision in the very near future about how we will handle existing delinquencies.

All staff in the Finance Department attended the appreciation lunch provided by Northridge Church during the month.

Major Fund Balances

Fund	Cash Balance	Investment Account Balance
General Fund	\$201,178.69	\$1,242,345.30
Sanitation	\$191,272.62	\$ *
Wastewater	\$417,038.62	\$795,967.49

* The Sanitation Fund Balance is reported as of October 8, 2009. The other funds are reported as of September 30, 2009.

Performance Measures

Payroll

Number of Payrolls	Number of Checks and Direct Deposits	Number of adjustments	Number of Void Checks
2 regular	4 paper checks 198 direct deposit	3 retroactive payroll adjustments requested by Human Resources	None

Accounts Payable

	September	FY	Last September	Last FY
Total Invoices Processed	354	922	365	997

Call and Counter Logs

	Finance	Admin.	Planning /Codes	HR	Parks	Police	Public Works	Waste Water	Gen City Info	Gen Non-City Info	County Info	Total
Calls	245	29	54	18	83	8	6	12	9	17	19	500
Customers	192	0	3	5	2	3	0	6	2	6	22	241

Finance	Accounts Payable	Business License	Property Tax	Court	Purchasing	Finance Directors Office	Total
Calls	0	6	36	123	76	4	245
Customers	0	11	11	164	3	3	192

Purchase Orders

Codes	2	\$15.00
Fire	12	\$10,697.77
Police	21	\$4,053.40
Human Resources	1	\$36.98
Engineering	3	\$140,046.82
Administration	2	\$3,355.68
Finance	4	\$371.43
Court	1	\$32.56
Library	4	\$997.32
Wastewater	27	\$43,096.19
Public Works	8	\$6,206.13
Sanitation	7	\$8,468.42
Parks	29	\$17,190.33
Bldg. Maintenance	1	\$6.96
Cemetery	1	\$200.00
Total	123	\$234,774.99
Void	2	\$3,788.45

	NUMBER OF PO'S	Value of PO's
PURCHASE ORDERS \$0-\$999	106	\$21,577.99
PURCHASE ORDERS \$1000-\$9999	15	\$48,550.14
PURCHASE ORDERS OVER \$10,000	2	\$164,646.86
Total	118	\$234,774.99

Emergency Purchase Orders – September

Number	Vendor	Items	Amount	Nature of Emergency	Department
13572E	Waller Sales Corporation	Hose and clamps	\$141.20	Repair on trash pump	Wastewater
13574E	AllGood Sewer & Septic Tank Service	Sewer tank pumped	\$250.00	Washington Square Apartments	Wastewater
13578E	AllGood Sewer & Septic Tank Service	Sewer tank pumped	\$250.00	Deer Crossing	Wastewater
13584E	Rogers Group	67's crushed rock	\$263.48	Line Repair	Wastewater
13586E	Craig Johnson Construction	Material sleeves and labor	\$4,392.50	HB Williams/N Palmers Chapel	Wastewater
13589E	Wascon	Transformer	\$1,060.32	HB Williams/N Palmers Chapel	Wastewater

Business License Activity

<u>Opened</u>	<u>Closed</u>	
4	2	
<u>Cumulative Information</u>		
<u>Class</u>	<u>Total Licenses</u>	<u>Delinquencies</u>
1	35	14
2	128	54
3	244	131
4	180	71
Total	587	270
Delinquency Rate		46%

Municipal Court – Citations disposed either through court or payment

Description	Total Charges
Child Restraint 4-15 (1 st Offense)	1
Improper Backing	1
Failure to Yield Right of Way	1
Financial Responsibility Law	20
Following Too Closely	1
Motor Vehicle Requirements	2
Improper Passing	1
Drivers Exercise Due Care	1
Codes Violations/Animal Control	2
Drivers License Law	6
Stop Signs	3
Parking Violation	1
Vehicle Registration Law	23
Seat Belt Violation – 18 and Older	22
Speeding	117
Careless Driving	2
Disobedience to Traffic Control Device	4
U-Turn	1
Total	209

Municipal Court – Case Disposition

Disposition	Total
Ticket Paid in Full – Prior to Court	84
Guilty as Charged	7
Dismissal	13
Dismissed upon presentation of insurance	14
Not Guilty	1
Dismissed to Traffic School	13
Dismissed with Costs and Fines	54
Dismissed with Costs	18
Dismissed with Fines	5
Total	209

September 09 Monthly Report

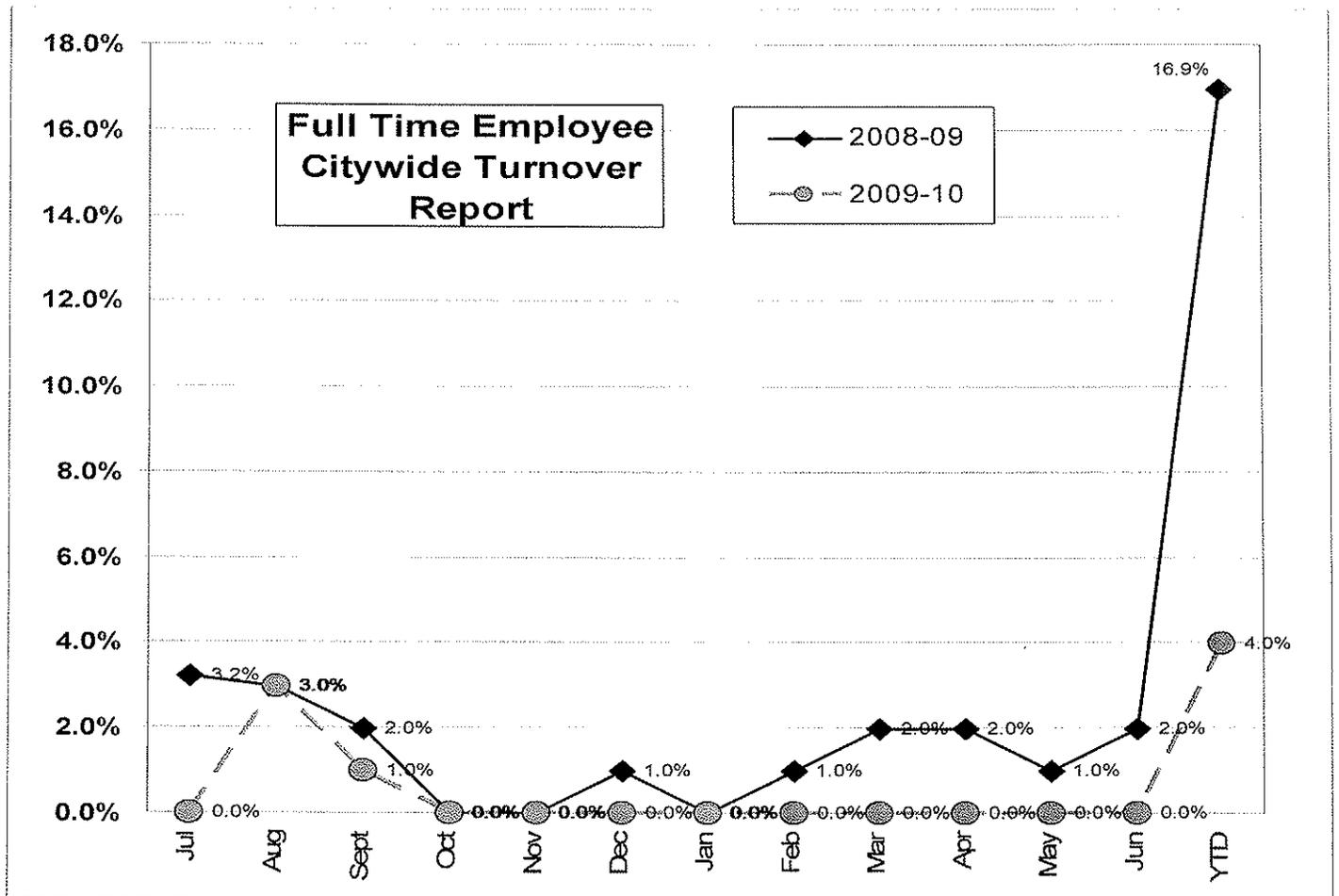
Human Resources:

- Participated in quarterly health plan review
- Assisted Wastewater with Technician I recruitment and placement
- Assisted Wastewater with orientation of new Technician (Alex Keeler)
- Assisted departments with disciplinary hearings and actions
- Participated in monthly safety committee meeting

Key Performance Indicators (Performance Measurements)

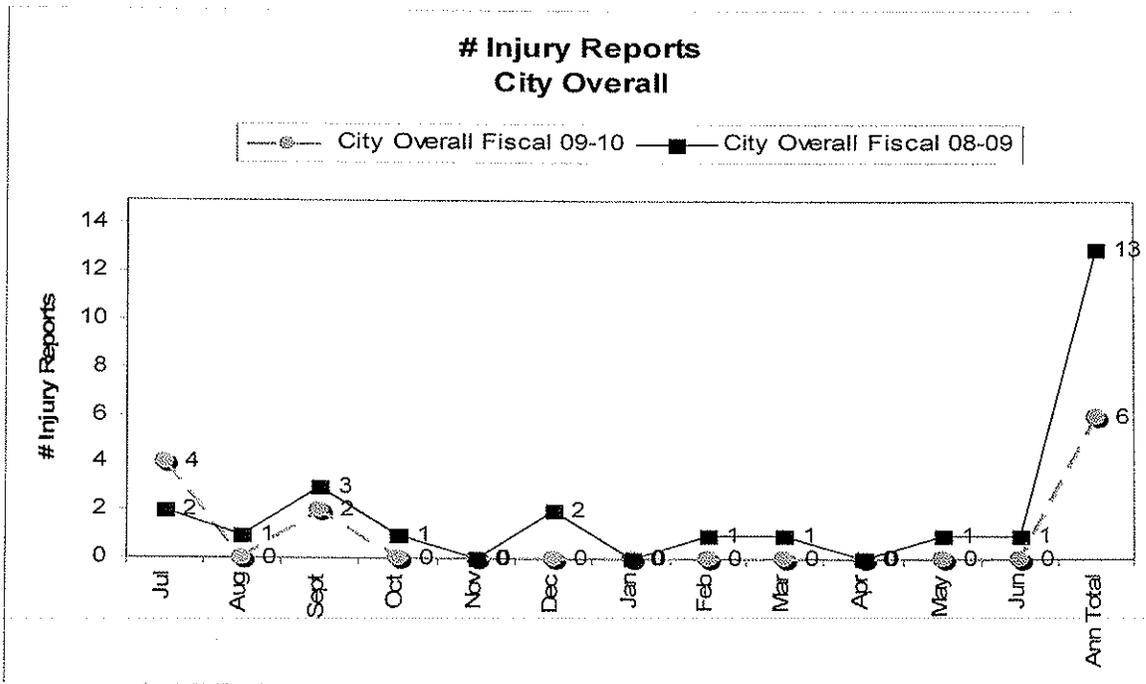
Citywide Turnover

- Turnover overall for month of September 2009 for Full Time Employees was 1%, down from September 2008.
- Highest Turnover department:
-Wastewater: 27.3% YTD

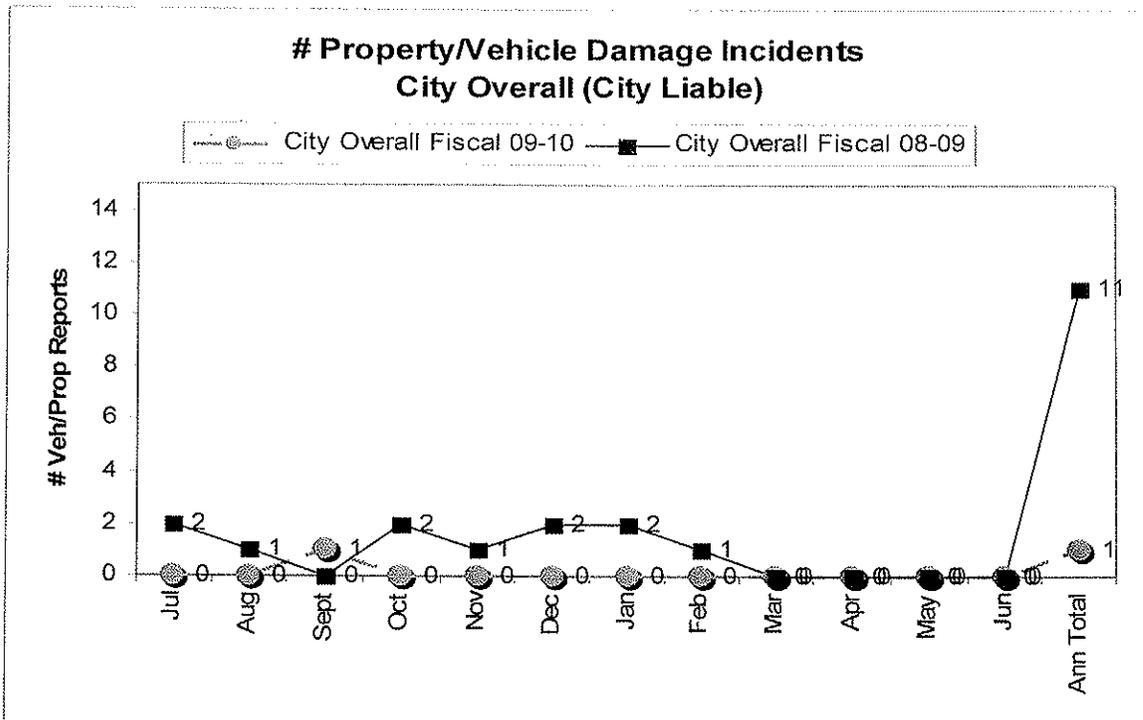


Safety

- Accidents resulting in injury in September 2009 were **2**, down from September 2008 (**3**).



- Vehicle/Property damage claims (City liability) for the Month of September 2009 are **1**, up from September 2008 (**0**).



City of White House
Police Department
Monthly Report
September 2009

Departmental Highlights

- In the September 2009 Edition of the *Canine Courier* magazine, the Region 13 (West Tennessee) Patrol Case of the Quarter was the vehicle pursuit on May 11, 2009, involving Officer Jason Ghee and Officer Keith Anglin. The pursuit involved suspects who were wanted for attempted homicide during a home invasion in Portland, TN where the victim was shot several times in the chest. The pursuit ended in Davidson County where all suspects were apprehended.
- Chief Herman attended the Sumner County 911 Consolidation meeting on September 9th, in Hendersonville.
- Officer Jeff Frazier instructed Traffic School on September 10th.
- Chief Herman attended the 911 Sumner Board Meeting on September 14th.
- Chief Herman attended the Robertson County 911 Board meeting on September 15th, in Springfield.
- Chief Herman attended the 18th Judicial Drug Task Force meeting in Portland on September 16th.
- Chief Herman attended the Tennessee Fusion System Technical Working Group on September 18th at TBI.
- Sgt. Jim Ring, Sgt. Eric Enck and Officer Joel Brisson attended the Governor's Highway Safety Office meeting on September 23rd.
- Chief Herman attended the Tennessee Crime Prevention Coalition on September 25th at the Metro Hermitage Precinct.
- Officer Joel Brisson participated in a DUI Checkpoint along with the Governor's Highway Safety Office (GHSO) and other agencies in Ridgeway.
- Chief Herman attended the Tennessee Association of Chiefs of Police meeting on September 30th, in Nashville.
- Captain Mingledorff attended the monthly City Safety Committee Meeting on Wednesday September 20th.

Community Relations

- On September 7th, White House Police and Fire Department hosted their 10th Annual Public Safety Awareness Day in the City Park. Sixty-seven (67) riders participated in the Bike Parade and 181 riders earned their Safe Rider's Certificate by challenging the bicycle rider's confidence course. Over 500 citizens attended the event.
- The White House Police Department supported the White House High School Homecoming Parade on September 10th and the Heritage High School Homecoming on September 24th.

DARE

DARE classes started at Robert F. Woodall Elementary. Captain Mingledorff will instruct weekly classes for 150 5th grade students for 10 weeks.

Citizens Police Academy

Nothing to report at this time.

Wheels in Motion

On September 24th, Captain Mingledorff and members of the White House Rotary Club visited 4 schools: H.B. Williams Elementary, Robert F. Woodall Elementary, White House Christian Academy, and Hope and Heritage Academy. They presented a bicycle and helmet to winners of this month "Good Citizen" award.

Captain Street Smart

Captain Mingledorff conducted 4 Captain StreetSmart classes at Robert F. Woodall Elementary on September 29th. The subject taught was Purpose of/and Proper Use of Seat Belts.

Crime in the City

	September 2008	September 2009	Percent Change	Total 2008	Total 2009	Percent Change
<i>Serious Crime Reported</i>	*					
Crimes Against Persons		26			113	
Crimes Against Property		28			252	
Crimes Against Society		23			181	
<i>Minor Crime Reported</i>		42			311	
<i>Traffic Crashes Reported</i>		24			188	

* New data collected starting January 2009

Protecting Persons and Property

	September 2008	September 2009	Percent Change	Total 2008	Total 2009	Percent Change
Arrest Criminals	28	43	+35%	497	466	-6%
Enforce Traffic Laws:						
Written Citations	141	157	+10%	1,836	2,234	+18%
Written Warnings	25	24	-4%	356	392	+9%
Residential Patrols	402	829	+52%	8,034	8,260	+3%
Business Checks	810	1,332	+39%	10,896	11,838	+8%
Extra Patrols	221	95	-57%	3,119	1,729	-45%
Property Watches	6	1	-83%	215	290	+26%
Assist Motorists	3	17	+82%	151	185	+18%

Communications Section

	September 2008	September 2009	Percent Change	Total 2008	Total 2009	Percent Change
Calls for Service	789	972	+19%	9,275	10,079	+8%
911 Calls	79	78	-1%	465	431	-7%
Alarm Calls	26	17	-35%	284	320	+11%

*Not accurately recorded until July 2007

Animal Control

	September 2008	September 2009	Percent Change	Total 2008	Total 2009	Percent Change
Complaint Calls	*	32			336	
Animal Contacts		29			290	
Returned to Owner		10			95	
Sent to County Impound		19			155	
Adopted		0			10	
Animal Bite Incidents		0			3	
Traps Set		2			42	

*New data collected starting January 2009

K-9

Sgt. Ring with K9 Rascal and Officer Ghee with K9 Nike attended their monthly 8 hour training.

Staffing

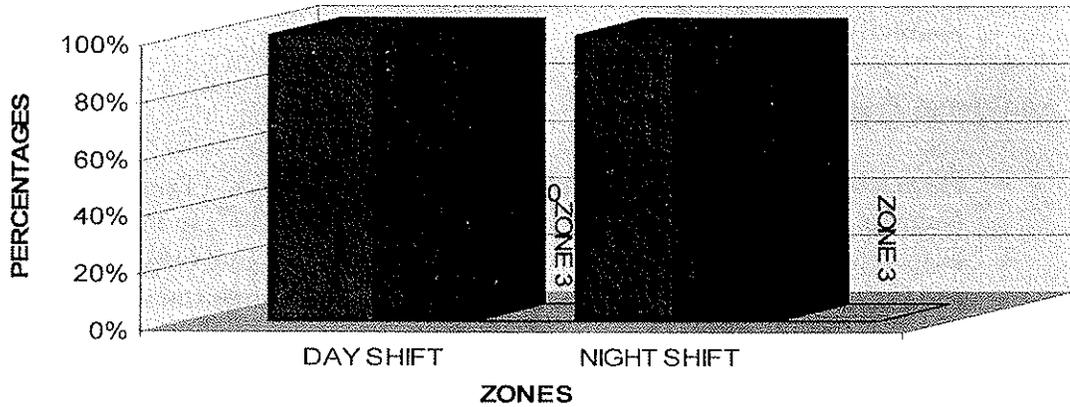
The police department is authorized 28 full-time and two part-time employees. Currently we are down one full-time Police Officer position, one Dispatcher Supervisor position, and a part-time records clerk position. Interviews for the Police Officer and Dispatch Supervisor positions were conducted in the month of February. Due to the hiring freeze, these positions will remain open at this time.

- Officer Nick Hurt has resigned his position with the Police Department. His last day will be October 1st.

Zone Patrol

The City has been divided into three Zones. Zone 1 is our northern section of State Route 76, east and west to the northern border. Zone 2 is our southern section of State Route 76, east and west to our southern border. Zone 3 is our City property to include government buildings, City parks, the greenway, and cemetery. The goal is to have one officer from each of the four road patrol squads assigned to each of the three zones with a supervisor as backup for all three zones. We are going to use Reserve Officers to assist us with Zone 3 coverage. This will be difficult with staffing shortages, training, vacations, etc. but we will do our best.

September 2009 ZONE COVERAGE



Training

The Tennessee Peace Officer Standards and Training Commission requires under rule 1110-4.01 and rule 1110-8.04 that all full-time and Reserve Officers participate in a P.O.S.T. approved forty (40) hour in-service training sessions each calendar year.

Looking at the graph, you can see how well we are doing at meeting this mandate.

2009 MANDATORY TRAINING GRAPH



- Chief Herman and Sgt. Ring attended POST (Peace Officer Standards and Training Commission) Workshop on September 1st in Murfreesboro.
- Supervisors attended training sponsored by MTAS in coordination with UT Knoxville.

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Additional Training

- Dispatcher, Patti Aric, attended the Annual TENA (Tennessee Emergency Number Association) Conference on September 27th -30th, in Pigeon Forge, TN.
- Dispatchers, Kendra Pitt and Virginia Crusenberry, and Officers, Keith Anglin and Bob Parks, completed NIMS 100, 700 and 800 online training.
- Reserve Officers Chris Davis, Patrick Bagwell, and Jake Kennedy completed their annual firearms training.

Cost Savings

- Robert F. Woodall Elementary School purchased 161 DARE T-shirts from DARECatalog.com, saving the Department **\$900.00**.

Items Sold on GovDeals in the month of September:

1992 Merc. Marquis	9/2/09	Abandoned Vehicle	\$320.00
1992 Grand Prix	9/3/09	Abandoned Vehicle	\$320.00
1996 Crown Victoria	9/5/09	Drug Seizure	<u>\$270.00</u>
		TOTAL	\$910.00

Projected Cost-Savings

None to report at this time.

Capital Projects

None to report at this time.

Completed Projects

None to report at this time.

City of White House Fire Department Monthly Report for September 2009

Summary of Month's Activities

The department responded to 86 requests for service during the month with 65 responses being medical emergencies. The department responded to a structure on September 1st, fire units arrived on scene and contained the fire to the room of origin. The fire started in the kitchen with fire damage to the stove and cabinets and limited smoke damage throughout the home. There were no injuries reported at this incident. There were three vehicle accidents involving injuries during the month with the more serious incident occurring on 31 W near Portland Rd one patient was transported to an area hospital. A utility pole was severely damaged and had to be replaced requiring traffic to be rerouted for several hours.

In an effort to improve our ability to compile and report the department's performance indicators some changes have been made to the monthly report. Some of the noticeable changes are the year-to-date numbers that have been changed to a fiscal year instead of a calendar year. Also some year-to-date numbers are being recorded in the fire inspection area of the report.

Update on the Department's Goals and Objectives

- Complete the annual apparatus fire pump testing by December 1, 2009
- Complete our annual fire hose testing by October 1, 2009
- Complete our annual ground ladder testing by September 1, 2009
- Send three firefighters to the Driver/Pump Operator course at the State Fire Academy and complete it by June 1, 2010(**This class is currently being scheduled**)
- Send two firefighters to the State Fire Academy to the Smoke Diver course by May 1, 2010(**This class is scheduled for December 2009**)
- Complete our annual fire hydrant service by August 1, 2009 (**This project is 98% complete**)
- Update our Emergency Operations Plan to include changes in contact information and utilize the FIRE Corps Program to assist in the compiling of local resources to add to the EOP by November 30, 2009
- Organize a State Fire Academy Basic Firefighter course to be taught at Station 2 by August 30, 2009 (**The class is under way and will be completed in October**)
- Continue in the process of implementing the program of annual fire safety and pre-incident surveys of commercial and industrial properties in the city and have the program functioning by June 1, 2010. (**Work on this project is under way**)

Departmental Highlight

The highlight for the month of September would be the Safety Day event. Attending were nine different Fire, Emergency Management, EMS agencies, and two medical aircraft. The Springfield Fire Department set up their fire safety house and our department set up the annual “Home Fire Survival Challenge” to teach hands on fire safety to the children and their parents. There were over 200 children who completed the fire safety activities.

Department Cost Saving Report

There was not any significant cost savings associated with purchasing supplies or any project this month although fire personnel contribute to cost savings by making in-house repairs to the buildings and equipment.

Monthly Performance Indicators

Incident Responses

Structure Fires	1	Vehicle Accidents(general cleanup)	2
Cooking/Electrical Fires	0	Vehicle Accidents(With injuries)	3
Vehicle Fires	0	Rescue	0
Grass, Brush, Trash, Fires	0	False Alarms/Calls	10
Hazmat	1	Assist other Governmental Agency	1
Other Calls	3	Total Responses for the Month	86
Emergency Medical Responses	65	Total Responses Year to Date	243

Fire Fighter Training

Total Training Man-hours for the Month	594	Total Training Man-hours Year to Date	1560
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Fire Inspection

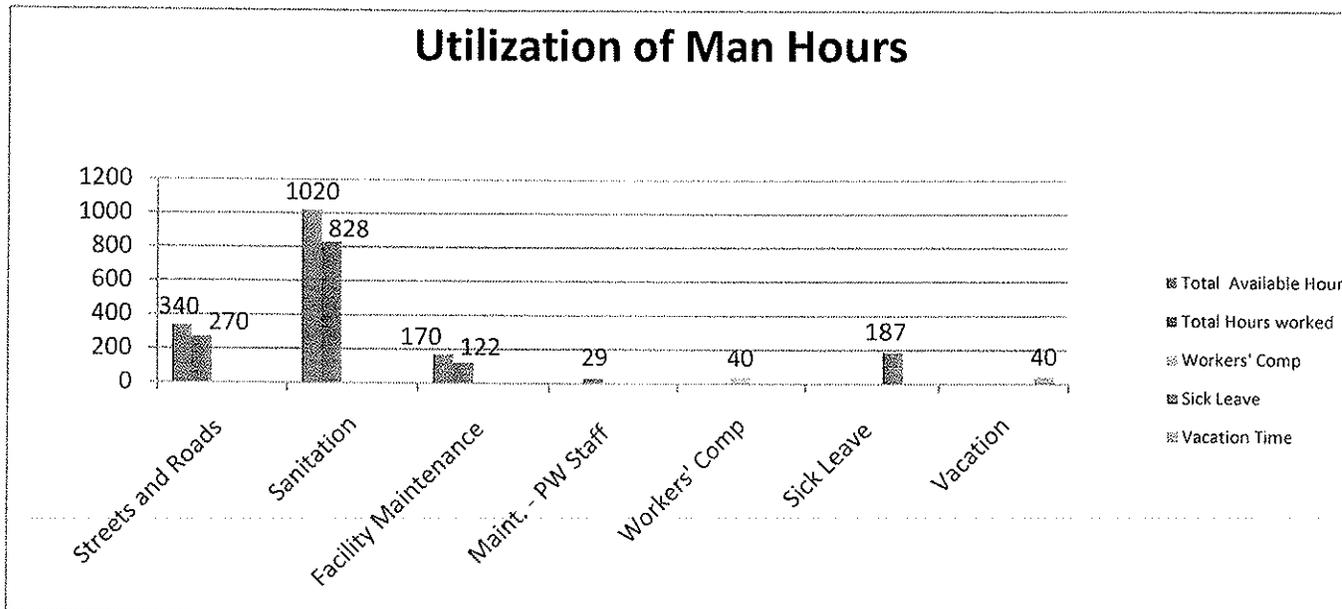
Fire Inspections	10	Year to Date	24	Plat / Plan Reviews	0	Year to Date	5
Fire Investigations	1	Year to Date	2	Fire Preplans	1	Year to Date	1

Public Fire Education

Participants	470	Education Hours	15.5
Participants Year to Date	564	Education Hours Year to Date	32.5
Number of Occurrences	4	Number of Occurrences Year to Date	16

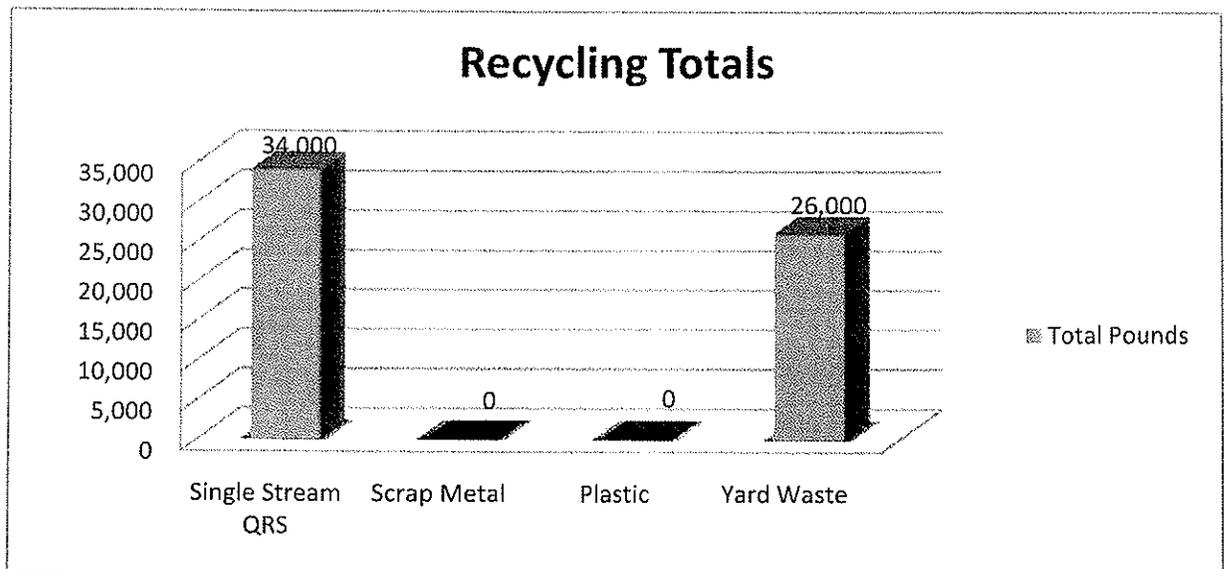
**City of White House
Public Works
September 2009**

Monthly Performance Indicators



The above chart represents the number of man hours vs. the total number of hours worked for the month of September by department. It also represents the number of sick, vacation and workers' comp days used. There is no longer a vehicle maintenance mechanic; routine maintenance has been performed by the Public Works staff on vehicles as needed.

Recycling



The above chart shows estimates of single stream recycling and yard waste recycling.

Convenience Center

There were a total of 8 citizens that utilized our Convenience Center for the month of September. Total revenue received was \$255.00. Total operating costs for the month of September are to be determined as the invoice has not been received from Allied Waste.

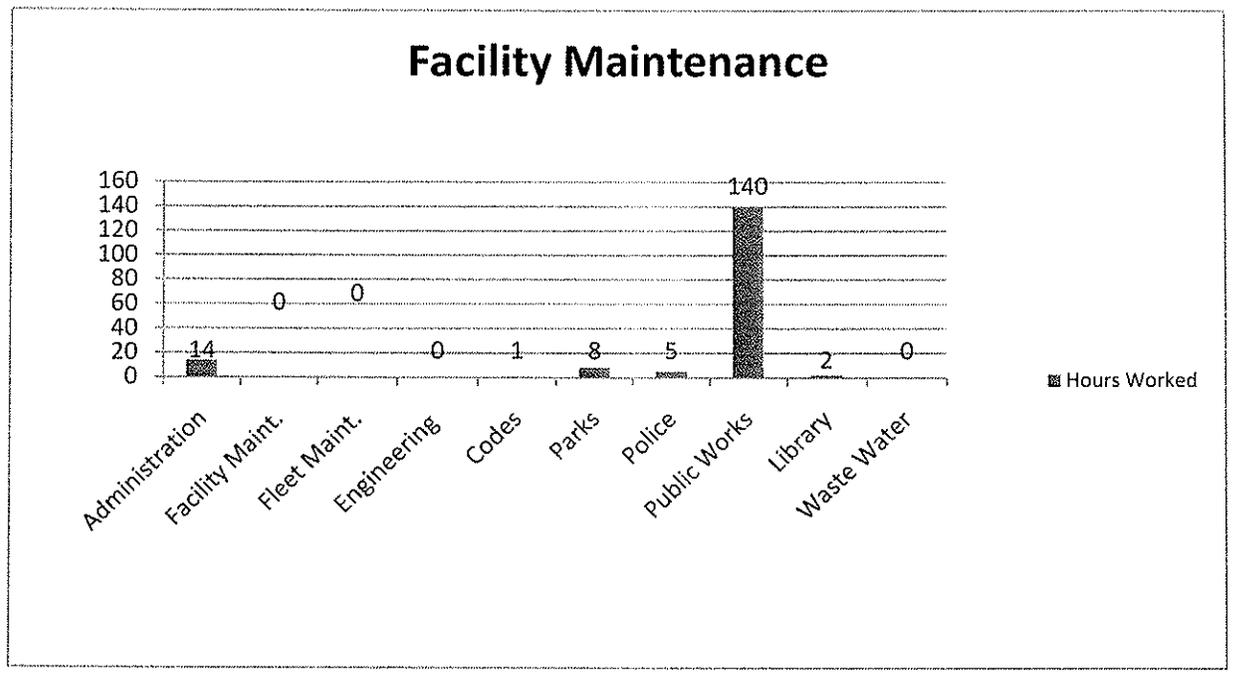
Sanitation Enterprise Fund Totals

Monthly Performance Indicators

<u>Number of customers billed</u>	<u>Total Billed</u>	<u>Total Billed Year to Date</u>	<u>Revenue Received</u>	<u>Revenue Received Year to Date</u>
3,791	Net Amount Billed \$55,500.00	\$166,215.00	\$54,215.38	\$163,903.87

Facility Maintenance

Facilities Maintenance employee, Ted Sikora continues to move around in departments repairing, replacing, painting, renovating and building as requested by department heads.



Staffing

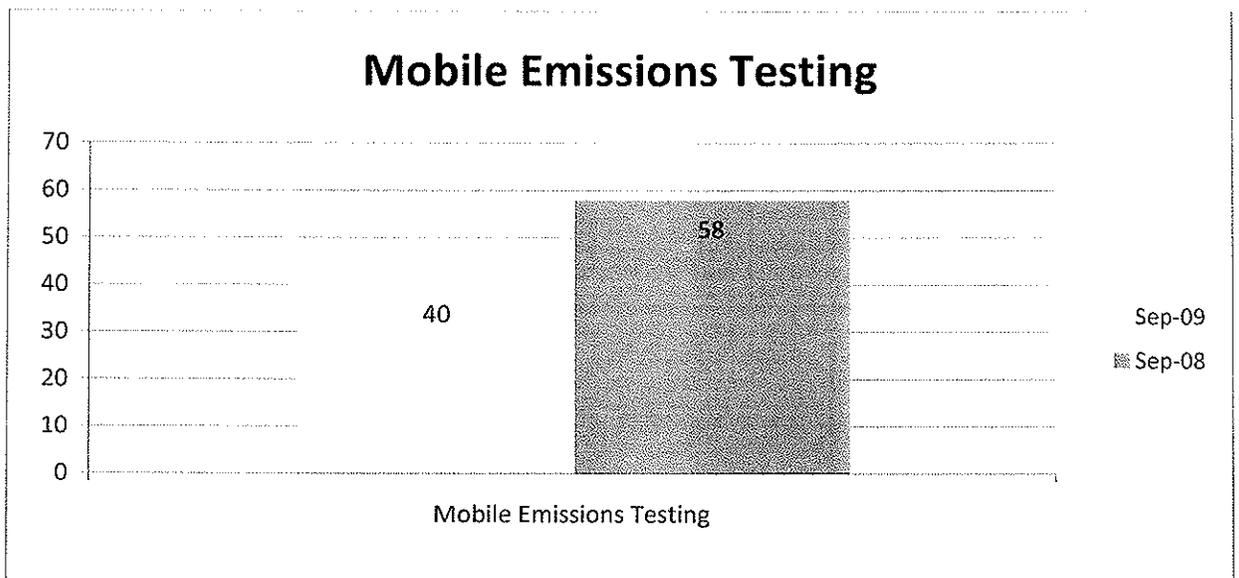
The public works department is authorized 14 full time employees. Currently we are down one full-time Street and Roads position, and one Mechanic position. Due to the hiring freeze these positions will remain open at this time.

Fleet Maintenance

The fleet maintenance service provided by the City for vehicles is no longer available at Public Works. Each department is utilizing the temporary services negotiated by our Purchasing Clerk until further notice.

Mobile Emissions Testing for Sumner County

The Public Works Facility will continue to be a site for Sumner County mobile emissions testing. Dates have been established through December of 2009. For the month of September, we had a total of 40 citizens utilized the mobile emissions testing station located at the Public Works Facility. See the chart below and notice the usage since September of 2008.



Departmental On-Site Safety Training September 2009

- Shortcuts are Killers
- Traffic Control Policy
- Right and Left Turns
- Vehicle Operation Policy

SEPTEMBER 2009 TRUCK POUNDAGE AND FUEL COSTS

- 17.70 average tons per day 636,240 pounds for the month of September.
- Total tonnage for the month of September was 318.12
- Total cost of fuel used for truck # 319 \$114.36
- Total cost of fuel used for truck # 320 \$1,033.30
- Total cost of fuel used for truck # 323 \$626.55
- Total cost of fuel used for #324 \$346.70
- Total cost of fuel for September = \$2,120.91

Fuel decreased \$106.87 from the month of August.

July 2009 – June 2010	Year to Date Totals
Tons per day	18.07
Pounds for 3 months	1,882,100.00
Tonnage for 3 months	941.05
Fuel used Truck #319	\$564.30
Fuel used Truck #320	\$3,061.04
Fuel used Truck # 323	\$1,934.70
Fuel used #324	\$1,048.91
Total Fuel cost for 3 months	\$6,609.95

SEPTEMBER B.M.A. REPORT 2009

MONTHLY INDICATORS		
STREETS AND ROADS/SANITATION/BUILDING MAINTENANCE		
<i>SERVICES PROVIDED</i>	<i>TOTAL</i>	<i>YTD</i>
BRUSH PICK UP	360	1570
	Stops	Stops
BRUSH TRUCK LOAD	26	155
EMERGENCY CALL OUTS	0	0
DAMAGED CARTS REPLACED	11	63
NEW CARTS FOR NEW HOME CONSTRUCTION	4	30
ADDITIONAL CART REQUEST	1	4
CURBS REPAIRED	0	0
SHOULDERS REPAIRED	0 feet	0 feet
DRAINAGE REQUESTS	3	11
DRAINAGE WORK	0 feet	0 feet
LITTER PICK UP (50 GALLON BAGS)	103 = 6 bags per day	284 bags
LITTER PICK UP PER DAY (MILES)	7.00 Miles Avg. per day	239 Miles
POTHLES REPAIRED	36	84
SALT	0	0
SIGNS INSTALLED	23	32
HANDICAPPED PICK UP	78 Homes	234 Homes
MOVE IN SPECIAL PICK UP	1	9
MOVE OUT SPECIAL PICK UP	0	4
DEAD ANIMAL REMOVALS	1	7
CITIZENS REQUESTING A PICK UP DUE TO FORGETTING TO PLACE CART AT CURB AFTER ROUTE HAS BEEN COMPLETED.	22	47

*City of White House
Wastewater Department
Monthly Report for September 2009*

Summary of Month's Activities:

Collection system:

Over the past month staff has retro fitted twelve hydromatic simplex, one duplex systems to E-one and installed three new vacuum valves and controllers within the vacuum systems. The department has also completed two yard repairs and provided inspections to seventeen new sewer service connections. (Includes finals and repeats due to failures)

Failures of the newly designed E-One Extreme pumps continued this month with seventeen being replaced. E-One has agreed to proactively resolve the issue by supplying their staff, at their expense, to perform replacements and/or repairs; however it will most likely be a few months before this has been accomplished.

Wastewater Treatment:

The plant continues to operate well below permit levels. The preventative maintenance program takes place daily. The bi-weekly maintenance continues to go as scheduled.

Goals and Objectives Progress:

- We have begun the planning to install Mission Communications equipment for a Supervisory Control and Data Acquisition (SCADA) system at our remaining lift stations.
- The intern, Jennifer Ward, continued to work with the Director and completed the *Standard Operating Procedure (SOP) and Standard Operating Guidelines (SOG) Manual* for the department.
- We are still awaiting the renewal of our National Pollutant Discharge Elimination System (NPDES) permit. All additional testing was completed and submitted in May.
- We have submitted the plans for the American Recovery and Reinvestment Act (ARRA) funded Jones Branch/Cope's Crossing improvements to the State for approval. We will be obtaining the required easements during the month of October.

Update on Summer Service:

- Summer Service billing for 2009 is now complete with our residential customers saving a total of \$67,117.19 from the automated adjustments for this summer. The average savings each residential service connection received for the summer is \$18.83.

Monthly Performance Indicators and Year to Date Totals

Service Provided	Month	Totals for 2009-2010	Amount Billed	Revenue Received	Revenue Totals 09-10
New service connections (Capacity fees)	5	15	\$6,240.00	\$6,240.00	\$44,220.00
Customers billed	3,770	N/A	Net amount billed \$155,749.75	*\$154,053.54	\$154,053.54
Applications or transfers for service	23	122	\$825.00	\$825.00	\$4,850.00
Late penalties applied	984	2,990	Amount Applied \$4,207.43		
Wastewater Adjustments	6	88	N/A	(\$480.12)	\$5,327.66
Administrative Fees	24	58	\$2,050.60	\$2,050.60	\$14,988.68
Service availability Requests	0	1	\$0	Included in Admin Fees	Included in Admin Fees
New service inspections (Connection fees)	4	13	\$600.00	\$600.00	\$1,950.00
Field inspection fee	0	1	\$0	Included in Admin Fees	Included in Admin Fees
Cut-offs for non-payment	7	39	\$600.00	Included in Admin Fees	Included in Admin Fees
Commitments for service	0	0	\$0	\$0	\$0
Bulk disposal	0	7	\$0	\$0	\$875.00
Work Orders	32	140			
Billing related service requests	65	233		Months Total \$163,769.14	Total \$220,937.22
Mainline repairs	1	3			
Service lines repaired	4	11			
L.P. service requests	68	270			
Gravity service requests	0	0			
Vacuum service requests	3	15			
All service requests	141	528			
Major Lift Station Repairs	2	4			
Major Lift Station Responses to SCADA Alarms					
North Palmers	128	203			
Calista	166	298			
Wilkinson	26	149			
Tyree	35	48			
	Flow MGD	Plant Capacity	% of Capacity		
Average Daily Flow (effluent)	.724	1.4 MGD	52%		

* Revenue is from previous month's service

The tracking of development has been removed from our monthly report until the economy changes and development increases.

**City of White House
Planning and Codes Department
September 2009 Monthly Report**

Update on Department Objectives:

Staff attended a training class on State of Tennessee Economic Development programs including industrial boards and tax increment financing districts. Staff met with TDOT Enhancement Grant Staff about methods to improve the chances of getting Hwy 31W Streetscape Enhancement Grant Application approved. Staff completed multiple new business building inspections.

Robertson County Growth Boundary:

Robertson County failed to deny or approve the request within 120 days. Per State Law, failure to deny or approve a request within 120 days is an official approval of the request. The final approval step is scheduled for January 27, 2009 with the Local Government Planning Advisory Committee.

Department Highlight: Minor Subdivision Plat Review/Approval

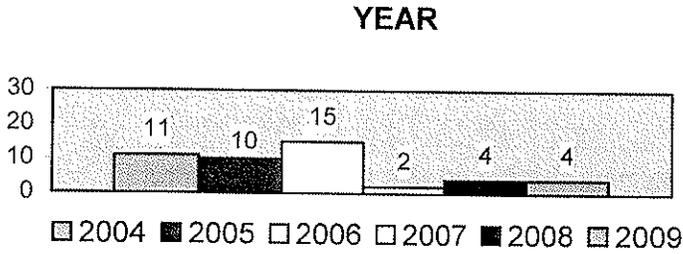
The Planning Commission in 2006, approved for Planning and Engineering Staff to review and approve minor subdivision lots containing no more than 2 lots. The change was to reduce minor items on the Planning Commission agenda and speed up approval process. Staff coordinates review with White House Utility District and White House Sewer to ensure all items are completed prior to approval. Subdivisions with 3 and more lots are required to go before the Planning Commission.

Cost Savings:

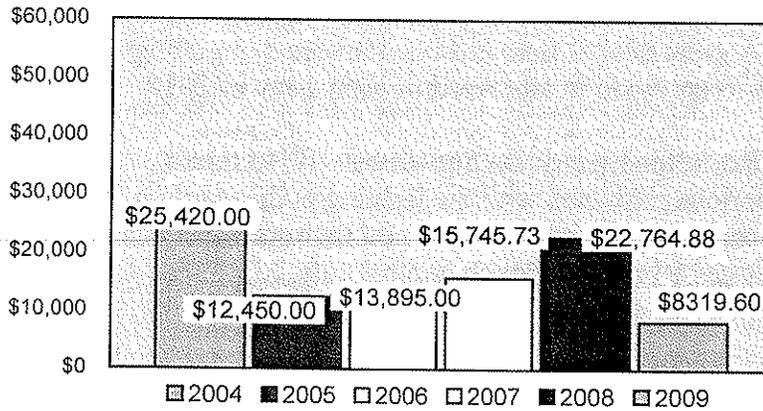
Staff of different departments uses the Planning/Codes Ford Escape Hybrid on trips to training classes to save money on gas due to efficiency of vehicle.

Monthly Report September 2009

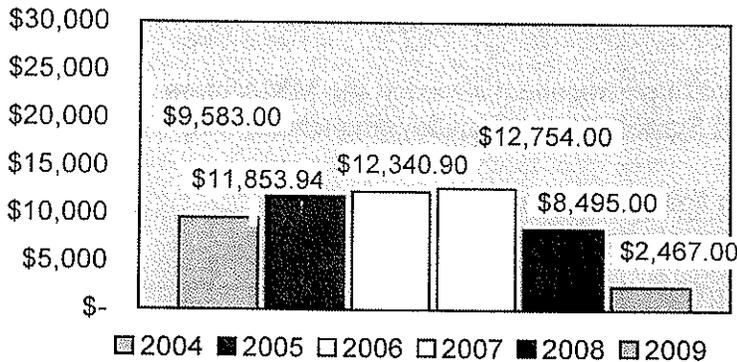
Single Family Permits (September)



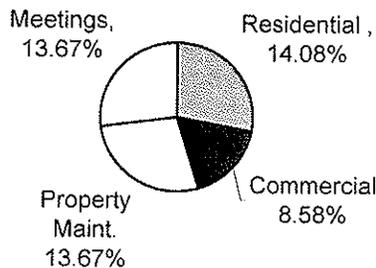
Impact Fees (September)



Permit Fees (September)



Inspections / Meetings (September)



	Month	FY 09-10
MEETING AGENDA ITEMS#		
Planning Commission	7	19
Construction Appeals	0	0
Zoning Appeals	1	1
Training/Study Session	0	0
Property Maintenance	0	0
PERMITS		
Single Family Residential	4	11
Multi-Family Residential	0	0
Other Residential	11	41
New Commercial	0	1
New Industrial	0	0
Other Com/Ind	8	19
State Electrical	37	127
Sign	1	3
Occupancy Permits	28	62
Other	0	0
BUILDING INSPECTIONS		
Residential	46	173
Hours	14.08	46.75
Commercial /Industrial	31	66
Hours	8.58	19.83
CODE ENFORCEMENT		
Total Cases	95	319
Hours	13.67	50.17
Complaints Received	6	33
MEETINGS		
Administration	2	10
Hours	1.75	12.33
Planning	13	32
Hours	10.67	27.34
Codes	2	11
Hours	1.25	27.25
FEES		
Permit Fees	\$ 2,467.00	\$ 7,495.50
Board Review Fees	\$ 225.00	\$ 415.00
City Impact Fee	\$ 8,319.60	\$ 18,894.60
Roads	\$ 1,746.60	\$ 5,528.40
Parks	\$ 1,584.00	\$ 4,356.00
Police	\$ 3,006.00	\$ 5,428.80
Fire	\$ 1,983.00	\$ 3,581.40
PLANNING COMMISSION APPROVAL		
Subdivision Lots	N/A	0
Commercial/Industrial Sq ft	N/A	0
Multi-Family Units	N/A	0
Other	N/A	0
OTHER ITEMS		
Subdivision Bonds	30 @ \$ 1,573,960	
Builders Bonds	\$	51,950.00
Workings Days in Month		17

**City of White House
Parks, Recreation, & Cultural Arts Department
Monthly Report September 2009**

Summary of Month's Activities

The department began working this month to bury new conduit so that CEMC can install new primary wire parallel to the Municipal Park road, from one end of the football stadium to the other. This is being done as part of the renovation project because the primary is currently located in the area where earthmoving will be taking place to establish the grade for the new fields.

The Parks Director participated in meetings to help prepare for the first "Walk through White House History" event. The event took place on September 26th although the rain on that day put a damper on the turnout. A great deal of time has been invested in getting this event off the ground and our intent is to try again in late April or early May of 2010.

The Parks Director requested service by Reynolds Electric on September 10th to repair lights at the football stadium. There are serious problems with the lighting at the stadium. The electrical contractor replaced a load center at the top of the pole on the southwest end of the field. The new 200 amp load center has 8 breakers which control only 2 fixtures now rather than 6 fixtures. New #1 wire was also run from the top of the pole to the transformer.

The Parks Director developed new protocols and procedures pertaining to when a Parks employee is working unsupervised, and this will be incorporated into the department operations manual to improve the safety potential of the employee.

The Parks Director and Parks Maintenance Superintendent attended the MMA class concerning performance appraisals at Fire Station #2 on Thursday, September 3rd.

The Harvest Moon 10K race will begin at 8:00 am on Saturday, October 10th. Registration is now underway. The Harvest Moon Festival will also be that day.

Registration for Youth Basketball began September 9th and will end on October 22nd. This program is for grades 1 through 4. Team drafts will be in November and league play will begin in December. The 1st and 2nd grades play co-ed basketball. There are 3rd and 4th grade boys and girls teams with a post season tournament for that age group.

Registration is now underway for Men's Church League Basketball. Registration will end October 22nd. The league will accept eight (8) teams this year. Games will be scheduled for Tuesday and Thursday nights. There is a post season tournament.

Booth registration is now available for our annual Trail of Treats which will be held on October 29th at 6:00 pm. The cost is \$10 per booth and we have 45 booths available. The location is the same as last year, adjacent to the Greenway and just down the hill from White House High School.

Update on Department Goals and Objectives

The contract between the City of White House and Choice Construction was approved by the State of Tennessee, Parks and Recreation Technical Advisory Service (PARTAS) on September 4th and became fully executed on Tuesday, September 8th. This was the final step that had to take place for the Contractor to begin working at the Municipal Park renovation site. We are underway!

The old barn at the Municipal Park is being completely cleaned out. Some of the items inside have been sold on govdeals.com to generate revenue for the City. The intent is to sell the barn online to someone wanting to salvage the wood from it, and to let the purchaser dismantle it. The barn has become a safety hazard and needs to come down before someone gets hurt. The Parks Director has saved pictures of it and has taken dimensions in case there is a desire at some point to produce a replica of it. The barn is too far gone to save. The sills and corner posts are rotting away and the structure has started to lean. There is no significant historical value to the structure, mainly just sentimental value. Since this is located in the Municipal Park and in the presence of large groups of people, the situation is serious.

Department Highlight

The Contractor for the Municipal Park renovations has been clearing trees and grubbing to make room for Field 7. Several logs were hauled away, and the tree tops have been burned on site. The area is looking quite different now that the trees have been removed. Silt fencing and the construction entrance has been installed, and a large amount of equipment has been mobilized.

The annual Labor Day Bike Parade was held on Monday, September 7th and was a success. Miss Lauren Brooks won the best decorated bike contest. There were 62 participants in this year's event.

Department Cost Savings Report

The Parks Director sold several items on GovDeals.com this month for a total of \$3,897.51. Items sold were scrap metal from the Park demolition project, a portable generator, tractor parts, a trailer, 2 truck toolboxes, and a wheeled weed trimmer.

The department received an award from the TML "Safety Partners" Matching Grant program for up to \$1,500 for a safety related purchase. We will use this funding to purchase a 45 gallon capacity lockable steel storage cabinet designed to store fuel cans. We are thrilled to make this purchase since the fuel cans for the maintenance shop have always been stored on the floor.

PARKS AND RECREATION DEPARTMENT
September 2009

34

Division	Activity	Prior Years				Year End FY 2008-2009	Current Year			YTD FY-2009-10
		Year End FY 2005-2006	Year End FY 2006-2007	Year End FY 2007-2008	Jul-09		Aug-09	Sept.-09		
Maintenance	Mowing Hours	1176	1020	1044	1853	332	226	165	723	
	Pounds of Grass Seed Sown	1990	4350	3670	5130	5	0	0	5	
	Pounds of Fertilizer Applied	11885	16795	6150	9200	1400	550	0	1950	
	Number of Trees/Shrubs Planted	22	69	57	259	0	0	0	0	
Recreation	Number of Youth Program Participants	358	326	377	353	0	151	0	0	
	Number of Adult Program Participants	409	291	857	2309	57	95	108	260	
	Number of Theatre Production Attendees	651	271	102	0	0	0	0	0	
	Number of Special Event Attendees	2881	3453	2865	2989	101	0	62	163	
	Total Number of Special Events Offered	5	6	8	11	1	0	3	4	
	Total Number of Programs Offered	16	13	23	46	5	2	2	9	
	Youth Program Revenue	\$32,137.06	\$31,045.38	\$22,095.25	\$25,414.98	\$10,056.00	\$0.00	\$1,933.00	\$1,933.00	
	Adult Program Revenue	\$19,080.40	\$14,713.00	\$15,246.25	\$19,337.35	\$168.00	\$284.75	\$297.00	\$ 749.75	
	Theatre Production Revenue	\$3,005.00	\$1,195.00	\$485.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Special Event Revenue	\$1,492.15	\$7,557.50	\$6,476.00	\$4,993.25	\$1,515.00	\$0.00	\$250.00	\$ 1,765.00	
Administration	Number of Shelter Reservations	114	115	112	139	17	29	19	65	
	Hours of Shelter Reservations									
	Shelter Reservation Revenue	\$3,445.00	\$3,612.50	\$3,732.00	\$4,183.00	\$580.00	\$439.00	\$357.00	\$ 1,376.00	
	Number of Facilities Reservations	242	257	305	256	0	12	11	23	
	Hours of Facility Reservations									
	Facility Reservation Revenue	\$16,928.31	\$19,601.34	\$28,514.05	\$20,813.71	\$93.75	\$506.30	\$562.54	\$ 1,162.59	
	Misc. Revenue	\$25,914.38	\$36,238.58	\$39,729.53	\$115,858.99	\$253.34	\$53.89	\$4,398.95	\$ 4,706.18	
Senior Center	Senior Center Participants	1812	2619	3993	2326	123	137	222	482	
	Number of Trip Participants	418	274	366	293	33	21	42	96	
	Number of Meals Participants	3757	3433	3430	3555	389	307	435	1131	
	Number of Program Participants				1407	50	66	64	180	
	Number of Trips Offered	48	45	43	31	3	2	4	9	
	Number of Meals Served	49	50	48	48	5	4	4	13	
	Number of Programs Offered	7	4	5	45	4	4	4	12	

Library Monthly Report

September 2009

Rebecca Whipple, Director

Summary of September Activities

Our Storytime session started on September 8th and includes Toddler Tuesdays and a Preschool Program on Wednesdays. Our two teen book clubs met for the second time and we were excited that both groups had new participants. A Walk Through White House on September 26th had a good turnout considering the unpleasant weather.

Sherry Tackett assumed the Director responsibilities in the absence of a Director for the first three weeks of September. During this time she was responsible for several reports and attended the Library Board meeting on September 10th.

My first day as Library Director was September 21st. The staff members have been very helpful and we are all looking forward to implementing a few changes.

Departmental Highlight

The opportunity for the staff and the new director to work together was the highlight of September. We discussed ways to improve our services and we are all excited about the future of the library. One especially exciting change is that we were able to decrease the amount of time needed to complete a particular task for the regional library report. Previously, the task required 3 hours of staff time and now it requires only 30 minutes.

Department Cost Saving Report

We condensed our New Patron Information Packet from 7 pages to 1 page. This decreases the amount of paper and ink needed, thereby reducing the amount we spend on office supplies.

WHITE HOUSE INN LIBRARY & MUSEUM
PERFORMANCE MEASURES

<u>Official Service Area Population:</u>	12,667	<u>Programs:</u>	<u>Sessions:</u>	<u>Attendance:</u>
<u>Memberships:</u>	9,905	Toddlers	4	129
<u>Percent of the Population with</u>		Preschool	4	78
<u>Membership:</u>	78.2	Teens	2	9
		Adult	<u>2</u>	7
		Totals:	12	223

<u>Total Materials Available for Checkout:</u>	25,340
<u>Estimated Value of Total Materials:</u>	\$633,500
<u>Last Month:</u>	\$628,650

<u>Wireless Internet Users:</u>	45
<u>Computer Internet Users:</u>	1099

<u>Total Materials Available Per Capita:</u>	2.00
<u>Last Month:</u>	1.99
<u>State Minimum Standard:</u>	2.00

<u>Volunteers:</u>	6
<u>Total Hours:</u>	69

Services Provided by Contracting With State:

<u>Materials Added:</u>	
Adult Fiction:	64
Adult Non-Fiction:	87
Child/Juvenile/Young Adult:	142
Juvenile/Young Adult Non-Fiction:	69
Audiobooks:	21
Movies:	1
Music CD	<u>0</u>
Total:	384

<u>Interlibrary Loan Service:</u>	
Items Borrowed:	50
Items Loaned:	10
<u>TN Electronic Library (TEL) Sessions:</u>	
Inside Users:	0
Remote Users:	35

R.E.A.D.S. (1st Qtr. Statistics):

eBooks Downloaded:	
Audiobooks Downloaded:	

R.E.A.D.S. (2nd Qtr. Statistics):

eBooks Downloaded:	
Audiobooks Downloaded:	

R.E.A.D.S. (3rd Qtr. Statistics):

eBooks Downloaded:	
Audiobooks Downloaded:	

R.E.A.D.S. (4th Qtr. Statistics):

eBooks Downloaded:	
Audiobooks Downloaded:	
(Statistics not yet available)	

<u>Library Circulation:</u>	
Total # of Checkouts:	6,388
Last Month:	5,841
Items Per Patron:	2.56
State Minimum Standard:	2.5

<u>New Memberships:</u>	
Adult:	62
Senior Adult:	1
Trustee	0
Child:	2
Student:	16
Young Adult:	5
Total:	86

Engineering Department Monthly Report September 2009

Engineering continued to work on the Federal requirements for ARRA (American Recovery and Reinvestment Act of 2009) funding for the City's Fiber Optic Project and improvements to Calista Road. The Greenway Bank Stabilization project is underway and with uncharacteristically wet weather is still on schedule. Engineering coordinated with the Paving and Roadway Repair project contractors and we should start repairs soon. The Parks ball fields are progressing with tree removal, erosion prevention and sediment controls in place. Consultant letters of interest were received for the ARRA Calista Road project and Engineering has recommended Florence & Hutcheson Consulting Engineers.

Performance Indicators:

(Yearly numbers are based on the fiscal year July 1 to June 30)

► Inspections:

	<u>This month</u> <u># inspections</u>	<u>This month</u> <u>last Year</u> <u># inspections</u>	<u>FY 09-10</u> <u>YTD</u> <u># inspections</u>	<u>FY 08-09</u> <u>Total</u> <u># inspections</u>
Erosion & Sediment Control	10	4	23	99
Detention / Retention Pond	6	5	13	77
Grading / Storm Drainage	5	1	17	60
Proof-roll (sub-grade & stone)	0	1	1	3
Binder	0	2	1	10
Sidewalks	2	28	21	67
Asphalt topping	1	2	3	7
Bond	4	8	16	88
Existing roads for repair	8	3	12	63
Surveying	2	1	6	16

	<u>This month</u>	<u>This month</u> <u>last Year</u>	<u>FY 09-10</u> <u>YTD</u>	<u>FY 08-09</u> <u>Total</u>
Total # hours on inspections:	48	54	119	519

► Citizen Calls:

	<u>This month</u>			<u>This month</u> <u>last Year</u> <u># calls</u>	<u>Total Calls</u>	
	<u>Calls</u>	<u>Resolved</u>	<u>Outstanding</u>		<u>FY09-10</u> <u>YTD</u>	<u>FY08-09</u> <u>Last Year</u>
Drainage	11	8	3	3	25	124
Sidewalk	1	1	0	3	2	10
Roadway	1	1	0	1	8	51
Signs & Signals	8	8	0	8	20	90

Engineering Department Monthly Report September 2009

▶ Projects:	<u>Funding</u>	<u>Status</u>
Tyree / Palmers Intersection	\$ 220,000 / City, State	State permitting (ROW & QA)
Paving & Roadway Repair	\$ 200,000 / City	Notice to Proceed
ARRA – Fiber Optics	\$ 960,000 / City, Fed	additional Engineering
ARRA – Calista Road	\$ 514,812 / Federal	Consultant selection
Hwy 76 Sidewalks	\$ 585,000 / State, Fed	Constr. Plan review
LPRF Grant - Parks Renovation	\$1,726,289 / City, Fed	Construction
Greenway Bank Stabilization	\$ 76,500 / City	Construction

- ▶ Training seminars / conferences:
- MMA #15 Employee Performance Evaluations – Fire Hall #2
 - e-Seminar on Microstation for Civil Design – online
 - EPA Storm Water webcast on Illicit Discharge – online

CITY COURT REPORT SEPTEMBER 2009

CITATIONS:

TOTAL MONIES COLLECTED FOR THE MONTH	\$13,128.00
TOTAL MONIES COLLECTED YTD	\$43,468.05

STATE FINES:

TOTAL MONIES COLLECTED FOR MONTH	\$2,575.15
TOTAL MONIES COLLECTED YTD	\$7,731.71

TOTAL REVENUE FOR MONTH	\$15,703.15
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TOTAL REVENUE YTD	\$51,199.76
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DISBURSEMENTS

LITIGATION TAX	\$387.40
DOS/DOH FINES & FEES	\$389.50
TBI FINES & FEES	\$16.62
RESTITUTION/REFUNDS	\$0.00
WORTHLESS CHECKS	\$50.00
ADM. FEE FOR STATE	\$0.00

TOTAL DISBURSEMENTS FOR MONTH	\$843.52
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TOTAL DISBURSEMENTS YTD	\$3,549.92
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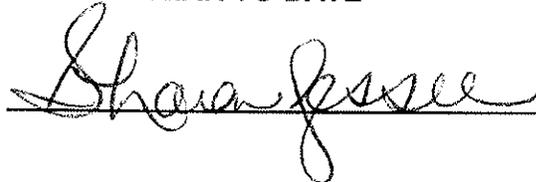
ADJUSTED REVENUE FOR MONTH	\$14,859.63
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<u>TOTAL ADJUSTED REVENUE YTD</u>	<u>\$47,649.84</u>
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DONATION TO DRUG FUND FOR MONTH	\$584.68
TRANSFER TO DRUG FUND	\$0.00
DONATIONS YEAR TO DATE	\$2,713.10

DONATION TO CAMERA FUND FOR MONTH	\$0.00
DONATIONS YEAR TO DATE	\$0.00

CITY COURT CLERK



RESOLUTIONS . . .

October 8, 2009

MEMORANDUM

To: Board of Mayor and Alderman

From: Angie Carrier
City Administrator

Re: Bond Issue

The City bid 12-year capital outlay notes for the park project to local banks. Staff is recommending that we reject the proposed bid due to the high interest rate offered. We want to re-bid the note nationally to get a better rate which is running between 2.5 and 3.5%. In order to re-bid the City needs to approve another resolution to go forward. That will be on the agenda next month.

The resolution that will be before you this month is to re-finance other notes that we have. Refinancing these notes with the low interest rates that are available will allow the City to pay the closing costs on both notes as well as save the City between \$25,000 and \$30,000 for the length of the loan (\$1,130,000). Therefore, staff is recommending approval of the resolution. The resolution is being prepared by bond counsel this week and will be e-mailed to you for review next week for your review. Until then, if you have any questions, please feel free to call.

\$1,130,000
City of White House, Tennessee
General Obligation Bonds, Series 2009

Savings Analysis

Date	Principal	Coupon	Interest	Total P+I	Refunded D/S	Savings
06/01/2010	180,000.00	0.650%	8,045.00	188,045.00	190,679.50	2,634.50
06/01/2011	270,000.00	1.050%	14,920.00	284,920.00	288,962.25	4,042.25
06/01/2012	270,000.00	1.450%	12,085.00	282,085.00	287,606.25	5,521.25
06/01/2013	280,000.00	1.900%	8,170.00	288,170.00	291,672.75	3,502.75
06/01/2014	90,000.00	2.000%	2,850.00	92,850.00	94,158.00	1,308.00
06/01/2015	10,000.00	2.250%	1,050.00	11,050.00	14,616.00	3,566.00
06/01/2016	10,000.00	2.500%	825.00	10,825.00	13,962.00	3,137.00
06/01/2017	10,000.00	2.750%	575.00	10,575.00	13,308.00	2,733.00
06/01/2018	10,000.00	3.000%	300.00	10,300.00	12,654.00	2,354.00
Total	\$1,130,000.00	-	\$48,820.00	\$1,178,820.00	\$1,207,618.75	\$28,798.75

Net Present Value Benefit	\$36,255.77
Net PV Benefit / \$1,093,000 Refunded Principal.....	3.317%
Dated.....	12/01/2009
First Coupon Date.....	6/01/2010
Bond Yield for Arbitrage Purposes.....	3.4371852%
Average Coupon.....	1.7220459%
Average Life.....	2.509 Years

Morgan Keegan & Company, Inc - 865-777-5840
Knoxville Public Finance - SPG

\$2,430,000
City of White House, Tennessee
General Obligation Bonds, Series 2009

Total Issue Sources And Uses

Dated 12/01/2009 | Delivered 12/01/2009

	Refunding	New Funds	Issue Summary
Sources Of Funds			
Par Amount of Bonds.....	\$1,130,000.00	\$1,300,000.00	\$2,430,000.00
Total Sources.....	\$1,130,000.00	\$1,300,000.00	\$2,430,000.00
Uses Of Funds			
Total Underwriter's Discount (0.750%).....	8,475.00	9,750.00	18,225.00
Costs of Issuance.....	17,112.75	19,687.25	36,800.00
Deposit to Project Construction Fund.....	-	1,290,000.00	1,290,000.00
Deposit to Current Refunding Fund.....	1,101,568.08	-	1,101,568.08
Rounding Amount.....	2,844.17	(19,437.25)	(16,593.08)
Total Uses.....	\$1,130,000.00	\$1,300,000.00	\$2,430,000.00

Morgan Keegan & Company, Inc - 865-777-5840
Knoxville Public Finance - SPG

\$2,430,000
City of White House, Tennessee
General Obligation Bonds, Series 2009

Detail Costs Of Issuance

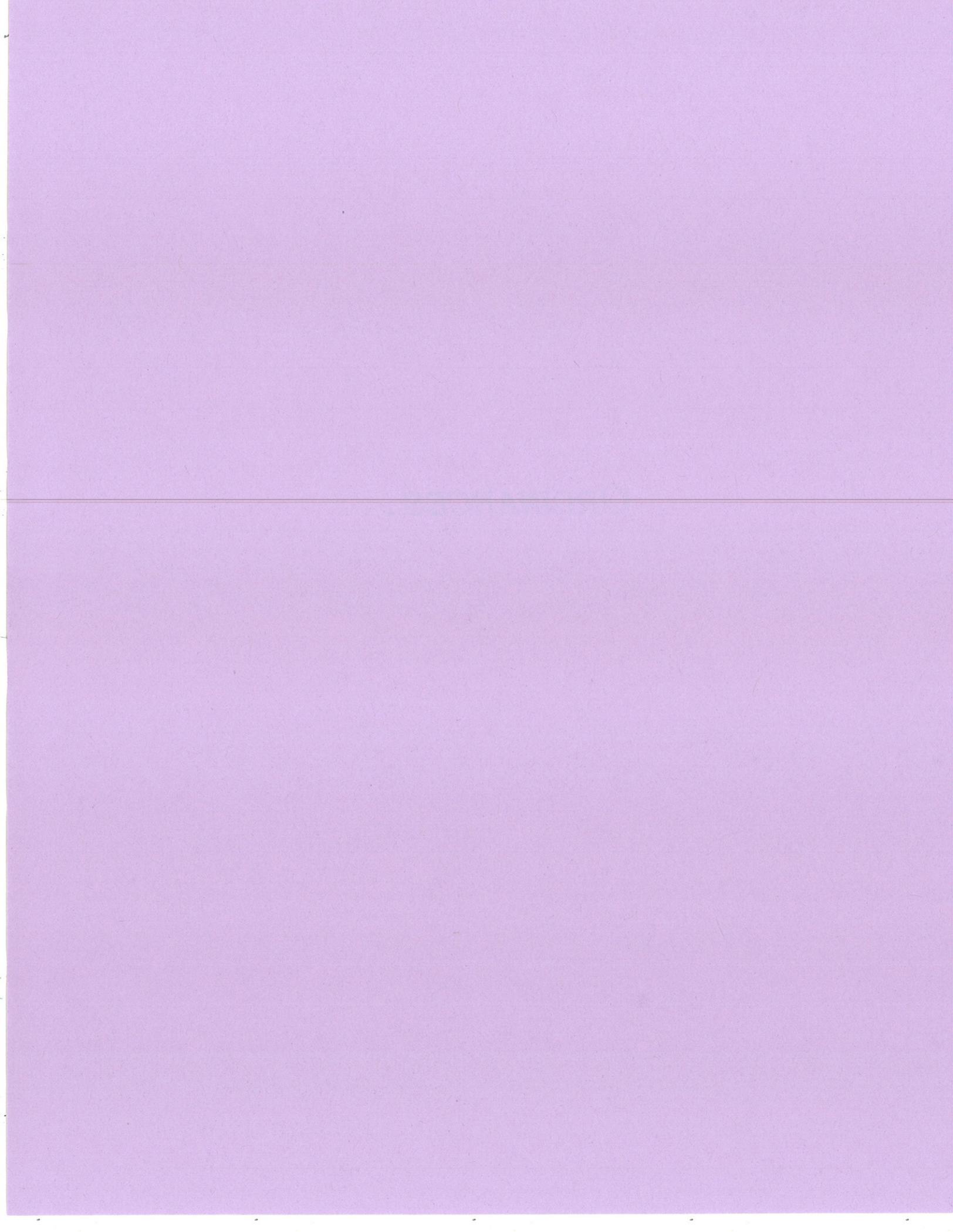
Dated 12/01/2009 | Delivered 12/01/2009

COSTS OF ISSUANCE DETAIL

Financial Advisor.....	\$12,150.00
Bond Counsel.....	\$8,500.00
Registration / Paying Agent / Escrow Agent.....	\$750.00
Rating Agency Fee.....	\$6,500.00
POS/Official Statement printing and distribution.....	\$5,000.00
Advertising.....	\$1,400.00
Other - CUSIPS, FedEx, etc.....	\$2,500.00
TOTAL.....	\$36,800.00

Morgan Keegan & Company, Inc - 865-777-5840
Knoxville Public Finance - SPG

ORDINANCES . . .



MEMORANDUM

TO: White House Board of Mayor and Aldermen,
Angie Carrier, City Administrator

FROM: Addam McCormick, Planning/Codes Director

DATE: September 29, 2009

RE: Union Road Rezoning

The White House Regional Planning Commission on Monday September 14, 2009 recommended to rezone the 6.4 acre tract from I-1, Light Industrial to C-4, Office/Professional Service District.

The 6.4 acre property is part of a 39 acre tract of property owned by Don Bean. Mr. Bean has discussed but not formally requested to rezone the entire property to Commercial. The property is referenced on the City's Comprehensive Plan as I-65, sub-interchange mixed use area. The proposed development for the rezoning is for a 36 unit assisted living facility with 12 memory units, adult day care use, and 8 duplex cottages with 16 units but the rezoning would apply to all approved uses in the C-4 permitted uses. Surrounding properties zones include I-1, Light Industrial on east side of Union Road and R-20, Low Density Residential on west side of Union Road. Adjacent uses include mini-storage, industrial, agricultural, and low density residential uses.

The Planning Commission discussed traffic speeding issues on Union Road and possible roadway improvements with development. The improvements required would be determined by a traffic study and Planning Commission review of development plans.

ORDINANCE 09-16

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING THE ZONING MAP RELATIVE TO THE FRONT 6.4 ACRE PORTION OF ROBERTSON COUNTY TAX MAP 106, PARCEL 175 FROM I-1, LIGHT INDUSTRIAL TO C-4, OFFICE/PROFESSIONAL SERVICE FOR PROPERTY LOCATED ON UNION RD.

WHEREAS, application has been received from the owner to rezone the front 6.4 acres portion of Robertson County Tax Map 106, Parcel 175 on Union Road.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the following property is rezoned as indicated above:

6.4 acre portion of Robertson County Tax Map 106, Parcels 175

BE IT FURTHER ORDAINED that this rezoning has been approved by the Planning Commission at the September 14 meeting; and

BE IT FURTHER ORDAINED that the attached map shall become a part of this ordinance.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

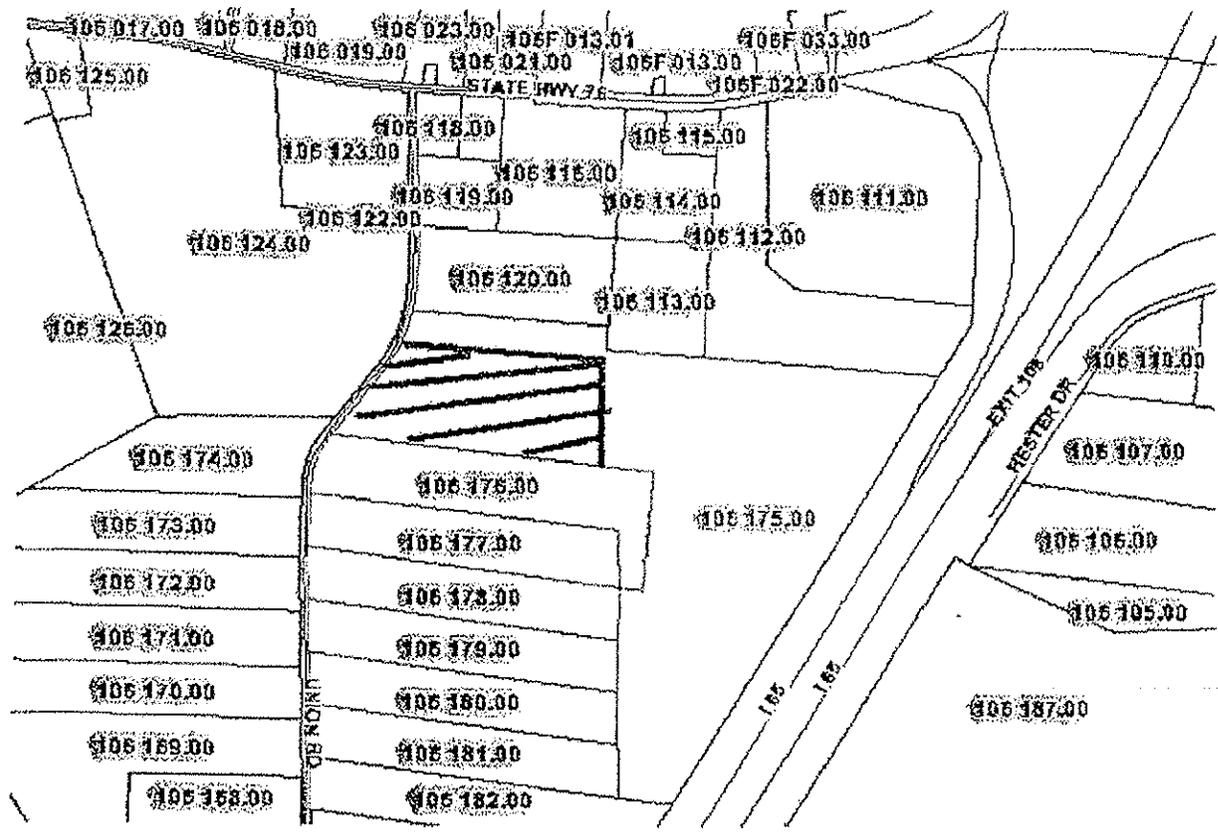
First Reading: October 15, 2009

Second Reading: November 19, 2009

John Decker, Mayor

ATTEST:

Christie M. Odenwald, City Recorder



August 6, 2009

White House Board of Mayor and Aldermen,
White House Planning Commission

I would like to request to rezone 6.4 acres on Union Road from I-1, Light Industrial to C-4, Office/Professional Business District to permit an assisted living facility.

Thanks for your consideration of the request and would be willing to discuss request in a study session.

Sincerely,

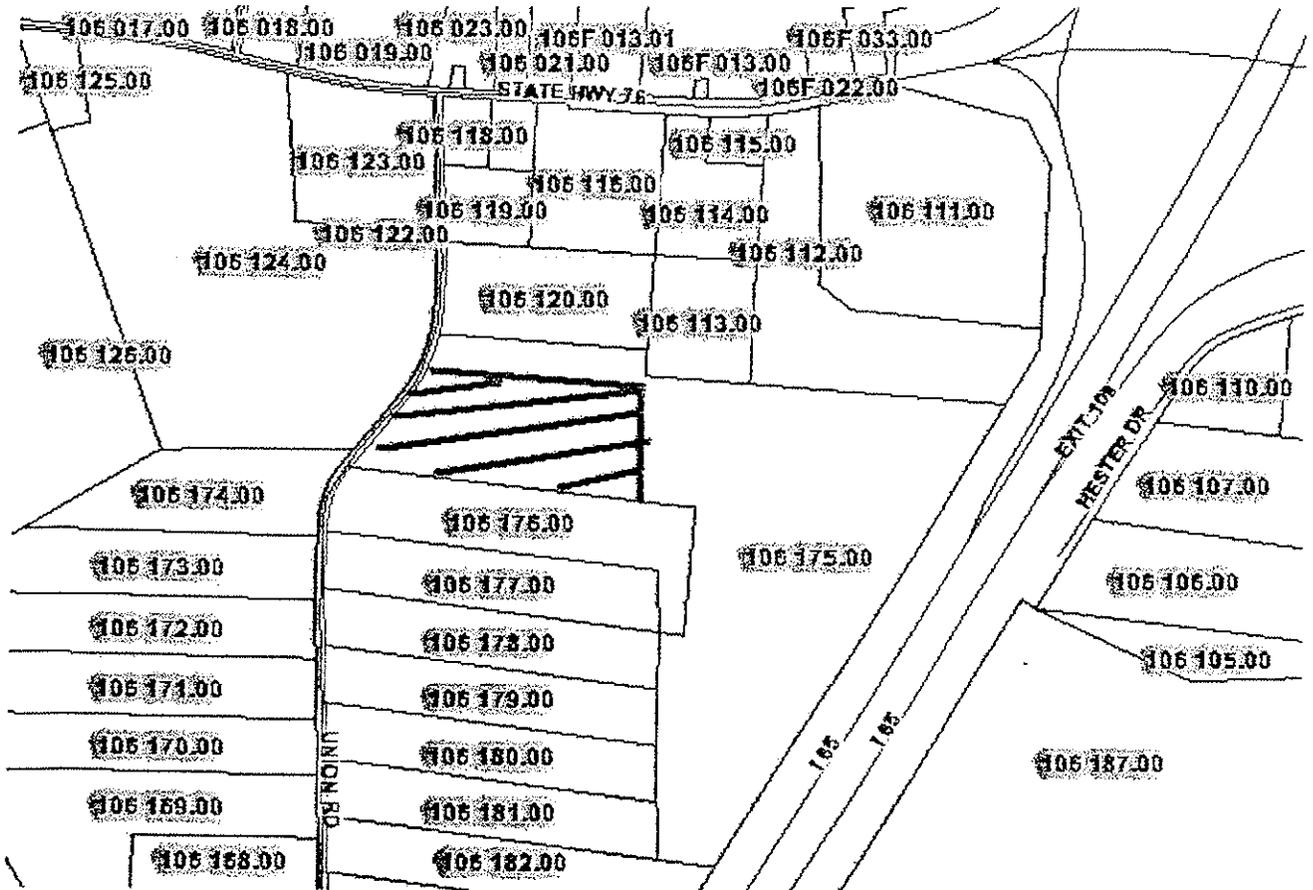


Don Bean

3347 North Mt. Pleasant Road
Greenbrier, TN
(615) 714-9694

Rob. Co. Map 106, Parcel 175

Item #1



MEMORANDUM

TO: Board of Mayor and Aldermen,
Angie Carrier, City Administrator

FROM: Addam McCormick, Planning/Codes Director

DATE: 9-29-2009

RE: Sugar Tree Ct Rezoning

The White House Planning Commission on Monday September 14, 2009 recommended to rezone the 0.80 acres from R-20, Low Density Residential to R-10, High Density Residential.

The property is part of the Long View Subdivision from 1988. The property at 103 Sugar Tree is 34,848 sq ft. The property currently contains a duplex. The property owner has requested to install an additional duplex on the property in behind existing duplex. The Zoning Ordinance under R-20 regulations requires 20,000 sq ft per individual unit of a duplex. A duplex built in R-20, Low Density Residential Zoning Districts requires 40,000 sq ft of property for one two unit duplex. The R-10, Zoning District permits 1 duplex residential unit per 5,000 sq ft. Per the R-10 zoning, the property would permit 6 individual duplex units. (4 new ones) The R-10 district also permits 1 multi-family unit per 3,333 sq ft or 7 additional multi-family units. The R-10 district permits mobile home parks but due to property size and dimensions the zoning ordinance would not permit a mobile home park on the property. Due to the irregular property shape, the additional development potential of the property is limited. The proposal is to construct an additional duplex on 7,500 sq ft vacant lot area behind existing duplex. The City's Comprehensive Plan shows the areas as a high density residential district adjacent to the town center.

The Planning Commission recommended approving request with stipulation that driveway would be asphalt/concreted. Applicant agreed at meeting to stipulation.

ORDINANCE 09-17

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING THE ZONING MAP FOR 0.80 ACRE PROPERTY RELATIVE TO ROBERTSON COUNTY TAX MAP 107-B, GROUP A, PARCEL 30.00 FROM R-20, LOW DENSITY RESIDENTIAL TO R-10, HIGH DENSITY RESIDENTIAL FOR PROPERTY LOCATED ON SUGAR TREE CT.

WHEREAS, application has been received from the owner to rezone 0.80 acres of Robertson County Tax Map 107-B, Group A, Parcel 30 at 103 Sugar Tree Ct.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the following property is rezoned as indicated above:

Robertson County Tax Map 107-B, Group A, Parcel 30.

BE IT FURTHER ORDAINED that this rezoning has been approved by the Planning Commission at the September 14, 2009 meeting; and

BE IT FURTHER ORDAINED that the attached map shall become a part of this ordinance.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

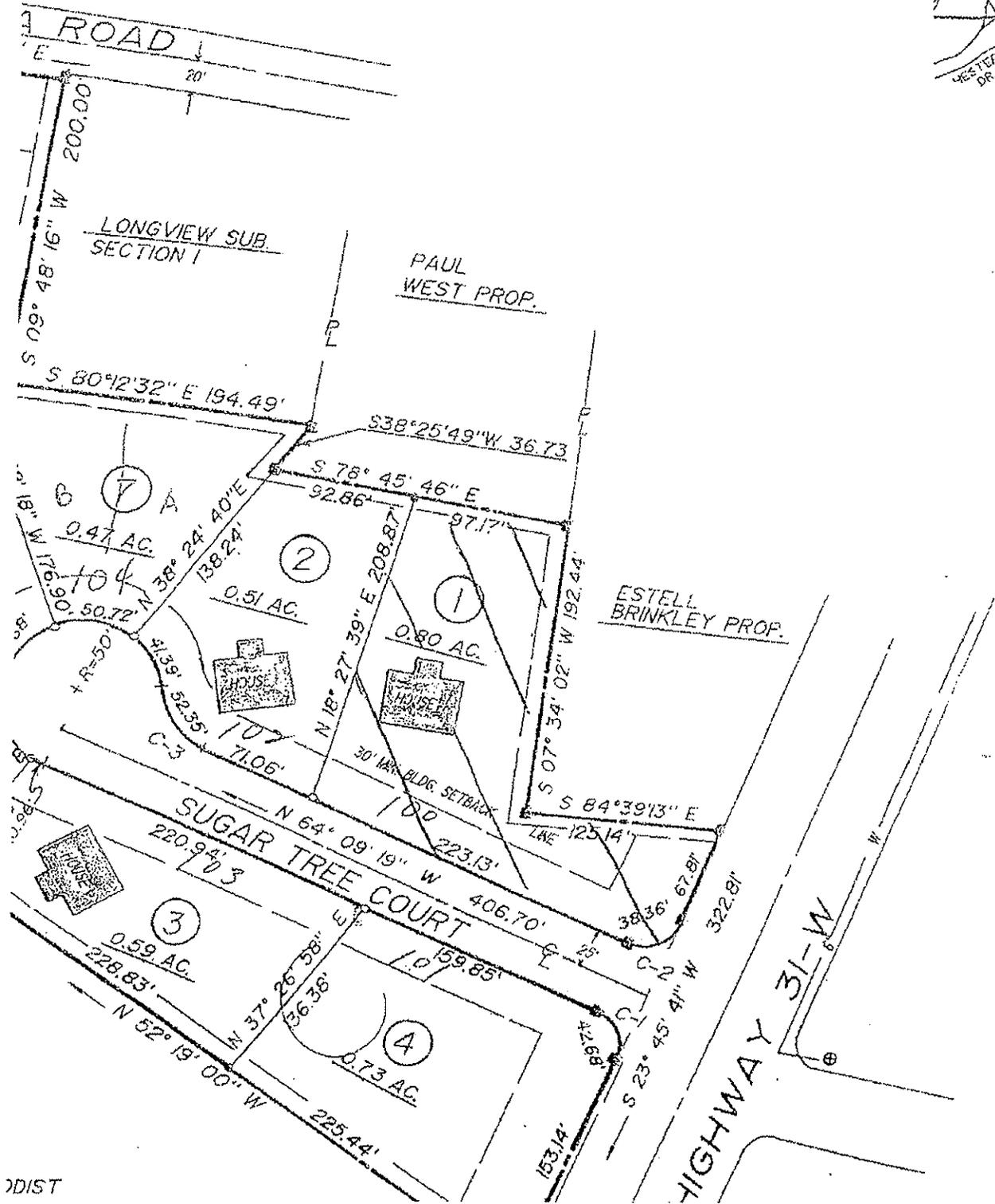
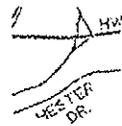
First Reading: October 15, 2009

Second Reading: November 19, 2009

John Decker, Mayor

ATTEST:

Christie M. Odenwald, City Recorder



DIST

TO:

White House Planning/Codes Department

105 College Street, White House, TN 37188

August 3, 2009

Dear White House Board of Mayor and Aldermen and White House Regional Planning Commission:

I would like to request to rezone my property from R-20, Low Density Residential to R-10, High Density Residential for 0.80 acres or 34,848 square ft at 103 Sugar Tree Court. The property currently contains one two unit duplex unit. I would like to construct an additional two unit duplex on the property.

Sincerely,

Keith Elias

404.849.5799

keithkellyelias@gmail.com

MEMORANDUM

TO: White House Board of Mayor and Aldermen,
Angie Carrier, City Administrator

FROM: Addam McCormick, Planning/Codes Department

DATE: September 30, 2009

RE: Town Center Rezoning

The White House Regional Planning Commission on Monday September 14, 2009 recommend to rezone the Town Center Area from R-10, High Density Residential, R-20, Low Density Residential, and C-1, Central Business Commercial to C-6, Town Center Commercial District. As seen on attached property list and area map, 44 properties are included in the rezoning, 21 property owners, and 7 city properties.

The Planning Commission received the followings comments during public hearing on September 14th:

1. Property De-Valuation
2. How aggressive City will be to redevelop property and that long standing citizens will be forced out by development pressures.
3. Rezoning and effects on higher insurance premiums.
4. Timeline for redevelopment of Town Center area.
5. If fire damages house could house be rebuilt? Requests written assurance of Planning Commission and Staff discussion.

Staff sent a notice to property owners regarding zoning change. (Attached) The letter included property map and copy of the C-6, Town Center Zoning Ordinance. Staff has received questions regarding non-conforming uses that will be created with this zoning change. The C-6 District is a mixed use zoning district that permits residential and commercial uses on the same property and within the same building as seen with typical court house squares and town center areas.

Single family dwellings are a permitted use by review of the Board of Zoning Appeals and Planning Commission under the C-6 zoning so existing single family residences will not be non-conforming uses with the new ordinance. The Town Center rezoning area contains 10 single family residential units. The property owners expressed concern about being to rebuild house if it burns down. Since single family dwellings will be a permitted use by review of Board of Zoning Appeals then building setbacks would be only issue to permit homes to be rebuilt in existing location. The C-6 Zoning District was set up to allow flexibility in lot size and building setbacks requirements and therefore if a home is

non-voluntary damaged and demolished then the Planning Commission has ability to permit the home be constructed on existing lots to meet existing building setbacks.

The City's Commercial Design Standards do not include regulations for one and two family dwellings. If desired by the Board of Mayor and Aldermen, staff can prepare a written policy statement regarding existing single family homes being rebuilt. The policy statement could be attached with rezoning ordinance. The statement would detail how current ordinances are set up to ensure single family homeowners the ability to rebuild a non-voluntary damaged and demolished home. This statement could be sent to property owners of existing single family homes in the Town Center Rezoning Area.

The auto-repair and nursery on Hwy 31W will become non-conforming commercial uses but per state law they can continue and operate and the owners have a maximum of (30) thirty months to close and re-open use under State Law protection. Attached is the City and State's Non-Conforming Use regulations. Staff has received calls and the Planning Commission received comments during public hearing regarding the fear that the City is planning on taking the properties for re-development. The City's intention for the rezoning is to provide zoning guidelines in addition to commercial design standards to ensure that development in the area meets intentions of the City's Comprehensive Land Use Plan. Under recent amendments to the State of TN Law, eminent domain uses have been limited especially for economic development projects.

State of Tennessee Code Annotated Eminent Domain by Public Agencies. Chapter 17, Sections 29-17-101 and 29-17-102

29-17-101. Legislative intent.

It is the intent of the general assembly that the power of eminent domain shall be used sparingly, and that laws permitting the use of eminent domain shall be narrowly construed so as not to enlarge, by inference or inadvertently, the power of eminent domain. [Acts 2006, ch. 863, § 1.]

29-17-102 Part Definitions-

(1) "Eminent domain" means the authority conferred upon the government, and those entities to whom the government delegates such authority, to condemn and take, in whole or in part, the private property of another, so long as the property is taken for a legitimate public use in accordance with the fifth and fourteenth amendments to the United States Constitution, the Constitution of Tennessee, Art. 1, § 21, and the provisions of chapter 863 of the Public Acts of 2006; and

(2) **"Public use" shall not include either private use or benefit, or the indirect public benefits resulting from private economic development and private commercial enterprise, including increased tax revenue and increased employment opportunity, except as follows:**

- (A) The acquisition of any interest in land necessary for a road, highway, bridge, or other structure, facility, or project used for public transportation;
- (B) The acquisition of any interest in land necessary to the function of a public or private utility, a governmental or quasi-governmental utility, a common carrier, or any entity authorized to exercise the power of eminent domain under title 65;
- (C) The acquisition of property by a housing authority or community development agency to implement an urban renewal or redevelopment plan in a blighted area, as authorized by title 13, chapter 20, part 2 or title 13, chapter 21, part 2;
- (D) Private use that is merely incidental to a public use, so long as no land is condemned or taken primarily for the purpose of conveying or permitting the incidental private use; or
- (E) The acquisition of property by a county, city, or town for an industrial park, as authorized by title 13, chapter 16, part 2. [Acts 2006, ch. 863, § 1.]

Notice Sent to Property Owners:

The White House Regional Planning Commission on Monday September 14, 2009 will be reviewing a staff proposal to rezone your property to C-6, Town Center Commercial Zoning District. The meeting will be held at the Billy S. Hobbs Municipal Center at 105 College Street. The meeting is a 7pm. The C-6 Town Center District will provide zoning regulations for the development of the Town Center Area into a mixed use residential and commercial center. Your property is included in the C-6, Town Center rezoning area as shown on the attached map.

The development of the town center into a mixed use residential and commercial center was originally included on the City's 1997 Comprehensive Land Use Plan and also included with the recent 2008 Comprehensive Plan Amendment update project. The City of White House with the Town Center Area rezoning proposal and other items listed below are taking steps to promote and provide regulations for the re-development of the Town Center Area. The C-6, Town Center Zoning District zoning guidelines were adopted in 2008. The City has recently submitted an enhancement grant application to the Tennessee Department of Transportation to construct 12 ft sidewalk sections along Hwy 31W between both SR 76 Intersections and decorative concrete improvement of the SR 76 (Springfield) and Hwy 31W /SR 41 Intersection. The sidewalk sections would include decorative lighting, landscaping, street lights, and park benches. The City recently purchased property within Town Center area for a future Library. The City in 2003 adopted Commercial Design Standards which includes site and building design guidelines specific for the Town Center area.

The Planning Commission meeting will be a public hearing and you will be able to speak regarding the request at the September 14th Meeting. The Planning Commission makes recommendations to the Board of Mayor and Aldermen for property rezoning and zoning ordinance amendments. The Board of Mayor and Aldermen review of the rezoning is scheduled for Thursday October 15, 2009 and Thursday November 19, 2009. The November 19, 2009 Meeting will be a public hearing where you will be able to speak

regarding the request. The Board of Mayor and Aldermen meetings are also at the Billy S. Hobbs Municipal Building at 105 College Street. The meetings will be at 7pm.

The attached C-6, Town Center Zoning District ordinance includes provisions for both residential and commercial permitted uses. The uses could be located on the same property and within the same building. Individual single family homes will be included as a use permitted by approval by Board of Zoning Appeals. Therefore, existing homes will not become a non-conforming use with the rezoning.

If you have any questions or would like to meet to discuss the rezoning proposal contact me at (615) 672-4350 Ext 2120 or by email at amccormick@cityofwhitehouse.com. If you would like to view copies of the Town Center section of the Comprehensive Plan, Conceptual drawings of the Town Center area completed by TVA Economic Development Office the files can be emailed or viewed in Planning/Codes Office. Planning/Codes Office Hours: 7:15 am to 5:15 pm Monday-Thursday.

5.053.6 C-6, Town Center Commercial District

- A. District Description: This district is designed to provide for a mixed use Commercial, office, and residential zoning district for the redevelopment of the City's Town Center including retail, office service uses with high performance standards, community facilities, and high density residential uses. The regulations are structured to permit maximum freedom of pedestrian traffic. A relatively high intensity of use is permitted in this district.
- B. Permitted Uses: In the C-6 Town Center Commercial District, the following Uses and their accessory uses as described are permitted by right.

Community Facility Activities:
Cultural and Recreational Services
Essential Municipal Services

Commercial Activities:

Convenience Commercial. Drive thru lanes, open bays, and accessory uses shall not be visible from roadways and be located at the rear of buildings. Indoor Entertainment and Amusement Services, with the exception of adult entertainment uses as defined in zoning ordinance.
Financial, Consulting, and Administrative Services. Drive thru lanes, and accessory uses shall not be visible from roadways and be located at the rear of buildings.
Food and Beverage Services
Consumer Repair Services, not including vehicle and mechanical repair services.
General Business and Communication Services
General Personal Services
General Retail Trade

Medical and Professional Services
 Hotels
 Mixed Use Facility with Permitted Residential Activities
 Other uses determined by Planning Commission that are compatible with town center uses but shall not include prohibited uses.

Residential Activities:

Multi-Family Residential at density of 20 units per acre. Properties with limited lot area shall be permitted one residential unit per 750 sq ft of building area designated for multi-family use.
 Mixed Use Facility with Permitted Commercial Activities including upper story residential uses.

C. Uses Permitted as Special Exceptions:

In the C-6, Town Center Commercial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with the provisions of the Zoning Ordinance.

Detached Single Family Residential Dwelling
 Accessory Residential Family Dwelling Unit
 Education and Day Care Facilities
 Churches and Places of Community Assembly
 Health Care Facilities

D. Prohibited Uses:

Industrial uses, automobile wrecking, recycling uses (except city recycling drop-off center), junk or salvage yards, van, car, or truck storage uses, body shops and other types of vehicular repair uses, automotive, marine, trailer, and farm implement sales uses, distribution, warehousing, and construction uses, all types of rental storage uses, as well as any type use requiring outdoor storage, as well as any other uses not otherwise permitted. Seasonal and permanent sales of fireworks. Other uses determined by the Planning Commission to be non-compatible with town center uses.

E. Dimensional Regulations:

Minimum Lot Size	1,000 sq ft
Lot Width at Building Setback	20 ft minimum
Maximum Lot Coverage	100%
Maximum Building Height	35 ft
Minimum Building Height	25 ft
Front Setback	Minimum None/7.5 ft Maximum
	• Only courtyards and landscaping are permitted in front setbacks.
Side Yard Setback	Minimum None/10 ft Maximum
Rear Yard Setback	5 ft Minimum on Interior
Roadways and	

Perimeter

Alleyways/20 ft Minimum for
Zoning Boundary

Special Conditions:

Building setback shall be listed on approved final subdivision plat. The Subdivision plat shall include five (5) ft building construction and maintenance easement. Due to building connections and reduced building setbacks then exterior walls shall be designed to meet provisions of City's adopted building and fire codes. The Planning Commission in review of the site plan and subdivision plats for all developments, including single family dwellings, may alter minimum lot size, lot width, and setback requirements due to the unique development characteristics with a mixed use town center redevelopment project.

B. Other Provisions:

Accessory Structures

Accessory structures may be located in rear yards only at the discretion of the Planning Commission on an approved site plan.

Parking Requirements

The number, size, and construction of parking spaces shall be regulated per zoning ordinance requirements and commercial design standards. Parking areas shall be located to rear of buildings to promote a continuous street-wall. On-street parking and shared parking facilities are encouraged.

Service Areas

The delivery, service, mechanical and electrical units, and dumpster/trash cart area shall be located at rear of site and shall not be visible from roadways.

(Amended by Deleting and Replacing by Ordinance No. 00-30, January 18, 2001)

Article VII

Exceptions and Modifications

Section

- 7.010 Scope
- 7.020 Nonconforming Uses
- 7.030 Bulk and Lot Size Noncompliance
- 7.040 Exceptions on Height Limitations
- 7.050 Lots of Record
- 7.060 Exceptions to Setback Requirements
- 7.070 Absolute Minimum Lot Size
- 7.080 Temporary Buildings

7.010 Scope

Article VII, of this ordinance, is devoted to providing for the necessary exceptions and modifications to the specific zoning district provisions and the supplementary provisions provided in Article IV and Article V.

7.020 Nonconforming Uses

The districts established in this ordinance, as set forth in Article V, are designed to guide the future use of land in White House, Tennessee, by encouraging the development of desirable residential, commercial, and industrial areas with appropriate groupings of compatible, and related uses.

It is the intent of this ordinance to recognize that the regulation, of the existing buildings and structures or uses that are not in conformity with the provisions of this ordinance is as much a subject of health, safety, and welfare as is the prevention of the establishment of new uses that would violate the provisions of this ordinance. It is also the intent of this ordinance to so administer the elimination of nonconforming uses, buildings; structure as to avoid an unreasonable invasion of established private property rights. Lawful nonconforming uses, buildings, and structures existing at the time of the passage of this ordinance or any amendment thereto shall be allowed to remain subject to the remain subject to the following provisions:

7.020.1 Provisions Governing Nonconforming Uses

A. Applicability

The provisions of this section are applicable to all uses that are not permitted within the districts in which they are located. Additionally, buildings and other structures located within the floodway are considered within the regulations of nonconforming uses.

B. Construction or Use Permit Approved Prior to Ordinance Adoption

Nothing contained herein shall require any change in the overall layout, plans, construction, site or designated use of any development, building, structure, or part thereof where official approvals and required building permits have been granted before the enactment of this ordinance, or any amendment thereto.

C. Repairs and Alterations

Nothing in this section shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by proper authority.

D. Zone Lot Containing Nonconforming Use

A zone lot containing a nonconforming use shall not be reduced in area.

E. Continuation of Nonconforming Use

Any use which becomes nonconforming upon enactment of this ordinance, or any subsequent amendments thereto, may be allowed to continue in operation and be permitted provided there is no change in use.

F. Change of Nonconforming Use

1. General Provisions

A change in use is a change to another use either under the same activity type or to another activity class. However, a change in occupancy or ownership shall not, by itself, constitute a change of use.

A nonconforming use may be changed to any conforming use. Such a change of use shall comply with all applicable bulk regulations and accessory off-street parking requirements.

2. Nonconforming to Conforming Use

Whenever a nonconforming use is changed to a conforming use, such use can not thereafter be changed back to a nonconforming use.

G. Expansion of Nonconforming Uses

1. General Provisions

Any uses which becomes nonconforming upon enactment of this ordinance, or any subsequent amendments thereto, may be allowed to expand operations and construct additional facilities that

is an actual continuance and expansion of the nonconforming use provided that any such expansion shall not violate the provisions, as set forth below.

2. Adequate Space for Expansion

No expansion of any nonconforming use shall infringe upon any required open space (yard setback) or increase the extent of any infringement existing at the time of adoption of this ordinance, or any amendment thereto. All minimum yard setback requirements must be observed in any such expansion, projects.

3. Expansion Limited

Any expansion of a nonconforming use permitted under the provisions of this section shall take place only upon the zone lot(s) on which said use was operating at the time the use became nonconforming. Nothing within this provision shall be construed so as to permit expansion of any nonconforming use through the acquisition and development of additional land.

4. Expansion upon Land Subject to Flood

No expansion of any nonconforming use shall violate the provisions of Article V, of this ordinance.

H. Damage or Destruction

1. Any uses which becomes nonconforming upon enactment of this ordinance, or any amendments thereto, may be permitted to reconstruct damaged or destroyed facilities to allow continuance of the nonconforming use provided that any such reconstruction shall not violate the provisions set forth below.

2. Change in Use Prohibited

No reconstruction of damaged or destroyed facilities may occur which shall act to change the nonconforming use to other than a conforming use.

3. Infringement upon Open Space Restricted

The reconstruction of damage or destroyed facilities utilized by a nonconforming use shall not increase the extent of any infringement upon any open space (yard setback) required by this ordinance, or any amendment thereto.

4. Reconstructed of Flood Damaged Property

The provisions of Article V, of this ordinance, shall apply to the reconstruction of any buildings and structures associated with any nonconforming use located within a floodplain district.

I. Discontinuance

When a nonconforming use of land or the active operation of substantially all the nonconforming uses in any building or other structure is discontinued for a period of six (6) months, then the land or building or other structure shall not be re-established or changed to any use not in conformity with the provisions of this ordinance, or any amendment thereto. Intent to resume active operations shall not affect the foregoing provision,

7.030 Bulk and Lot Size Noncompliance

A. General Provisions

The provisions of this section pertain to permitted uses on parcels or in buildings other structures which do not meet the bulk or any other provisions applicable in the districts in which they are located.

B. Continuation of Use

The use of a noncomplying building or other structure or parcel may be continued, except as otherwise provided by this section.

C. Repairs and Alterations

Repairs, incidental alterations, or structural alterations may be made in noncomplying buildings or other structures subject to the provisions of this Article.

D. Enlargements or Conversions

A noncomplying building or other structure may be enlarged or converted, provided that no enlargement or conversion may be made which would either create a new noncompliance or increase the degree of noncompliance of any portion of a building or other structure or parcel.

E. Damage or Destruction of Noncomplying Uses

A noncomplying building which is damaged or destroyed may be reconstructed, provided that the reconstruction will not either create a new noncompliance or increase the degree of noncompliance of a building or structure or parcel or portion thereof.

7.040 Exceptions on Height Limitations

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy; monuments, water towers, transmission towers, windmills not in residential zones, chimneys, smokestacks, conveyors, flag poles, public and semi-public radio towers, masts and aerials. Height exceptions for radio towers and windmills in residential zoning districts shall be allowed only when approved by the Planning Commission.

7.050 Lots of Record

The following provisions shall apply to all existing lots of record:

- A. Where the owner of a lot consisting of one or more adjacent lots of official record at the time of the adoption of this Ordinance does not own sufficient land to enable him to conform to the yard or other requirements of this ordinance, an application may be submitted to the Board of Zoning Appeals for a variance from the terms of this ordinance. Such lot may be used as a building site; provided, however, that the yard and other requirements of the district are complied with as closely as possible, in the opinion of the Board of Zoning Appeals.
- B. No lot which is now or hereafter built upon shall be so reduced in area that the yards and open spaces will be smaller than prescribed by this ordinance; and no yard, court, or open space provided around any buildings for the purpose of complying with these provisions hereof, shall again be considered as a yard, court, or other open space for another building.
- C. Where two (2) or more lots of record with a continuous frontage are under the same ownership, or where a substandard lot of record has continuous frontage with a larger tract under the same ownership, such lots shall be combined to form one or more building sites meeting the minimum requirements of the district in which they are located.

7.060 Exceptions to Setback Requirements

The front setback requirements of this ordinance for dwellings shall not apply to any lot where the average depth of existing setbacks on the developed lots located within one hundred (100) feet of each side of such lot is less than the minimum required front yard depth. In such cases, the front yard setback may be less than required but not less than the average of the existing depth for front yards on developed lots within one hundred (100) feet on each side of the lot. In residential districts, however, the setback shall in no case be less than fifteen (15) feet from the street right-of-way line.

7.070 Absolute Minimum Lot Size

In no case shall the Building Inspector or the Board of Zoning Appeals permit any zone lot in a residential district to be used as building site which is less than five thousand (5,000) square feet in total area and thirty (30) feet in width at its narrowest point, or has a front setback of less than fifteen (15) feet and a side setback of less than five (5) feet, with the exception of officially approved cluster developments.

7.080 Temporary Buildings

- A. Temporary buildings that are used in conjunction with construction work only may be permitted in any district during a twelve (12) month period of construction, but such temporary buildings shall be removed as soon as the construction work is complete.

- B. The planning commission may allow the temporary location of mobile homes in nonconforming situations for a period of not more than eighteen (18) months. The planning commission will allow this only where an emergency such as fire or flood causes the destruction of an existing structure and the property owner requires the use of the mobile home as temporary living quarters during the construction of a conforming dwelling.

13-7-208. Enforcement of ordinances — Remedies — Applicability of provisions. —

(a) (1) The chief legislative body may provide for the enforcement of any ordinance enacted under this part and part 3 of this chapter. A violation of any such ordinance is a Class C misdemeanor.

(2) In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, converted or maintained, or any building, structure or land is or is proposed to be used in violation of any ordinance enacted under this part and part 3 of this chapter, the building commissioner, municipal counsel or other appropriate authority of the municipality, or any adjacent or neighboring property owner who would be specially damaged by such violation, may, in addition to other remedies, institute injunction, mandamus or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, or to correct or abate such violation, or to prevent the occupancy of the building, structure or land.

(b) (1) In the event that a zoning change occurs in any land area where such land area was not previously covered by any zoning restrictions of any governmental agency of this state or its political subdivisions, or where such land area is covered by zoning restrictions of a governmental agency of this state or its political subdivisions, and such zoning restrictions differ from zoning restrictions imposed after the zoning change, then any industrial, commercial or business establishment in operation, permitted to operate under zoning regulations or exceptions thereto prior to the zoning change shall be allowed to continue in operation and be permitted; provided, that no change in the use of the land is undertaken by such industry or business.

(2) When the use permitted to continue to expand, or to be rebuilt pursuant to any subsection of this section is an off-premises sign, such use shall not preclude any new or additional conforming use or structure on the property on which the sign structure is located or on any adjacent property under the same ownership; provided, however, that any such new or additional use or structure does not result in any violations of the applicable zoning restrictions other than those nonconformities associated with the off-premises sign as allowed under this subdivision (b)(2).

(c) Industrial, commercial or other business establishments in operation and permitted to operate under zoning regulations or exceptions thereto in effect immediately preceding a change in zoning shall be allowed to expand operations and construct additional facilities which involve an actual continuance and expansion of the activities of the industry or business which were permitted and being conducted prior to the change in zoning; provided, that there is a reasonable amount of space for such expansion on the property owned by such industry or business situated within the area which is affected by the change in zoning, so as to avoid nuisances to adjoining landowners. No building permit or like permission for construction or landscaping shall be denied to an industry or business seeking to expand and continue activities conducted by that industry or business which were permitted prior to the change in zoning; provided, that there is a reasonable amount of space for such expansion on the property owned by such industry or business situated within the area which is affected by the change in zoning, so as to avoid nuisances to adjoining landowners.

(d) Industrial, commercial, or other business establishments in operation and permitted to operate under zoning regulations or exceptions thereto immediately preceding a change in zoning shall be allowed to destroy present facilities and reconstruct new facilities necessary to the conduct of such industry or business subsequent to the zoning change; provided, that no destruction and rebuilding shall occur which shall act to change the use classification of the land as classified under any zoning regulations or

exceptions thereto in effect immediately prior to or subsequent to a change in the zoning of the land area on which such industry or business is located. No building permit or like permission for demolition, construction or landscaping shall be denied to an industry or business seeking to destroy and reconstruct facilities necessary to the continued conduct of the activities of that industry or business, where such conduct was permitted prior to a change in zoning; provided, that there is a reasonable amount of space for such expansion on the property owned by such industry or business situated within the area which is affected by the change in zoning, so as to avoid nuisances to adjoining landowners.

(e) The provisions of subsections (b)-(d) apply only to land owned and in use by such affected business, and do not operate to permit expansion of an existing industry or business through the acquisition of additional land.

(f) The provisions of subsections (b)-(e) do not apply to any municipality defined as a premiere type tourist resort according to § 67-6-103(a)(3)(B).

(g) Except as provided in subsection (l), the provisions of subsections (b)-(d) shall not apply if an industrial, commercial, or other business establishment ceases to operate for a period of thirty (30) continuous months and the industrial, commercial, or other business use of the property did not conform with the land use classification as denoted in the existing zoning regulations for the zoning district in which it is located. Anytime after the thirty (30) month cessation, any use proposed to be established on the site, including any existing or proposed on-site sign, must conform to the provisions of the existing zoning regulations. For the purposes of this subsection (g), the thirty (30) month period of continuous ceased operation shall be tolled by:

(1) The period in which an industrial, commercial, or other business establishment is party to any action in a court of competent jurisdiction regarding the use of the property until such time that a final settlement, order, decree, or judgment has been rendered;

(2) Any period in which a facility is being constructed, reconstructed, renovated, or refurbished, provided that all necessary building permits were obtained within thirty (30) months of cessation of continuous use;

(3) The filing of an application for a building permit for the alteration, renovation or reconstruction of a structure which is non-conforming or of a structure in which or out of which a non-conforming industrial, commercial or other business use operates or is located; or

(4) The reactivation of the non-conforming use any time prior to the end of the thirty (30) month period; provided, however, that the restrictions of subsections (g) and (i) shall only apply if the property owner intentionally and voluntarily abandons the nonconforming use of the property. In any contested matter on the use of such property, the government has the burden of proving an overt act of abandonment in such matter.

(h) The provisions of subsections (b)-(d) shall apply to an off-site sign which, for the purposes of this subsection (h), means any sign that advertises or gives direction to any business, product, service, attraction, or any other purpose or interest, other than the industrial, commercial or other business establishment located on the site where the sign is located; provided, however, that any expansion shall be limited as follows:

(1) Any off-site sign smaller than a standard 8-sheet poster which, for the purposes of this subsection (h), means an off-site sign with overall dimensions of at least five feet four inches (5' 4") to six feet two inches (6' 2") in height and eleven feet four inches (11' 4") to twelve feet two inches (12' 2") in width shall not be expanded to a size greater than a standard 8-sheet poster;

ORDINANCE 09-18

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING THE ZONING MAP FOR THE TOWN CENTER DISTRICT RELATIVE TO THE REZONING OF 44 PROPERTIES FROM R-10, HIGH DENSITY RESIDENTIAL, R-20, LOW DENSITY RESIDENTIAL AND C-1, CENTRAL BUSINESS COMMERCIAL TO C-6, TOWN CENTER COMMERCIAL DISTRICT.

WHEREAS, the White House Regional Planning Commission based on the City's Comprehensive Land Use Plan prepared a C-6, Town Center Zoning District which was adopted by the White House Board of Mayor and Aldermen, the zoning map amendment in addition to C-6, Town Center Zoning District Ordinance and Commercial Design Standards will provide site and building design standards and regulations for the development of the Town Center area. 44 properties are included in rezoning, 7 owned by the City of White House, and 10 properties contain existing residences. The multiple properties are referenced on attached property list and shown on attached area map.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the properties referenced on attached property list and area map are rezoned as indicated above:

BE IT FURTHER ORDAINED that this rezoning has been approved by the Planning Commission at the September 14, 2009 meeting; and

BE IT FURTHER ORDAINED that the attached property list and area map shall become a part of this ordinance.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

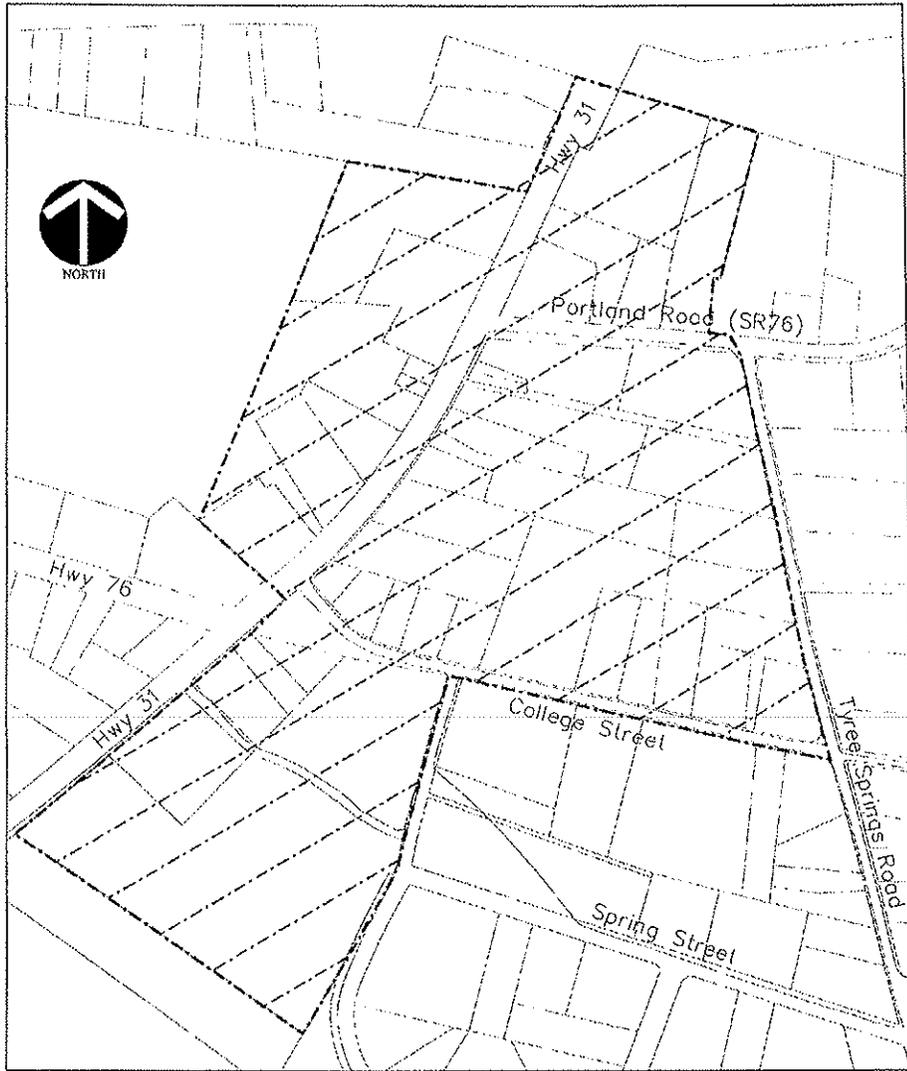
First Reading: October 15, 2009

Second Reading: November 19, 2009

John Decker, Mayor

ATTEST:

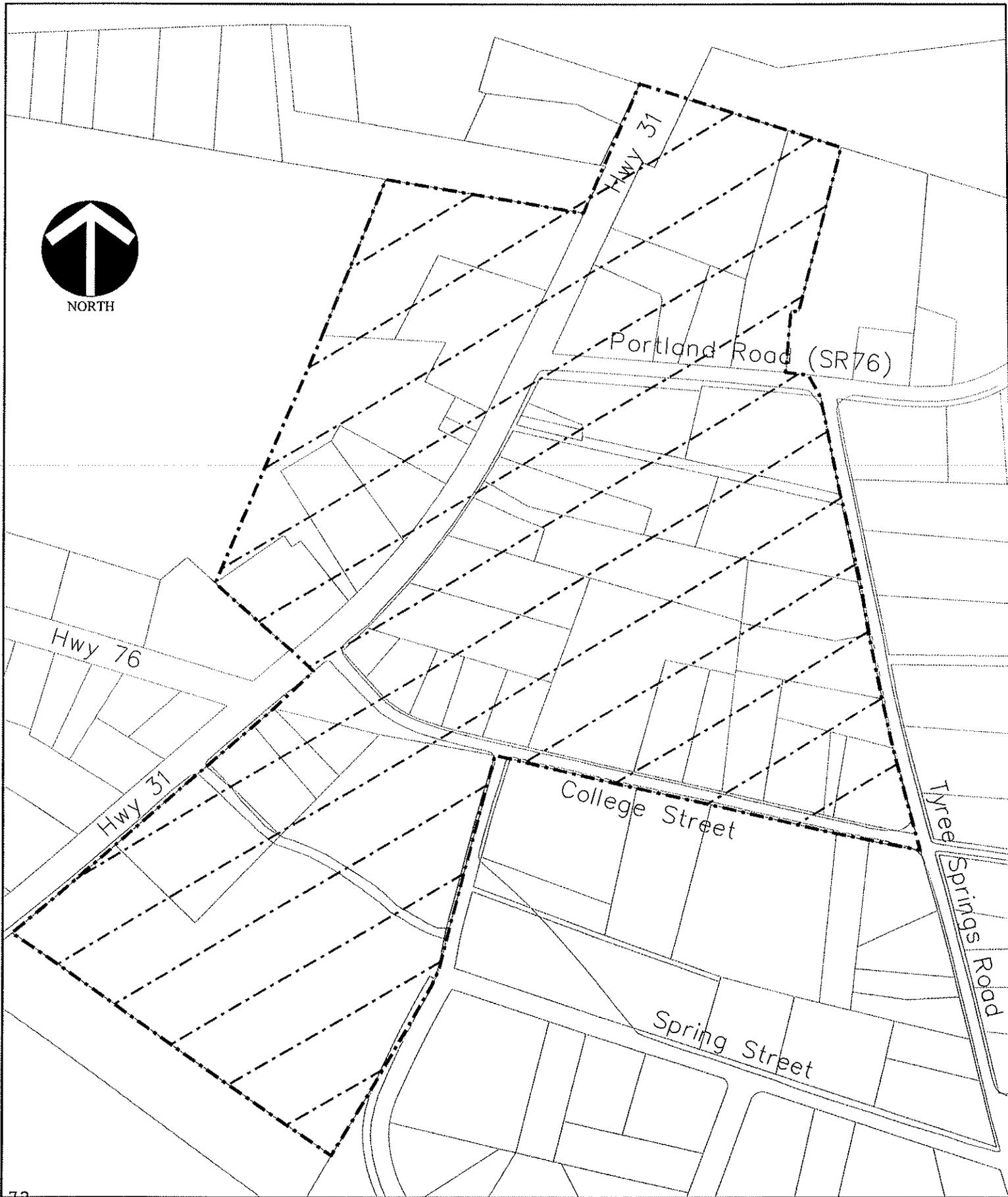
Christie M. Odenwald, City Recorder



C-6, Town Center Zoning Properties:

Address	Owner	County Tax Map	Prior Zoning
3310 Hwy 31W	Jack Ting	SC 77G A 2	C-1
120 Portland Rd	CJO Enterprises	SC 77G A 5	C-1
116 Portland Rd	CJO Enterprises	SC 77G A 4	C-1
3308 Hwy 31W	Mary Dix	SC 77G A-3	C-1
3300 Hwy 31W	Jack Ting	SC 77G A-3.01	C-1
103 Portland Rd	Jordan Group	SC 77G C-7.00	C-1
3228 Hwy 31W	Jordan Group	SC 77G C-8.00	C-1
3230 Hwy 31W	Jordan Group	SC 77 G C-9.00	C-1
3224 Hwy 31W	Jordan Group	SC 77G C-10.00	C-1
3222 Hwy 31W	Jordan Group	SC 77G C 11.00	C-1
3220 Hwy 31W	Fred/Becky Carney	SC 77G C 12.00	C-1
3218 Hwy 31W	Fred/Becky Carney	SC 77G C 13.00	C-1
3210 Hwy 31W	Mark Johnson	SC 77G C 14.00	C-1
3206 Hwy 31W	City of White House (Library)	SC 77G C 15.00	C-1
3200 Hwy 31W	Cranor Properties	SC 77G C 16.00	C-1
106 College St	Harold Hall	SC 77G C 17.00	C-1
108 College St	Harold Hall	SC 77G C 18.00	C-1
110 College Street	Harold Hall	SC 77G C 19.00	C-1
College Street	City of White House (Library)	SC 77G C 20.00	C-1
204 College St	Linda Brooks (Residential)	SC 77G C 21.00	R-10
210 College St	Donald/Margie Stewart (Residential)	SC 77G C 22.00	R-10
212 College St	Jimmy Briggs (Residential)	SC 77G C 23.00	R-10
214 College St	Jimmy Briggs (Residential)	SC 77G C 24.00	R-10
218 College St	Robert Ferguson/Christie Michelle (Residential)	SC 77G C 25.00	R-10
College St	Robert Ferguson/Christie Michelle	SC 77G C 26.00	R-10
222 College St	Michael/ Sharon Tackett (Residential)	SC 77G C 1.00	R-10
57 Tyree Springs Rd	William Fudge (Residential)	SC 77G C 2.00	R-10
63 Tyree Springs Rd	Scott Jordan (Residential)	SC 77G C 3.00	R-10
67 Tyree Springs Rd	Jerry Wilkinson (Residential)	SC 77G C 4.00	R-10
69 Tyree Springs Rd	Jordan Group (Residential)	SC 77G C 5.00	R-10
121 Portland Rd	Jordan Group	SC 77G C 6.00	C-1
105 College St	City of White House	SC 77 73.00	R-10
Hwy 31W	City of White House	SC 77 73.01	C-1
Hwy 31W	City of White House	SC 77G D 1.01	C-1
Hwy 31W	City of White House	SC 77G D 1.02	C-1
Hwy 31W	City of White House	SC 77G D 1.00	R-10
3303 Hwy 31W	Jarmon Cranor	RC 107 G A 41.00	C-1
3301A Hwy 31W	Cranor Properties	RC 107 G A 40.00	C-1
3221 Hwy 31W	John Wilkinson	RC 107 G A 39.00	C-1
3219 Hwy 31W	Lisa/Peter Stickel	RC 107 G A 38.00	C-1
Hwy 31W	Dewey Wilkinson/Sandra Summers	RC 107 G A 37.00 (First 300-350ft)	Front 150 Ft / C-1, R-20 remaining
Hwy 31W	Draughon Brothers/Jacquelyn Guthrie	RC 107 G A 36.00	Front 150 Ft / C-1, R-20 remaining
3207 Hwy 31W	Draughon Brothers/Jacquelyn Guthrie	RC 107 G A 35.00	Front 150 Ft / C-1, R-20 remaining
3201 Hwy 31W	615 Main Properties	RC 107 G A 34.00	C-1
44 Properties	C-1- Central Business Service District		
10 Residences	R-10 Multi-Family Residential District		
7 City Properties	R-20, Low Density Residential District		
21 Property Owners			

Town Center 10-5-09



MEMORANDUM

TO: White House Board of Mayor and Aldermen,
Angie Carrier, City Administrator

FROM: Addam McCormick, Planning/Codes Department

DATE: October 5, 2009

RE: Zoning Ordinance Amendment Fire Work Sales

The White House Regional Planning Commission on Monday September 14, 2009 denied a motion to deny the zoning ordinance amendment recommendation to the Board of Mayor and Aldermen. The ordinance amendments have been changed to reflect Planning Commission and Staff discussion including limiting firework sales to retail and convenience markets and to allow firework sales only within permanent buildings on either a temporary or permanent basis. The ordinances have been amended to permit accessory firework sales in primary convenience commercial and general retails uses in C-1 and C-2 districts.

The Planning Commission discussed a State of Tennessee, Fire Prevention Division requirement regarding 50ft minimum separation distance between firework sales and retail propane dispensing stations, aboveground storage tanks for flammable or combustible liquids or gas, and motor vehicle fuel dispensers and a 300 ft minimum distance separation of firework sales to bulk flammable or combustible liquid or gas storage. Staff contacted a Fire Prevention staff member and was told that the 300ft separation would apply to underground tanks. Planning Commission and Staff discussed issues with using local or state building/fire code as a basis to make zoning decisions since zoning is regarding use of property and codes are to regulate the construction of those uses.

The ordinance amendments include the following items:

1. Permit accessory fireworks sales uses in primary general retail and convenience commercial uses
2. Expand prohibit firework sales in temporary buildings to also include tents
3. Changed permitted sales in interstate sign section from permanent basis to permanent building
4. Permit temporary, seasonal, and permanent firework sales in permanent buildings in C-1, C-2, and C-2, Interstate Sign District
5. Delete existing provision that only permits firework sales on a permanent basis

ORDINANCE 09-19

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING THE ZONING ORDINANCE TO EXPAND PERMITTED FIREWORK SALES TO ACCESSORY SALES IN C-1, CENTRAL BUSINESS AND C-2, GENERAL COMMERCIAL ZONING DISTRICTS IN PERMANENT BUILDINGS WITH PRIMARY CONVENIENCE AND GENERAL RETAIL SALES USES.

WHEREAS, upon a request from a business owner to permit firework sales outside of the C-2, General Commercial Interstate Sign District, the White House Regional Planning Commission determined that limiting sales as an accessory to primary convenience and general retail commercial uses would still provide limitation on firework sales as intended with previous zoning ordinance amendment and allow commercial convenience and general retail uses to have same opportunity to sale fireworks as currently permitted in C-2, General Commercial Interstate Sign District. General retail sales and convenience sales would not include specialty retail uses.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the following amendment is indicated below:

5.053.1 C-1, Central Business Service District

B. Uses Permitted:

22. Accessory Firework Sales in Permanent Buildings with Primary General Retail and Convenience Commercial Sales.

D. Uses Prohibited

Industrial uses; automobile wrecking, junks, and salvage yards; uses involved in **firework sales in temporary buildings and tents**; uses not specifically permitted or uses not permitted upon approval as a special exception.

5.053.2 C-2, General Commercial

Amendment is to add a new section under permitted uses and change prohibited use section regarding entire prohibition of firework sales.

B. Uses Permitted:

21. Accessory Firework Sales in Permanent Buildings with Primary General Retail and Convenience Commercial Sales.

D. Uses Prohibited

1. Industrial uses, automobile wrecking, and/or recycling uses, junk or salvage yards, van or truck storage uses. Uses involved in **firework sales**

in temporary buildings and tents; and uses not specifically permitted as a special exception.

Interstate Sign District Section of C-2, General Commercial

2. Uses Permitted (Added by Ordinance No. 99-17, July 15, 1999)

Interstate Sign District (C-2) Zoning Atlas, Dated, July 10, 1995.

Uses involved in the sale of fireworks ~~on a permanent basis~~ in a **permanent** structure constructed and built in accordance with all applicable building codes.

3. Uses Prohibited (Added by Ordinance No. 99-17, July 15, 1999)

Uses involved in the sale of fireworks ~~on a seasonal or temporary basis~~ in **temporary buildings and tents**.

BE IT FURTHER ORDANIED that this amendment was approved by the Planning Commission at September 14, 2009 Meeting.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading: October 15, 2009

Second Reading: November 19, 2009

John Decker, Mayor

ATTEST:

Christie M. Odenwald, City Recorder



**STATE OF TENNESSEE
DEPARTMENT OF COMMERCE AND INSURANCE
DIVISION OF FIRE PREVENTION
ADMINISTRATIVE SERVICES SECTION
PERMITS AND LICENSES UNIT
500 JAMES ROBERTSON PARKWAY, 3rd FLOOR
NASHVILLE, TENNESSEE 37243
TELEPHONE: 615-741-1322 FAX: 615-741-1583**

REGULATIONS FOR SEASONAL FIREWORKS SALES

(These items are not all encompassing. Please refer to applicable laws, rules, and codes for additional requirements)

1. Only consumer fireworks (1.4G) may be sold. Illegal fireworks will be confiscated by the State Fire Marshal. [Tenn. Code Ann. § 68-104-108]
2. Fireworks must be stored at least 10 feet away from windows where the sun may shine through. [TCA § 68-104-111]
3. A "FIREWORKS-NO SMOKING" sign, with letters not less than 4 inches high, must be posted and visible. Smoking must not be permitted within 10 feet of fireworks. [Tenn. Code Ann. § 68-104-108]
4. The state license must be accurate for the site location and be posted in a conspicuous place. [Tenn. Code Ann. § 68-104-102 (c)]
5. Extension cords and wiring, when used outdoors, must be listed for wet locations, and be protected against physical damage. [2002 NFPA 70, 525-20 (A)]
6. Ground fault interrupter protection must be used for power cords that supply power to tents and other outside locations. [2002 NFPA 70, 525-23]
7. Electrical wiring inside tents and other outdoor locations shall be securely installed, without splices, and lamps shall be protected from accidental breakage by a suitable fixture or guard. [2002 NFPA 70, 525-21 (B)]
8. Combustible materials must be kept at least 30 feet from fireworks. [2006 NFPA 1 65.11.6.2]
9. Heating devices must be listed and used in accordance with their listings. Temporary heating shall have overheat and tip-over protection devices. [2006 NFPA 1 65.11.3.17.2]
10. Seasonal retailers must have at least one portable fire extinguisher within 35 feet of any point in the tent/building. [2006 65.11.4.5.2]
11. At least one fire extinguisher must be of the multipurpose dry chemical type if the facility has electrical power. [2006 NFPA 1 65.3.8.2]
12. The facility and fireworks must be located at least 50 feet from retail propane dispensing stations, aboveground storage tanks for flammable or combustible liquids or gas, and motor vehicle fuel dispensers. The facility and fireworks must be at least 300 feet from bulk flammable or combustible liquid or gas storage. [2006 NFPA 1 65.11.3.12, 65.11.3.12.2, and 65.11.3.12.6]

MEMORANDUM

TO: White House Board of Mayor and Aldermen,
Angie Carrier, City Administrator

FROM: Addam McCormick, Planning/Codes Department

DATE: September 29, 2009

RE: Calista Road Planned Unit Development Rezoning and
Preliminary Master Plan Approval

The White House Regional Planning Commission on Monday September 14, 2009 recommended to rezone 93.20 acres from R-15, Medium Density Residential to Neighborhood Center Residential Planned Unit Development and approve Preliminary Master Plan.

The City's Comprehensive Plan defines the area as medium density/conservation district with density up to 3.5 units per acre. The development proposal is for 4.3 units per acres. The Comprehensive Plan provides the statement that higher density developments in additional areas are to be selected in conjunction with easy access to major roadway thoroughfares. The section of Calista Road north of Indian Ridge Blvd and Wilkinson Lane is shown on the City's Major Thoroughfare plan as an arterial street due to future plans for Bill Moss Road I-65 interchange, connection to Wilkinson Lane, and future plans for a northern by-pass connection to Hwy 31W.

The currently approved Calista Farms Master plan is 204 single family lots or 2.18 units per acre. A rezoning request for 382 total units or 4 units per acre (81 single family/164 townhomes/137 semi-detached (two unit) single family units was approved by Planning Commission in 2007. The request was deferred and withdrawn before approval by Board of Mayor and Aldermen.

The Planning Commission discussed that this development provides the need and opportunity to start planning for two roadway projects including entering projects into the budget review process to alleviate traffic concerns with Calista Road. The roadway projects are Byrum Drive Extension and Wilkinson Lane Extension and Northern By-Pass. The projects are referenced on the City's Major Roadway Thoroughfare Plan. Byrum Drive Extension Project would extend Byrum Drive to Indian Ridge Blvd and Stadium Drive. The project would require the construction of a section of roadway thru City Park and possible relocation of tennis courts. Since the park was purchased by a grant, additional park land would need to be purchased to offset park area designated to

roadway construction. The Byrum Drive project cost estimate is \$ 1,512,500. The project would provide an additional method for traffic from north side of city to access SR 76 at a lighted intersection and at a commercial center.

The second project is the Wilkinson Lane Extension and Northern By-Pass. The project would be to provide a dedicated limited access by-pass to connect Wilkinson Lane to Hwy 31W/SR 41. The Wilkinson Lane Extension/Northern By-Pass project cost estimate is \$ 3,718,000. The project would provide the City a northern by-pass roadway from Hwy 31W/SR 41 to Wilkinson Lane.

The Planning Commission approved the Preliminary Master Plan with the followings items being discussed and included with required final master plan review.

1. Traffic Calming Design on Main Roadway without the use of speed humps.
2. Roadway design to include areas for on-street parking.
3. Roadway design to include methods to reduce number of driveways along main roadway within development.
4. Determine Water and Sewer Improvements required with development, including off-site improvements.
5. Townhouse design to meet requirements of Commercial Design Standards.

ORDINANCE 09-20

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING THE ZONING MAP FOR 93.20 ACRE PROPERTY RELATIVE TO ROBERTSON COUNTY TAX MAP 98, PARCEL 18 FROM R-15, MEDIUM DENSITY RESIDENTIAL TO NEIGHBORHOOD CENTER RESIDENTIAL PLANNED UNIT DEVELOPMENT AND PRELIMINARY MASTER PLAN.

WHEREAS, application has been received from a property representative property to rezone 93.20 acres of Robertson County Tax Map 98, Parcel 18 at 3339 Calista Road from R-15, Medium Density Residential to Neighborhood Center Residential Planned Unit Development and Preliminary Master Plan Approval for 200 Single Family Dwelling Units, 201 Multi-Family Town House Dwelling Units, Open Space, and Recreational Amenities.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the following property is rezoned as indicated above:

Robertson County Tax Map 98, Parcel 18.

BE IT FURTHER ORDAINED that this rezoning has been approved by the Planning Commission at the September 14, 2009 meeting; and

BE IT FURTHER ORDAINED that the attached map and preliminary master plat shall become a part of this ordinance.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

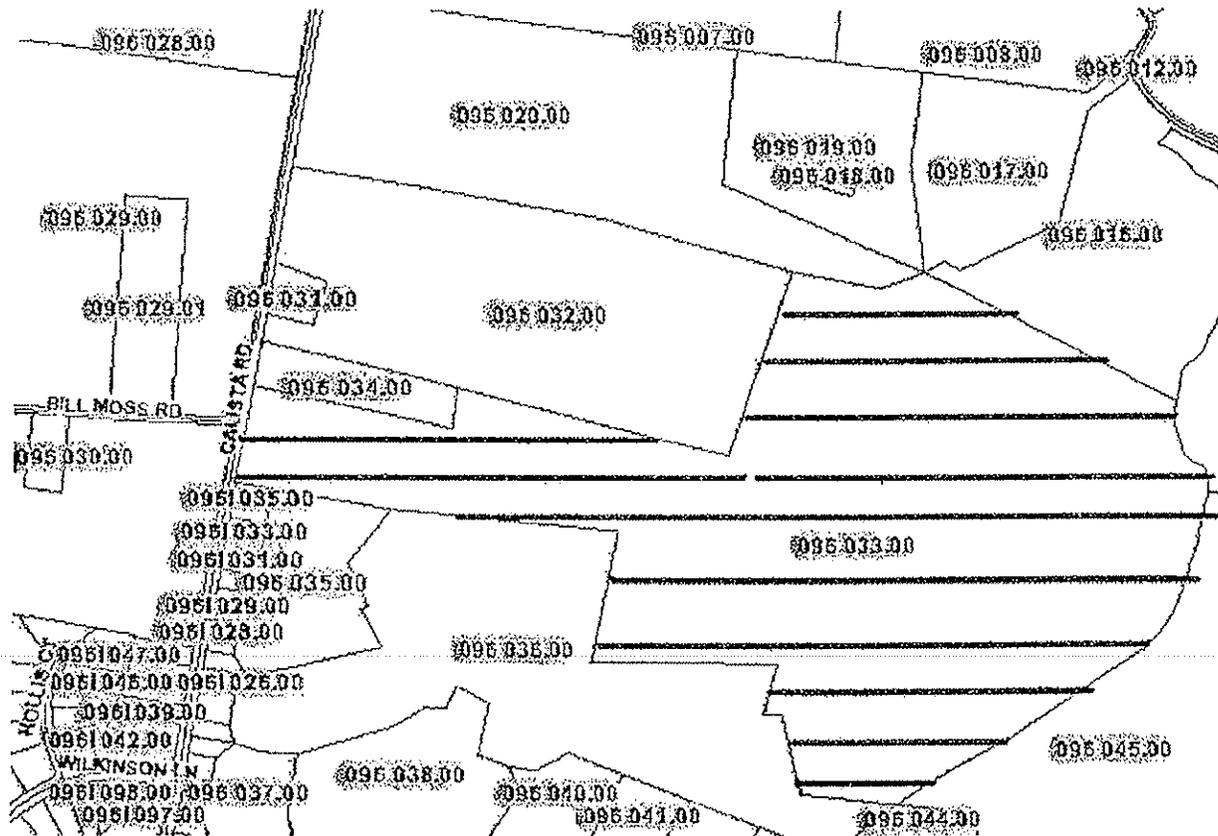
First Reading: October 15, 2009

Second Reading: November 19, 2009

John Decker, Mayor

ATTEST:

Christie M. Odenwald, City Recorder





August 12, 2009

Mr. Addam McCormick
City of White House
105 College Street
White House, Tennessee 37188

**Re: Calista Road P.U.D.
Tax Map 98, Parcel 18
93.20 Acres Neighborhood Center Residential P.D.
Preliminary Master Development Plan Submittal / Rezoning**

Dear Addam:

On behalf of Gallardia Properties, Perry Engineering, LLC respectfully submits the following submittal documentation for the above-referenced project. Please include this information on the Planning Commission meeting agenda for September 14, 2009.

- PMDP / Rezoning Exhibit (16 – full size plots folded)
- Traffic Study (1 copy)
- Color Elevations (16 copies)
- \$200 Rezoning Fee
- Narrative (1 copy)
- Draft Declarations and Covenants (1 copy)

Please advise if you require any additional information.

Sincerely,

A handwritten signature in black ink that reads "Randy Perry".

Randy Perry, P.E.
Perry Engineering, LLC

cc: Mack McClung, Gallardia Properties

CALISTA FARMS SUBDIVISION NARRATIVE
GALLARDIA PROPERTIES
AUGUST 12, 2009

The Calista Road subdivision is a 93.20 acre residential development consisting of single family homes and individually owned townhomes, which will require rezoning from R-15 to Neighborhood Center P.D. As this property is encumbered with a heavily forested slope along the eastern, southern and northern property lines at the rear of the site, rezoning the property is a reasonable approach to take in order to allow the property to be developed in a feasible manner. Rezoning to a residential P.D. will allow for the preservation of the wooded area and will maintain the perimeter tree lines as a substantial landscape buffer for adjacent properties. In addition, steep slopes are found in the forested area, which also minimize the land area available for residential development, and as such, the reduction in individual lot sizes allowed under the Neighborhood Center P.D. option is utilized.

Within the development, there are several areas of open space scattered throughout, and three distinctly different improved common areas evenly spaced near the entrance, in the middle, and at the back of the neighborhood.

Near the entrance, an existing pond, almost an acre in size, is being maintained and embellished with a walking trail, a gazebo, and park benches. The surrounding open areas around the pond cross the roadway and extend from the northern to the southern property lines of the development.

The central improved common area consists of a swimming pool, clubhouse, and associated parking. This area is centrally located around the landscaped round-about, which is an integral part of the character of the development.

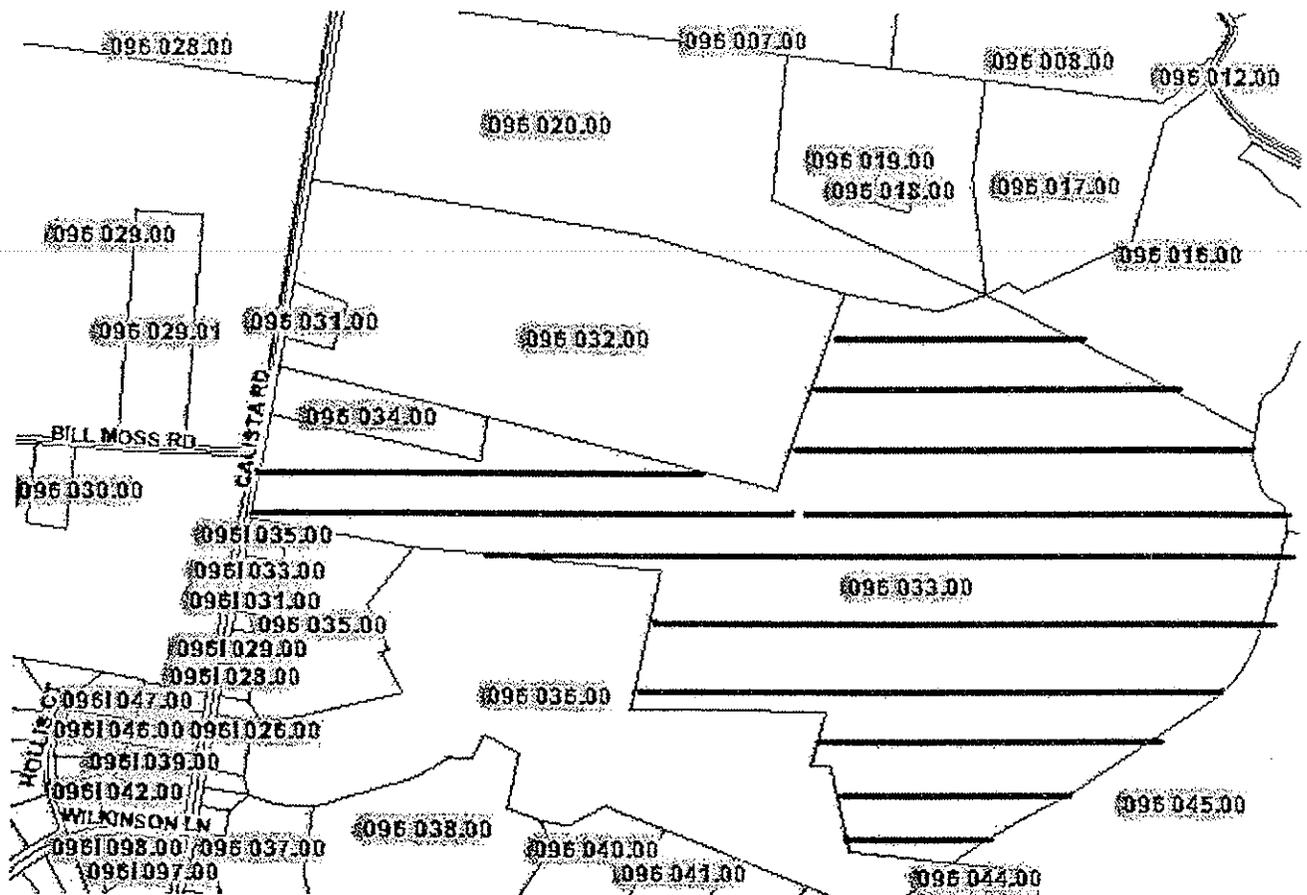
The improved common area at the rear of the neighborhood includes a walking trail integrated through the wooded buffer area and connects with the proposed sidewalk along the roadway, effectively creating an active open area with park benches and a 0.8 mile walking / jogging circuit which is half wooded, and half open. Public access easements have been incorporated to allow access to the trail.

The gross common area of the neighborhood equates to 44.01 acres, which is 47% of the property.

Other required design elements have been incorporated as well including public roadway stubs to the southern property line, underground utilities, required detention ponds, and sidewalks throughout the site.

Draft copies of the Calista Farms Homeowner's Association (HOA) covenants and deed restrictions have been completed. The final HOA Declaration and Bylaws will be completed and filed as per the requirements of the State of Tennessee and will be submitted with the Site Plan package. The final HOA documents will govern issues such as architectural guidelines, building reconstruction/additions, driveways, hardscapes, landscaping, clubhouse, swimming pools, playground and other neighborhood amenities. Building and landscaping maintenance will be homeowner's responsibility on individually owned lots. The HOA will maintain common areas and the walking trails throughout the site.

Item # 3



John Kloske

Post Office Box 1324 • White House, TN 37188-1324 USA • (615) 672-7709

August 23, 2009

City of White House
Attn: Addam McCormick
105 College Street
White House, TN 37188

Dear Mr. McCormick:

This letter regards a pending zoning change approval request by Randy Perry for residential development at Bill Moss and Calista Roads in the City of White House. I live on Calista Road between Villages Ct and Apache Trail. Over many years time, city officials have seen fit to approve multiple development projects that have affected an increase in vehicle traffic on Calista Road most noticeably between Indian Ridge Blvd and Highway 31W North.

I am opposed to the Perry development due to the additional traffic that will impact that portion of Calista Road in front of my residence. Already, it is almost impossible to safely access Calista Road from my driveway during the morning and evening commute periods due to the heavy volume of traffic navigating Calista Road. I cannot see oncoming traffic traveling from the direction of Villages Ct due to the dip in Calista Road one lot adjacent to my driveway.

Further, people generally exceed the speed limit on Calista Road which makes using the road particularly dangerous. Calista Road remains the largely rural road it has always been with significant vehicle traffic increases due to past residential and commercial development. City officials have not addressed a satisfactory solution to this problem, yet keep approving further development. In times past, I have suggested a by-pass from Calista Road that would provide an alternate route for traffic to 31W North. I would hope that this, or some equally affective remedy would finally attend any further development affecting Calista Road.

Respectfully,



John Kloske

October 8, 2009

M E M O R A N D U M

To: Board of Mayor and Aldermen
From: Christie Odenwald, City Recorder
Re: Ordinance 09-21

Ordinance 09-21 replaces the current taxi cab ordinance in an effort to update the language and require more appropriate standards for inspection of vehicles, creation of franchises and driver requirements. It provides clearer language for expiration and renewals of drivers permits. It also has clearer language regarding fares and rates. If you have any questions, please do not hesitate to contact me.

ORDINANCE 09-21

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING THE MUNICIPAL CODE TITLE 9, CHAPTER 4 TAXICABS.

WHEREAS, the Board of Mayor and Aldermen desire to update the Municipal Code regarding requirements for the operation of taxicabs within the city; and

WHEREAS, the current code contains some requirements that are no longer to date and/or may need some clarification; and

WHEREAS, Tennessee Code Annotated § 7-51-1003 allows municipalities to protect the public health, safety and welfare by licensing, controlling and regulating by ordinance or resolution each private passenger –for-hire vehicle providing transportation services within the jurisdiction of the municipality.

NOW, THEREFORE, BE IT ORDAIND by the Board of Mayor and Aldermen that the White House Municipal Code Title 9, Chapter 4 Taxicabs be deleted in its entirety and replaced as follows:

TITLE 9 –Municipal Offenses CHAPTER 4 Taxicabs

SECTION

- 9-401. Definitions; taxicab franchise and privilege license required.
- 9-402. Requirements as to application and hearing.
- 9-403. Proof of financial responsibility and liability insurance required.
- 9-404. Revocation or suspension of franchise.
- 9-405. Mechanical condition of vehicles.
- 9-406. Cleanliness of vehicles.
- 9-407. Vehicles shall display company insignia.
- 9-408. Annual reporting and inspection of vehicles.
- 9-409. Renewal of franchise; discontinuance of operation.
- 9-410. License and permit required for drivers.
- 9-411. Qualifications for driver's permit.
- 9-412. Expiration and renewal of driver's permit.
- 9-413. Revocation or suspension of driver's permit.
- 9-414. Drivers not to solicit business.
- 9-415. Parking restricted.
- 9-416. Drivers to use direct routes.
- 9-417. Taxicabs not to be used for illegal purposes.
- 9-418. Miscellaneous prohibited conduct by drivers.
- 9-419. Transportation of more than one passenger at same time.

- 9-420. Compliance with provisions; violation and penalty.
- 9-421. Trip meters and schedule of fees.
- 9-422. Transfer of franchise.

9-401. Definitions; taxicab franchise and privilege license required. (1) Definitions. (a) "Operating within the corporate limits of the City of White House" shall mean the pick-up of passengers with point of origin within the corporate limits of the City of White House to a destination either within or outside the city limits or operating a base of operations, headquarters, dispatch operation, or coordination center which directs, assigns, schedules, or otherwise controls the operation of taxicabs from its location.

(b) "Taxicab" shall include any motor vehicle for hire operating under the definitions of Tennessee Code Annotated, §65-15-102, designed or constructed to accommodate and transport not more than fifteen (15) passengers, exclusive of the driver, operating within the city's corporate limits and suburban territory adjacent thereto and not operating on a fixed route or schedule. Includes airport limousines, limousines, sedans, and shuttles but excludes common carriers of more than fifteen (15) passengers and ridesharing pools as defined by Tennessee Code Annotated, § 65-19-202.

Excludes school and church vehicles used for transporting persons to or from school, religious education, church or religious services of any kind, upon special prearranged trips or excursions under the auspices of any religious or charitable organization.

(c) "Taxicab business" shall include the operation of one (1) or more taxicabs within the city limits of White House.

(2) It shall be unlawful for any person to engage in the taxicab business without a taxicab franchise from the city, a current business license and an effective privilege license.

(3) Persons owning more than one (1) taxicab business or operating a business under multiple names or identities must obtain a separate franchise, business, and privilege license for each listing, name or identity.

9-402. Requirements as to application and hearing. No person shall be eligible to apply for a taxicab franchise if he/she has been convicted of a felony within the last ten (10) years. Applications for taxicab franchise shall be made under oath and in writing to the City Recorder. The application shall include the following:

- (1) Name and address of the applicant;
- (2) Applicant's education history;
- (3) Applicant's employment history;
- (4) Name and address for the proposed place of business;
- (5) Number of taxicabs the applicant desires to operate;
- (6) The makes and models of said taxicabs;
- (7) The name of the proposed taxicab franchise and the color scheme and insignia of the taxicab franchise;

(8) The names and addresses of two residents of the City of White House who have known the applicant for a period of at least one year and who will vouch for the sobriety, honesty and general character of the applicant; and

(9) Any such other pertinent information that may be required;

(10) A two hundred fifty dollar (\$250.00) application fee in the form of a certified check or money order to the City of White House.

Within thirty (30) business days after a receipt of an application the City Recorder and Chief of Police shall make a thorough investigation of the applicant, including a criminal background check in accordance with Tennessee Code Annotated, § 6-54-128; determine if there is a public need for additional taxicab service; and present the application to the Board of Mayor and Aldermen with a recommendation to either grant or refuse a franchise to the applicant. The Board of Mayor and Aldermen will hold a public hearing, at which time witnesses for and against the granting of the franchise shall be heard. The applicant must appear at this hearing.

In deciding whether or not to grant the franchise, the Board of Mayor and Aldermen shall consider the public need for additional service, the increased traffic congestion, parking space requirements, and whether or not the safe use of the streets by the public, both vehicular and pedestrian, will be preserved by the granting of such an additional taxicab franchise, and whether zoning laws will allow the taxicab business in the requested location.

Franchises will be issued by the Board of Mayor and Aldermen and shall be effective as of the date of issuance until midnight on August 31st of the year in which the franchise is issued.

9-403. Proof of financial responsibility required. No taxicab franchise shall be issued or continue in operation unless there is in full force and effect proof of financial responsibility for each vehicle authorized in an amount in accordance with the minimum limits set forth by the law of the State of Tennessee for financial responsibility for owners and operators of motor vehicles. (T.C.A. §55-12-102). Such security shall insure to the benefit of any person who shall be injured or who shall sustain damage to property proximately caused by the negligence of a taxicab franchisee, his employees or agents. Proof of financial responsibility shall be established in accordance with the laws of the State of Tennessee. Proof of financial responsibility and any changes shall be filed with the City Recorder's Office of the City of White House.

In addition, each franchisee shall be required to maintain liability insurance on all vehicles in the amount of \$100,000 per person and \$300,000 per incident.

- 9-404. Revocation or suspension of franchise. The Board of Mayor and Aldermen, after a public hearing may revoke or suspend any taxicab franchise for misrepresentation or false statements made in the application thereof, for traffic violations, or for failure or refusal to comply with the provisions of this chapter by the taxicab franchisee or any taxicab driver driving a taxicab under his franchise. A taxicab franchise shall not be revoked or suspended unless the franchisee has received notice and has had an opportunity to present evidence on his or her behalf. The Chief of Police shall have the authority to summarily suspend the right of the franchisee to do business pending a hearing on revocation or suspension, upon a finding that the franchisee's continuing to do business in the interim constitutes an immediate danger to the health, safety and welfare of the citizens of White House.
- 9-405. Mechanical condition of vehicles. It shall be unlawful for any person to operate any taxicab in the city unless such taxicab is equipped with four (4) wheel brakes, front and rear lights, safe tires, horn, muffler, windshield wipers, passenger seat belts, and rear mirror. All taxicabs shall be equipped with a handle or latch or other opening device attached to each door of the passenger compartment so that such doors may be operated by the passenger from inside of the taxicab without the intervention or assistance of the driver. The motor and all mechanical parts shall be kept in such condition or repair as may be reasonably necessary to provide for the safety of the public and the continuous satisfactory operation of the taxicab. All vehicles shall also be equipped with a two-way radio or cellular telephone for communications between the taxicab and the taxicab company's base of operations.
- 9-406. Cleanliness of vehicles. All taxicabs operated within the city shall, at all times, be kept in a reasonably clean and sanitary condition. They shall be thoroughly swept and dusted at least once each day. At least once every week they shall be thoroughly washed and the interior cleaned with a suitable antiseptic solution.
- 9-407. Vehicles shall display company insignia. All taxicabs operating under a franchise shall display the name of the taxicab franchise under which they are licensed as well as the company insignia and colors.
- 9-408. Annual reporting and inspection of vehicles. (1) All taxicabs shall be inspected at least annually by an Automotive Service Excellence (ASE)-certified technician. The owner/operator must present a completed city inspection form for each vehicle, signed by an ASE technician, indicating the vehicle complies with the requirements of this chapter with respect to mechanical condition, cleanliness, etc., and any federal or state law. The owner/operator shall also provide a copy of the technician's current ASE certification. IF a new vehicle is added to the franchisee's fleet between

the dates of annual inspection, then such vehicle shall not be placed into service until such inspection is performed and the vehicle passes.

(2) At the time of inspection of the taxicab the franchisee shall submit to the City Recorder, a report indicating the license plate of each taxicab operating under his/her franchise. The City Recorder shall assign a number to each taxicab that passes inspection and shall distribute a window decal to the franchise that shall be displayed on the lower left portion of the front windshield, indicating the taxicab has passed inspection.

(3) Inspections shall be completed annually on or before the 31st of August. Vehicles that do not pass inspection will be in violation of this section and may not operate within the city limits.

9-409. Renewal of franchise; discontinuance of operations. Each franchise shall be issued for a period of one (1) year, or any part thereof, with all franchises expiring on August 31st of each year.

A renewal franchise may be granted upon written request of any franchisee and the tender of a one hundred fifty dollar (\$150.00) franchise renewal fee on or before August 31st shall be substituted in lieu thereof. Before any franchise may be renewed, the Chief of Police shall conduct a thorough background check in accordance with Tennessee Code Annotated, §6-54-128. After the Chief of Police conducts an investigation, the franchisee may be recommended for renewal or denial of the franchise. This section does not relieve the franchise of the requirements of section 9-408.

If a renewal application with franchise renewal fee is not timely received, then the franchise shall be subject to revocation by the Board of Mayor and Aldermen, after public notice and hearing at its next regularly scheduled meeting.

If a franchisee has discontinued operations for a period of greater than thirty (30) days during any period in which a valid franchise was in force, then the franchise shall be subject to revocation.

9-410. License and permit required for drivers. (1) No person shall drive a taxicab without a valid Tennessee Class D license with an "F" endorsement (for hire) and a taxicab driver's permit issued by the City Recorder.

(2) The taxicab driver's permit shall be displayed prominently and in full view of the passenger area, near the trip meter of the vehicle (if applicable), along with a photograph of the driver, not less than passport photo size, of a full front facial image of the driver, from the neck up.

- 9-411. Qualifications for driver's permit. No person shall be issued a taxicab driver's permit unless he/she complies with the following:
- (1) Makes a written application to the City Recorder and pays an application fee of thirty-five dollars (\$35.00) plus the cost of a current background check.
 - (2) Is at least eighteen (18) years of age and holds a valid Tennessee driver's license, with an "F" endorsement (for hire).
 - (3) Undergoes examination by a physician and is found to be of sound physique, with good eyesight and hearing and not subject to epilepsy, vertigo, heart trouble or any other infirmity of body or mind which may render him/her unfit for safe operation of a public vehicle.
 - (4) Is clean in dress and person and is not addicted to the use of intoxicating beverages or drugs.
 - (5) Produces letters of good character from two (2) reputable residents of the city who have known him/her personally and have observed his/her conduct for at least two (2) years preceding the date of application.
 - (6) Has not been convicted of a felony, driving under the influence of an intoxicant or drug, or of frequent traffic violations.
 - (7) Is familiar with the state and local traffic laws.

9-412. Expiration and renewal of driver's permit. Each driver's permit shall be issued by the City Recorder for a period of one (1) year or any part thereof. All permits issued shall expire on August 31st of each year. A permit or renewal permit for a one (1) year period (or any portion thereof) shall be issued upon the payment of thirty-five dollars (\$35.00) plus the costs of a current background check unless the permit for the preceding year has been revoked or the applicant no longer meets the criteria required in this chapter.

9-413. Revocation or suspension of driver's permit. The Board of Mayor and Aldermen, after notice and hearing, may revoke or suspend any taxicab driver's permit for violations of traffic regulations, for violations of this chapter or when the driver ceases to possess the qualifications as prescribed in section 9-411. The Chief of Police shall have the authority to summarily suspend a driver's permit pending a hearing on revocation or suspension, upon finding that the driver's continuing to operate in the interim constitutes an immediate danger to the health, safety and welfare of the citizens of White House.

9-414. Drivers not to solicit business. All taxicab drivers are expressly prohibited from indiscriminately soliciting passengers or from cruising upon the streets of the city for the purpose of obtaining patronage for their taxicabs.

- 9-415. Parking restricted. It shall be unlawful to park any taxicab in an area not designated for parking. Taxicabs may stop upon any street for the purpose of picking up or discharging passengers if such stops are made in a manner as not to unreasonably interfere with or obstruct other traffic and provided that passenger loading and discharging is promptly accomplished.
- 9-416. Driver to use direct routes. Taxicab drivers shall always deliver their passengers to their destinations by the shortest and most direct route available from point of pick-up to point of destination unless requested otherwise by the passenger.
- 9-417. Taxicabs not to be used for illegal purposes. No taxicab shall be used for or in the commission of any illegal act, business or purpose.
- 9-418. Miscellaneous prohibited conduct by drivers. It shall be unlawful for any taxicab driver, while on duty, to be under the influence of, or to drink any intoxicating beverage or beer; to use profane or obscene language; to shout or call to prospective passengers; to unnecessarily blow the automobile horn; or to otherwise disturb the peace, quiet and tranquility of the city in any way.
- 9-419. Transportation of more than one passenger at the same time. No person shall be admitted to a taxicab already occupied by a passenger without the consent of such passenger.
- 9-420. Compliance with provisions; violation and penalty. (1) Every applicant granted a permit or franchise under this chapter shall comply with all City of White House, state and federal laws. Failure to do so may subject the permit to suspension or revocation by the Board of Mayor and Aldermen.
(2) Failure to comply with any provision of this chapter shall be considered a violation for which a minimum fifty dollar (\$50.00) civil penalty shall be assessed for each violation. Each day the violation exists shall constitute a separate violation. City police officers may inspect a taxicab for compliance with these provisions at any time and may cite the driver and/or franchise owner to the city court for violations.
(3) The court clerk shall communicate to the Chief of Police and City Recorder, appearances by franchise owners and/or operators, the alleged violations for which they appear, and the disposition of the charges.
- 9-421. Trip meters and schedule of rates. (1) Stops initiated by the driver or franchisee, other than for routine traffic congestion or in order to obey traffic control devices on the road, shall no be charged to the passenger(s) on the trip meter. Stops due to police initiated traffic stops shall not be

charged nor shall breaks in service due to mechanical failure of the taxicab be charged to the passenger(s).

(2) Rates shall be reasonable in accordance with market demand and shall be clearly posted and at all time visible, next to the trip meter, if applicable.

9-422. Transfer of franchise. No franchise shall be sold, transferred, or the legal ownership thereof modified in anyway without the prior consent of the Board of Mayor and Aldermen.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading: October 15, 2009

Second Reading: November 19, 2009

John Decker, Mayor

ATTEST:

Christie M. Odenwald, City Recorder

*FINANCE AND
OTHER BUSINESS . . .*

Other Business



City of White House Memorandum

Date: October 5, 2009

To: Board of Mayor and Aldermen
Angie Carrier, City Administrator

From: Ashley Smith, Director
Parks and Recreation Department

Re: Surplus Vehicle, 1997 Ford F-150 Ext. Cab Truck

The following vehicle needs to be sold on www.govdeals.com. I am asking for it to be declared surplus.

1997 Ford F-150 Ext. Cab Truck
VIN# 1FTDX1722VKD62739
Plate# GS-7951
137,000 miles

Memo

TO: Board of Mayor and Aldermen
FROM: Ron Bailey, City Engineer
DATE: October 15, 2009
SUBJECT: ARRA Calista Road project – Consultant bid

The City of White House solicited bids for an Engineering Consultant on the ARRA Calista Road project. The Calista Road Improvements project was awarded \$514,812 from the Federal government through the MPO and TDOT funding process. The project includes paving Calista Road from Hwy 31 to Bill Moss Road, pavement repair, drainage culvert replacement, installing a section of sidewalk, widening a section of Calista Road, and repairing two line-of-sight issues. The top evaluated Consultant was Florence & Hutcheson, Inc. out of Nashville, Tennessee. **The “not to exceed” fee for Engineering Services and Surveying is \$80,000.** The cost for CEI (Construction Engineering and Inspection) will be negotiated at a later date once the State has determined the level of CEI needed for this type of project.

Engineering recommends that the Board of Mayor and Alderman approve this bid and allow the City to enter into a formal contract with Florence & Hutcheson, Inc. for the services described in the contract.

EXHIBIT A – CONSULTANT SCOPE OF SERVICES

Project Description

The City of White House is proposing to improve approximately 1.7 miles of Calista Road from Bill Moss Road to US 31 W using American Recovery and Reinvestment Act (ARRA) funding obtained through the local MPO. No right-of-way or easements are to be acquired and this project will be constructed in accordance with TDOT Standard Specifications for Road and Bridge Construction.

Improvements to will include:

- Approximately 1.5 miles of resurfacing (or if costs won't allow resurfacing, rehabilitation such as Reclamite, slurry seal, etc... will be reviewed by the Consultant)
- Approximately 400'-500' of new curb and gutter with sidewalk at Indian Ridge Village.
- Lowering the grade at two vertical crest curves at two locations (generally described as occurring at Longview Road and "The Meadows") in a manner that no Right-of-Way is to be acquired.
- Widening (2 feet each side, 4 feet total) of approximately 2,000 feet from Bill Moss Road to Volunteer Drive. This section will include 8" extruded curb, storm sewer and drainage improvements.
- No work is to occur near the new Conspan culvert crossing recently completed by the City. This section (approximately 1200 feet in length) is excluded from the Consultant's Scope of Work.

Environmental Documents

The consultant will provide all necessary studies, analysis and documentation that will facilitate and result in environmental clearance through the Federal Highway Administration. It is anticipated that environmental clearance for this project will be obtained through a Programmatic Categorical Exclusion. This category of services shall include any required specialized sub-consultant services with the final comprehensive environmental document being consolidated and submitted by the consultant to the Tennessee Department of Transportation in accordance with the TDOT's Tennessee Environmental Procedures Manual. The consultant will do only that portion of the preliminary engineering necessary formulate the required environmental documents and obtain environmental clearance before proceeding with ROW clearance and final design.

Right-of-Way Documents

The project shall be designed in a manner that will require no acquisition of additional ROW and/or easements outside that which currently exist. Plans shall be formulated in a manner that will adequately denote the existing ROW along Calista Road and the proposed project elements. The City shall provide to the consultant all information necessary to place existing right-of-way on the plans.

EXHIBIT A – CONSULTANT SCOPE OF SERVICES

Field Inventory and Survey

Field survey for this project will be limited to those areas where new construction is planned. The following is the Consultant's understanding of the limits of the survey required:

- Calista Road at the vertical crest from Longview Road to the three-way stop at Apache Trail.
- Calista Road at the vertical crest from the street address 482 to 100' east of "The Meadows" driveway.
- Calista Road from Indian Ridge Village to Bill Moss Road.

Current GIS information, including aerial photos, parcel data, and utilities will be provided to the Consultant by the City. The consultant's survey shall consist of a topographic survey within an 80' corridor along the alignment of Calista Road. Cross roads and streets within the survey limits shall be surveyed to 200' from the intersection with Calista Road. Property surveys (within the defined limits above) shall consist of locating the front property monuments (where found) to establish the existing Right-of-Way.

Design Plans

Paving Plans

Design plans will be developed using the aerial photos provided by the City and ground survey data collected. The consultant will work with the City to develop the most economical pavement surface mix(s) for this project that will meet TDOT pavement design standards. The design plans will be prepared in general accordance with TDOT CADD standards format and will include the following:

- Title Sheet
- Required standard drawing
- Estimated quantities sheet
- Typical section with proposed pavement schedule
- General Notes
- Layout Sheets to include:
 - Limits of cold planning
 - Limits of paving
 - Proposed sidewalk
 - Section with pavement widening
 - Vertical curve reconstruction
 - Replace existing cross drains along the Road with new pipes (of the same size). Consultant is not responsible for determining hydraulic capacity or creating drainage models for sizing new pipes.
 - Storm sewer design will be performed on the widened section from Volunteer Drive to Bill Moss Road.
 - Pavement Marking Plans
 - Existing streets signs will not be replaced
- Traffic control plans will use TDOT Standard Drawings where applicable.
- Retaining walls (if required) will utilize TDOT Standard Drawings.

EXHIBIT A – CONSULTANT SCOPE OF SERVICES

The plans shall be of sufficient quality and detail to enable submission to the TDOT ROW and Utilities Division for utility certification required to receive a Notice to Proceed.

Engineer's Opinion of Cost

The Consultant will prepare an engineer's opinion of cost for this project at the 90% submittal. Unit prices used in this estimate will be based on TDOT current average unit prices and the bituminous index.

Bid Documents

The Consultant will prepare the bid documents utilizing a format provided by the City. TDOT supplement specifications and special provisions will be included as needed to meet the requirements of TDOT and ARRA.

Construction Engineering and Inspection

The Consultant will provide construction engineering and inspection services under a supplemental agreement as additional services to be negotiated after the completion of 90% plans.

Submittals

The Consultant will make the following submittals to the City and TDOT for their review:

- 30% submittal: Draft preliminary design and environmental documents;
- 60% submittal: Final preliminary design - 2 full size sets, 6 half size sets of the design plans; final environmental documents;
- 90% submittal: Final design – bid set - 1 full size set of signed and sealed plans on mylar, signed and sealed bid documents, Engineer's Opinion of Cost and digital files of design plans and bid documents;
- Final Task: Review bids and recommend award.

Assistance with Bidding

The Consultant will print, bind and number 15 sets of plans and bid documents for use in bidding. The Consultant will also assist the City in conducting a pre-bid conference, the review of all bids and provide a recommendation in award of the contract. The City will advertise the project.

Schedule

The maintenance of schedule is of utmost importance on this project in that the ARRA funding should be obligated by March 2010. The consultant will meet those elements of the schedule proposed in the RFQ submittal that are prepared by the consultants design staff. The consultant will make every effort to facilitate schedule tasks under the control of TDOT required to meet the proposed schedule.

Cost

The contract for design services will be awarded on a Lump Sum basis. The design services will incorporate above noted specific design services and shall additionally include other non-specific process related task that are inherent in typical TDOT projects as well as process related tasks related to ARRA funded projects.

EXHIBIT A – CONSULTANT SCOPE OF SERVICES

Payment shall be made by the City to the Consultant by percentage of completed total lump sum price quote based on satisfactory completion of milestones as follows:

30%	Draft preliminary design and environmental documents submittal;
60%	Final preliminary design and final environmental documents;
90%	Final design – signed and sealed plans, signed and sealed bid documents, Engineer’s Opinion of Cost and digital files of design plans and bid documents.
100%	Receipt of bids and Engineer’s recommendation of construction award.

The Consultant proposes to provide all needed personnel, materials, equipment and etc. that may be required in providing plans, specifications, and contact documents that will ultimately result in an award of a bid for this project.

The consultant proposes to complete the project as herein described (including survey work) for the NOT TO EXCEED LUMP SUM AMOUNT of **\$80,000**.

The consultant will perform CEI services on a time and material basis in accordance with the requirements of TDOT. It is understood that the CEI scope of involvement for these type projects has not been completely determined by TDOT at this point in time. The consultant proposes to determine a scope of services for CEI at the 90% design plan phase based on a review by TDOT on the final scope proposed for construction. At that time, the consultant will negotiate a maximum billing limit that would meet both TDOT and the City’s approval.

EXHIBIT A – CONSULTANT SCOPE OF SERVICES

TASK	START	END	CALENDAR DAYS	WORKDAYS	2009					2010							
					Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10				
Provide Notice to Proceed - Preliminary Engineering	10/1/2009	10/1/2009	0	1													
Field Survey	10/8/2009	10/16/2009	8	7													
Develop 30% Plan Sheets & Prepare Environmental Document (PCE)	10/2/2009	10/29/2009	21	16													
30% Review by City & TDOT	10/23/2009	11/9/2009	16	12													
Develop 60% Plan Sheets	11/9/2009	12/2/2009	23	18													
60% Review by City and TDOT	12/2/2009	12/16/2009	14	11													
Develop 75% Plan Sheets & Opinion of Probable Cost	12/17/2009	12/31/2009	14	11													
75% Review by City and TDOT	1/4/2010	1/18/2010	14	11													
Develop 80% Plan Sheets, Bid Documents, & Opinion of Probable Cost	1/18/2010	1/22/2010	4	5													
80% Review by City and TDOT (Assume 1 week)	1/25/2010	1/29/2010	4	5													
Develop Final Submittal of all Deliverables	2/1/2010	2/5/2010	4	5													

Notes:

Schedule presented based on no need for proposed right-of-way or easements.
 Schedule based on no delays related to utility conflicts.
 Schedule is based on review times provided by City of White House unless otherwise noted.
 Delays in reviews will affect project schedule.
 Schedule assumes receipt of information from TDOT/City of White House in a timely manner. Delays in obtaining information will affect schedule.
 Schedule assumes only minor scope revisions. Significant changes in scope will affect schedule.

LEGEND

Florence & Hutcherson, Inc.
 City of White House/TDOT

EXHIBIT B – CLIENT RESPONSIBILITIES

The following items are information or services to be provided by the City of White House (CLIENT):

1. Provide necessary information concerning requirements for the PROJECT.
2. Furnish the CONSULTANT all available information pertinent to the site and design of the PROJECT, including GIS mapping, any recent aerial photographs, and any other development plans for the area.
3. Provide copy of the City's Subdivision Regulations and any other design standards applicable to the proposed improvements. Furnish the CONSULTANT with any known design and construction standards he may require the CONSULTANT to follow in preparation of the contract documents.
4. Provide access for the CONSULTANT upon all property as required to perform services hereunder.
5. Examine all data presented by the CONSULTANT and render decisions thereon in a timely manner so as not to delay services of the CONSULTANT.
6. Advertise for, receive and open proposals from bidders at the appointed time and place, and pay all costs incidental thereto.
7. Provide legal and accounting services as may be required for the PROJECT.
8. Provide information for location of existing utilities.
9. Require compliance of all affected utility companies with relocation of their facilities as necessary for implementation of the project in a timely manner and, if such relocations are to be included within the plan package for the street reconstruction, require utility companies to provide the CONSULTANT with appropriate plans and specifications.
10. Designate in writing a person to act as the CLIENT'S representative with respect to the work to be performed under this agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define the CLIENT'S policy and decisions with respect to the PROJECT.
11. Promptly notify the CONSULTANT if the CLIENT obtains knowledge of any difficulty concerning the PROJECT.
12. Provide all appraisal, negotiation and other services necessary for acquisition of right of way and easements if determined necessary.
13. Be responsible for any public involvement which may be required.
(CONSULTANT will provide plans, to accurately detail the impact of the project, for any necessary public meeting.)
14. Fulfill all requirements of any public agencies which may have jurisdiction over any aspect of the project including Tennessee Department of Environment and Conservation (TDEC), U.S. Corps of Engineers, and other permitting agencies, including application and permitting fees.

AGREEMENT AND CONTRACT
BETWEEN CLIENT AND CONSULTANT
FOR
PROFESSIONAL ENGINEERING SERVICES

THIS IS AN AGREEMENT effective as of _____ between

THE CITY OF WHITE HOUSE ("CLIENT") and

FLORENCE & HUTCHESON, INC. (F&H) ("CONSULTANT").

The CLIENT intends to employ CONSULTANT to furnish personnel and render professional engineering services for use and benefit of the CLIENT in the development of the project hereinafter described as:

ARRA Calista Road Project

CLIENT and CONSULTANT in consideration of their mutual covenants as set forth herein agree as follows:

ARTICLE 1 – SERVICES OF CONSULTANT

1.01 Scope

A. CONSULTANT shall provide Basic Services set forth herein and in Exhibit A.

B. Upon this Agreement becoming effective, CONSULTANT is authorized to begin Basic Services as set forth in Exhibit A.

C. Additional Services If authorized in writing by CLIENT, CONSULTANT shall furnish or obtain from others Additional Services that are not included as part of the Basic Services of the CONSULTANT. If Additional Services are included as supplementary conditions after execution of this Agreement and agreed to in writing by CLIENT, these Additional Services will be included as additional exhibits and will include scope, payments for engineering services, reimbursable expenses, schedule for completion of services, and additional insurance requirements, if needed. Additional exhibits will be added by attachment to this Agreement and fall under all applicable provisions thereof, unless noted otherwise.

ARTICLE 2 – CLIENT'S RESPONSIBILITIES

2.01 General

A. CLIENT shall have the responsibilities set forth herein and in Exhibit B.

B. Right of Entry The CLIENT shall provide for the CONSULTANT's right to enter the property owned by the CLIENT and/or others in order for the CONSULTANT to fulfill the Scope of Services included hereunder. Although the CONSULTANT will exercise reasonable care in performing its services, the CLIENT understands that use of testing or other equipment may unavoidably cause some damage, the correction of which is not part of this Agreement.

C. Authorization to provide as Additional Services those items listed in additional exhibits that are required for the Project.

ARTICLE 3 – TIMES FOR RENDERING SERVICES

3.01 **Schedule for Rendering Services**

The CONSULTANT shall provide scope of services in a timely manner as defined in the Scope of Work, Exhibit A.

ARTICLE 4 – PAYMENTS TO CONSULTANT

4.01 **Methods of Payment for Services and Reimbursable Expenses of Consultant**

A. For Basic Services. CLIENT shall pay CONSULTANT for Basic Services performed or furnished under Exhibit A, as set forth in Exhibit A.

B. For Reimbursable Expenses. In addition to payments provided for in paragraph 4.01.A. CLIENT shall pay CONSULTANT for Reimbursable Expenses incurred by the CONSULTANT and CONSULTANT's subconsultants for services performed by others but contracted for by CONSULTANT (with prior written approval of the CLIENT), such as advertising for bids in newspapers, and direct out-of-pocket costs (environmental permit fees, publication, art of display work, etc.) at prevailing commercial rates.

C. For Additional Services. CLIENT shall pay for Additional Services performed or furnished under Section 1.01C on the basis set forth in additional exhibits.

4.02 **Other Provisions Concerning Payments**

A. Invoices will be prepared in accordance with the CONSULTANT's standard invoicing practices and will be submitted to the CLIENT by the CONSULTANT.

B. The CONSULTANT will submit periodic invoices at a frequency no greater than monthly by the 30th day of the month or other date as mutually agreed to by both parties.

C. In the event of a disputed or contested invoice, CLIENT shall notify the CONSULTANT in writing at least five (5) days prior to the date the payment is due. The CLIENT shall notify the CONSULTANT of the specific amounts the CLIENT intends to withhold, the reasons and contractual basis for the withholding, and the specific measures CONSULTANT must take to rectify CLIENT concerns. If the parties cannot resolve such concerns, CLIENT shall pay CONSULTANT the undisputed portion of the invoice, and CONSULTANT may pursue its rights under the Contract Documents.

D. In the event of any termination under paragraph 6.05, CONSULTANT will be entitled to invoice CLIENT and will be paid in accordance with Exhibit A for all services performed or furnished and all Reimbursable Expenses incurred through the effective date of termination.

ARTICLE 5 – OPINIONS OF COST

5.01 **Opinions of Probable Construction Costs**

The CONSULTANT's opinion of probable construction costs are made on the basis of the CONSULTANT's professional judgement and experience. The CONSULTANT makes no warranty, expressed or implied, that the bids or negotiated cost of the work will not vary from the CONSULTANT's opinion of probable construction cost.

ARTICLE 6 – GENERAL CONSIDERATIONS

6.01 **Standards of Performance**

A. Standard of Care In providing services under this Agreement, the CONSULTANT will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

B. Right to Retain Subconsultants The CONSULTANT may engage the services of any subconsultants when, in the CONSULTANT's sole opinion, it is appropriate to do so. The CONSULTANT shall not be required by the CLIENT to retain any subconsultant not fully acceptable to the CONSULTANT.

C. Construction Observation The CONSULTANT will not provide construction observation services under this agreement unless amended in writing as additional services.

6.02 Jobsite Safety

It is agreed by the CLIENT that neither the professional activities of the CONSULTANT, nor the presence of the CONSULTANT or its employees and subconsultants at a construction/project site, shall be construed as CONSULTANT's obligation, duty or responsibility for contractor construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating the work in accordance with the Construction Documents or any health or safety precautions required by any regulatory agencies.

6.03 Use of Documents

A. Ownership of Instruments of Service All appraisal documents and instruments prepared by the CONSULTANT as instruments of service shall become the property of the CLIENT following completion of the project.

B. Unauthorized Changes to Documents In the event the CLIENT, the CLIENT's contractors or subcontractors, or anyone for whom the CLIENT is legally liable makes or permits to be made any changes to any documents prepared by the CONSULTANT without obtaining the CONSULTANT's prior written consent, the CLIENT shall assume full responsibility for the results of such changes. Therefore the CLIENT agrees to waive any claim against the CONSULTANT and to release the CONSULTANT from any liability arising directly or indirectly from such changes upon execution of this Agreement.

- C. The Contract Documents are comprised of the following:
1. All written modifications, amendments and change orders to this Agreement;
 2. This Agreement, including all exhibits and attachments, executed by CLIENT and CONSULTANT;
 3. Written supplementary conditions, if any, executed by CLIENT and CONSULTANT;

D. Copies of documents that may be relied upon by the CLIENT are limited to the printed copies (also known as hard copies) that are provided by the CONSULTANT. Files in electronic media format of text, data, graphics, or of other types that may be furnished by the CONSULTANT to the CLIENT are only for the convenience of the CLIENT. Any conclusion or information obtained or derived from such electronic files will be at the CLIENT's sole risk.

6.04 Insurance

CONSULTANT shall procure and maintain general liability and general professional liability insurance in accordance with TDOT procurement policies.

6.05 Termination

Either party may terminate this Agreement for cause upon giving the other party not less than fourteen (14) calendar days' written notice for any of the following reasons:

- Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;
- Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;
- Suspension of the Project or the CONSULTANT's services by the CLIENT for more than ninety (90) calendar days, consecutive or in the aggregate;

- Material changes in the conditions under which the Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach Agreement on the compensation and schedule adjustments necessitated by such changes;

If the CONSULTANT for any reason is not allowed to complete all the services called for by this Agreement, the CONSULTANT shall not be held responsible for the accuracy, completeness or constructibility of the construction documents prepared by the CONSULTANT if used, changed or completed by the CLIENT or by another party.

Prior to termination for any reason under this Agreement, each party shall work to cure their breaches of the contract within ten (10) days after receipt of notice of termination from the other party. Failure to cure the breach within the allotted time shall result in termination of this Agreement according to the terms stated herein.

This Agreement shall be terminated upon completion of services and final payment to CONSULTANT by the CLIENT.

6.06 Assignment

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party. Subcontracting to subconsultants normally contemplated by the CONSULTANT shall not be considered an assignment for purposes of this Agreement.

6.07 Dispute Resolution

A. CLIENT and CONSULTANT agree to negotiate all disputes between them in good faith for a period agreed to by both parties from the date of notice prior to exercising their rights under other provisions of this Agreement, or under law.

B. In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the CLIENT and the CONSULTANT agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to non-binding mediation unless the parties mutually agree otherwise.

C. Consequential Damages Notwithstanding anything herein to the contrary, neither CLIENT nor CONSULTANT shall be liable to the other for any consequential losses or damages, whether arising in contract, warranty, tort (including negligence), strict liability or otherwise, including but not limited to losses of use, profits, business, reputation or financing.

6.08 Hazardous Environmental Condition

As used in this Agreement, the term "hazardous materials" shall mean any substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site. Both parties acknowledge that the CONSULTANT's scope of services does not include any services related to the presence of any hazardous or toxic materials. In the event it should become known to the CONSULTANT that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of the CONSULTANT's services, the CONSULTANT may, at its option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the CLIENT retains appropriate consultants or contractors to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations.

6.09 Indemnity

The CONSULTANT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors, employees and consultants (collectively, CLIENT) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the CONSULTANT's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the CONSULTANT is legally liable.

Likewise, as part of the consideration of this agreement, it is expressly agreed and understood that the CLIENT shall at all times indemnify and save the CONSULTANT harmless from any and all loss

or damage which may be sustained by the CONSULTANT by reason of any negligent act or omission committed by the CLIENT and/or its employees and agents, in connection with the Project. The CLIENT shall not be obligated to indemnify the CONSULTANT in any manner whatsoever for the CONSULTANT's own negligence.

6.10 Notices

Any notice required under this Agreement will be in writing, addressed to the appropriate party and given personally, or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

6.11 Survival

Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.

6.12 Severability

Any term or provision of this Agreement found to be invalid under any applicable statute or rule of law shall be deemed omitted and the remainder of this Agreement shall remain in full force and effect.

6.13 Waiver

Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

6.14 Controlling Law and Venue

The CLIENT and the CONSULTANT agree that this Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of TENNESSEE. Venue of any action shall be in Robertson County.

ARTICLE 7 – EXHIBITS AND SPECIAL PROVISIONS

7.01 Exhibits Included

- A. Exhibit A: CONSULTANT Scope of Services
- B. Exhibit B: CLIENT Responsibilities

(Additional Services will be included as additional exhibits as needed).

7.02 Total Agreement

This Agreement (consisting of the aforementioned terms together with the exhibits mentioned above) constitutes the entire agreement between CLIENT and CONSULTANT and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument signed by all parties involved.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Signed and executed for the CLIENT:

WITNESS:

THE CITY OF WHITE HOUSE

By:

Title:

Date Signed:

Signed and executed for the CONSULTANT:

WITNESS:

FLORENCE & HUTCHESON, INC.

By:

Title:

Date Signed:

Morgan Keegan

M E M B E R S N E W Y O R K S T O C K E X C H A N G E

Morgan Keegan & Company, Inc.
11400 Parkside Drive, Suite 110
Knoxville, Tennessee 37934
865/777-5840
FAX 865/777-5836

MEMO

Date: 10.5.09

To: White House Bankers

From: C.L. Overman, Financial Advisor, City of White House

Subj: Capital Outlay Note Bids

Your submission of a timely bid or an indication of a no bid is appreciated. It is our recommendation that the bid (s) submitted be rejected as being either not timely or higher than acceptable in this market.

We are recommending to the City that this issue be re-bid and you may be receiving a bid request in that regard.

If you have any questions, please contact me at your convenience on my mobile (865-368-5055) or via e-mail at c.l.overman@morgankeegan.com.

Thank you for your interest.

C.L. Overman

Senior Vice President

Morgan Keegan & Company, Inc.

Knoxville, Tennessee

A R E G I O N S C O M P A N Y

SECURITIES AND INSURANCE PRODUCTS ARE NOT FDIC INSURED, NOT BANK GUARANTEED AND MAY LOSE VALUE.

CITY OF WHITE HOUSE, TENNESSEE

\$1,300,000 CAPITAL OUTLAY NOTES, SERIES 2009 (Tax-Exempt)

Bids Submitted by Banks by Noon, CDT, September 30, 2009

	Rate	Fees
Regions Bank	No Bid	
The Farmers Bank	No bid	
Green Bank	6.34%	\$1,300
First State Bank	No bid	
F&M Bank	No bid	
Volunteer State Bank	No bid	

Morgan Keegan has recommended to the City of White House that the one bid submitted be rejected.

C.L. Overman
Senior Vice President
Morgan Keegan & Company, Inc.
Knoxville, Tennessee

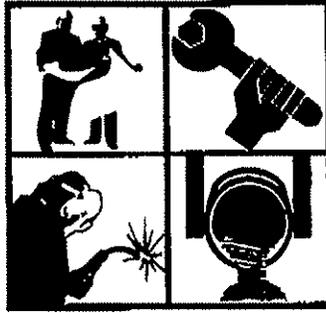
Memo

TO: Board of Mayor and Alderman
FROM: Ron Bailey, City Engineer
DATE: October 15, 2009
SUBJECT: Greenway Bank Stabilization – Change Order #1

During the construction of the project, additional grading along the creek bank was required by the City Engineer beyond the limits of the original design and contract. This activity was necessary to ensure proper backfill after removing two large trees that were within the project area. The Contractor (Hodges Group) had to provide additional stone to fill these extra areas to the sum of \$2,310.

Engineering recommends that the City approve Change Order #1.

HODGES GROUP, INC.



RON

Per our CONVERSATION today our TOTAL FOR STONE USE ON the GREEN-WAY Project EXCEEDED our Bid AMOUNTS, due to the NEED for EXTRA TREES to be REMOVED.

Also poor & UNSTABLE SOILS ALONG CREEK BANK required OVER EXCAVATION in this AREA.

TOTAL TON 105 22.00 ton in place \$ 2310.⁰⁰

THANK-YOU for your consideration in this MATTER

10-8-09

100 Main Street, Suite 204
P.O. Box 600
Portland, TN 37148-0600
615-325-2741 Fax: 615-325-3128

MEMO

TO: Board of Mayor and Alderman
FROM: Ron Bailey, City Engineer
DATE: October 15, 2009
SUBJECT: Street Acceptance

The Engineering Department has conducted a formal inspection of the roadway and drainage improvements associated with:

Briarwood Subdivision – Phase 1

All roadway and drainage improvements in this phase are installed and in an acceptable condition. Any off-site roadway and drainage improvement requirements associated with this phase are also installed and in an acceptable condition. The Engineering Department recommends acceptance of the subdivision phase listed above with the following conditions:

1. Provide a **Maintenance Bond** for one year in the amount of **\$ 22,700**.
2. Correct all issues before the Maintenance Bond expires.

Street Name: **Briarwood Drive**

Beginning at: Hwy 31W
Ending at: Station 4+75

Length (ft) Width (ft) ROW width (ft) Curb (lf) Sidewalk (lf)
450 28 60 1470 595

Costs:	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Cost</u>
Land	Acre	4.8	14,000	\$ 67,200
Roadbed:				
Subgrade	SY			\$ -
Stone Base	Ton			\$ -
Binder	Ton			\$ 14,500
Surface:				
Tack Coat	Gallon			\$ -
Final Overlay	Ton			\$ 14,000
Storm Drainage	LS	1	-	\$ 13,100
Sidewalks	LF	595	12	\$ 7,140
Curb or curb and gutter	LF	1470	2	\$ 2,940
Signals	LS	1	-	\$ -
Signage / Pavement Markings	LS	1	-	\$ 1,000

Briarwood Cost: \$ 119,880

MEMO

Street Name: **Briarwood Drive**

Beginning at: Station 4+75
Ending at: Cassandra Drive

<u>Length (ft)</u>	<u>Width (ft)</u>	<u>ROW width (ft)</u>	<u>Curb (lf)</u>	<u>Sidewalk (lf)</u>
1052	22	50	2135	1055

Costs:	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Cost</u>
Land	Acre	7.7	14,000	\$ 107,800
Roadbed:				
Subgrade	SY			\$ -
Stone Base	Ton			\$ -
Binder	Ton			\$ 33,000
Surface:				
Tack Coat	Gallon			\$ -
Final Overlay	Ton			\$ 34,000
Storm Drainage	LS	1	-	\$ 31,600
Sidewalks	LF	1055	12	\$ 12,660
Curb or curb and gutter	LF	2135	2	\$ 4,270
Signals	LS	1	-	\$ -
Signage / Pavement Markings	LS	1	-	\$ 1,000

Briarwood Cost: \$ 224,330

Street Name: **Cassandra Drive**

Beginning at: cul-de-sac
Ending at: Phase 2

<u>Length (ft)</u>	<u>Width (ft)</u>	<u>ROW width (ft)</u>	<u>Curb (lf)</u>	<u>Sidewalk (lf)</u>
1082	22	50	2235	440

Costs:	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Cost</u>
Land	Acre	7.8	14,000	\$ 109,200
Roadbed:				
Subgrade	SY			\$ -
Stone Base	Ton			\$ -
Binder	Ton			\$ 35,000
Surface:				
Tack Coat	Gallon			\$ -
Final Overlay	Ton			\$ 34,000
Storm Drainage	LS	1	-	\$ 32,400
Sidewalks	LF	440	12	\$ 5,280
Curb or curb and gutter	LF	2235	2	\$ 4,470

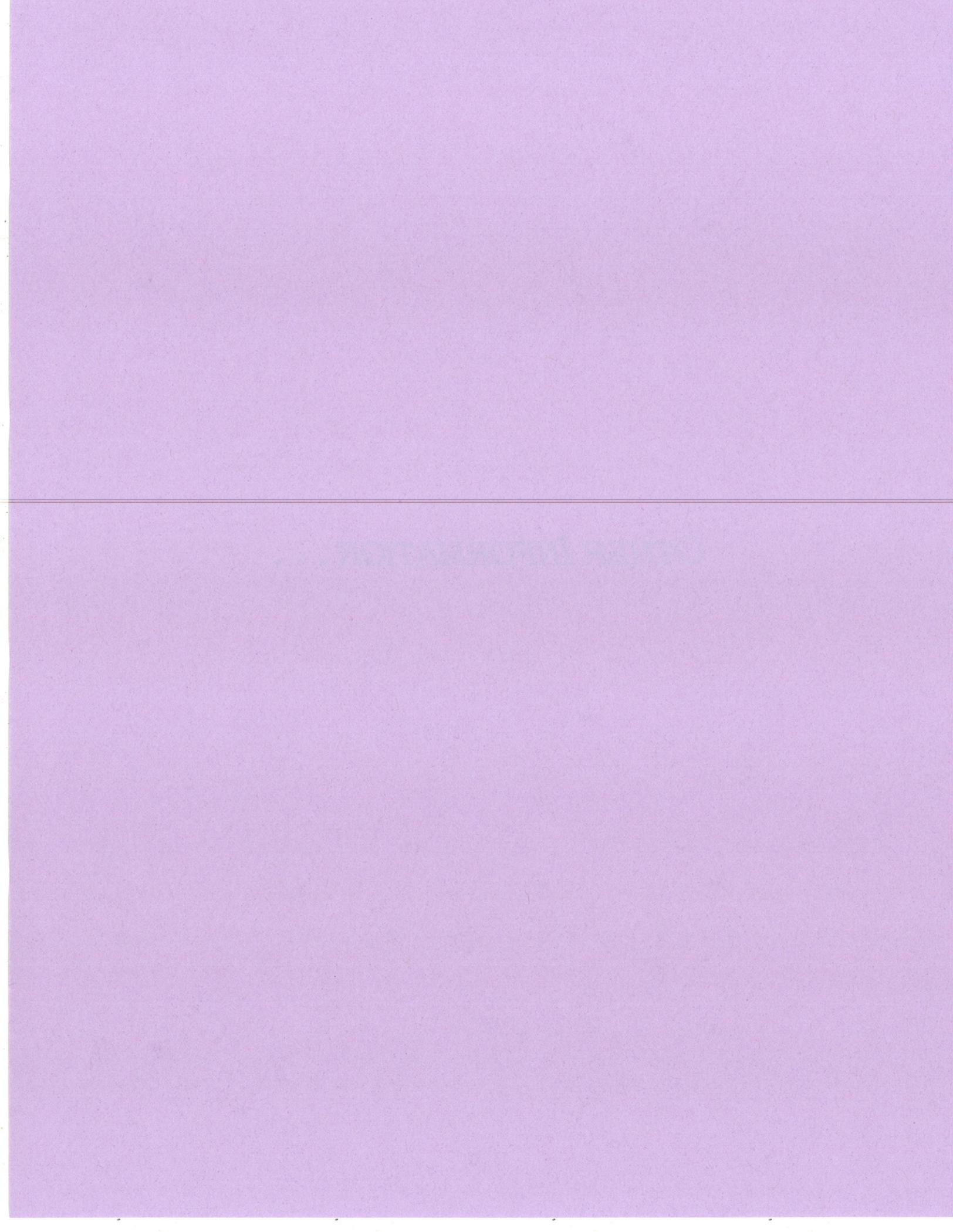
MEMO

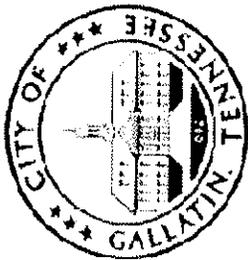
Signals	LS	1	-	\$ -
Signage / Pavement Markings	LS	1	-	<u>\$ 1,000</u>

Cassandra Cost: \$ 221,350

Total Cost for Briarwood Phase 1: \$ 565,560

OTHER INFORMATION . . .





Goodlettsville



THREE-STAR

Strategic Economic Development Plan
2007-2011

Sumner County, Tenn.

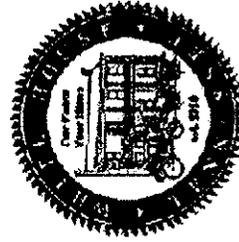
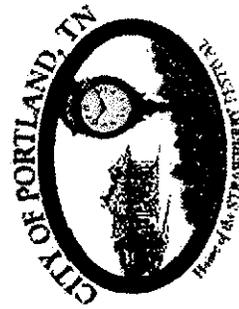


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Introduction

Sumner County, Tennessee is participating in the Tennessee Three-Star Communities Program, administered by the Tennessee Department of Economic and Community Development (ECD). This program is designed to ensure communities meet criteria essential to achieving excellence in community and economic development.

One of the required elements of the program is a five-year strategic economic development plan, to be updated annually. This plan must include goals, a plan to accomplish the goals, and a projected timeline for achieving the goals. The strategic plan must address agriculture, education, existing industries, infrastructure, manufacturing recruitment, retail/services, tourism, and workforce development. Other areas may be addressed at the discretion of the community.

The Sumner County government has coordinated the strategic planning process and the development of the Economic Development plan. A Planning Committee comprised of representatives from across the county was created to design and oversee the planning process and TVA's Community Development staff was invited to facilitate the process for preparing the strategic plan.

Gallatin, Hendersonville, and Portland each completed strategic plans and received Three-Star designations in 2005. Building upon those successes, community leaders agreed to pursue one countywide Three-Star designation in 2007. Thus, this document builds upon the public input contained in those three prior plans but reflects countywide issues and recommendations.

In an effort to increase its efficiency and improve overall service to the citizens of the Sumner County, the Three-Star Committee elected to submit a Level One Application to the Tennessee Center for Performance Excellence. This is an opportunity made available to Three-Star communities at no cost. The committee looks forward to receiving the recommendations at the conclusion of the process, and listing those successes among its accomplishments in upcoming years. In addition to its TNCPE activities, the committee met on June 16 to review and update priorities and complete action plans for those priorities.

This plan is NOT a feasibility study, an economic analysis or forecast, a marketing plan, or a comprehensive community development plan. It is, however, a genuine attempt to determine key issues facing Sumner County and to outline an agenda for achieving a prosperous future. The purpose has been to stimulate ideas, build consensus, and generate support for action by a variety of public and private entities. Detailed implementation steps for the recommendations in this plan will have to be developed by the appropriate responsible entities. Also, this plan should be updated annually to monitor progress and identify new goals and actions. This plan should help local leaders to periodically ask: **Are we making progress?**

Strategic Plan

The following strategic plan was developed from the ideas generated by the planning committee. It identifies target dates, and responsible parties. The plan, once adopted by elected officials, will serve as a guide for development in Sumner County and will meet one of the key criteria of the Tennessee Three-Star Communities Program. It will be reviewed and updated annually.

Note on the following pages, when "all economic development entities" is listed as the "primary responsibility or stakeholder", that term includes chambers of commerce, city economic development departments, and Forward Sumner.

2009- 2010 Top Priorities

Of the goals listed on the following pages, these five were selected by the planning committee as the top priorities for Sumner County:

Priority One

Prepare Graduates for workforce/ college- (K-16)

Priority Two

Develop a comprehensive infrastructure plan to include: 1. transportation- air, highways, bicycle/pedestrian access and public transit; 2. utilities- water, sewer, gas, technology, electric; and 3. land use.

Priority Three

Develop marketing/services plans for retail businesses. Continue to attract/recruit

Priority Four

Expand tourism efforts to include the following: 1. Development of a conference center; 2. increased marketing of natural and cultural resources; and 3. Expanded lodging opportunities/increased number of hotels/rooms.

Priority Five

Expand recruitment and retention of primary job sectors.

Sumner County 5 Year Strategic Plan

Transportation and Infrastructure Development

Goals and Actions	09	10	11	11	13	Primary Responsibility & Stakeholders
Priority Item						
1. Develop a comprehensive infrastructure plan to include: 1. transportation- air, highways, bicycle/pedestrian access and public transit; 2. utilities- water, sewer, gas, technology, electric; and 3. land use	X	X	X			Sumner County Planning Department
2. Develop wayfinding system	X	X				CVB, City and county Governments
Other Items						
➤ Continue to promote funding for improvements to roads	X	X	X	X	X	County government, Cities, Chambers, & MPO City and county governments, RTA
➤ Improve public transportation, including feasibility of a commuter-rail system	X	X	X	X	X	City and county governments
➤ Coordinate funding priorities and maximize grants	X	X	X	X	X	County government
➤ Create a board of directors for water system development (county-wide), including identifying new sources	X					
➤ Reduce runoff and promote clean water through strengthened development codes and regulations	X	X	X	X	X	Sumner County Engineering Office, Local governments and planning boards

Sumner County 5 Year Strategic Plan		Economic Development- Manufacturing Recruitment					
Goals and Actions		09	10	11	12	13	Primary Responsibility & Stakeholders
Priority Items							
1.	Expand recruitment and retention of primary job sectors.	X	X	X	X	X	Each community economic development entities
2.	Examine the feasibility of additional industrial site development throughout the county.	X	X	X	X	X	Each community economic development entities
3.	Examine the feasibility of building a county industrial park	X	X	X	X	X	Forward Sumner
4.	Examine the feasibility of communities developing "spec buildings" or pad-ready, "virtual" buildings	X	X	X	X	X	Each community economic development entities
5.	Evaluate current incentives offered throughout the county, identify improvements, and conduct training for local officials	X	X	X	X	X	Each community economic development entities & Forward Sumner.
6.	Evaluate existing economic development websites and identify improvements based on accepted best practices	X	X	X	X	X	Each community economic development entities & Forward Sumner
Other Items							
	➤ Increase support of united county effort and representation	X	X	X	X	X	Each community economic development entities & Forward Sumner
	➤ Continue to nurture a network of economic development professionals through periodically scheduled meetings for information sharing.	X	X	X	X	X	JECDB Economic developers

Sumner County 5 Year Strategic Plan

Economic Development- Existing Business and Industry

Goals and Actions	09	10	11	12	13	Primary Responsibility & Stakeholders
Priority Items						
1. Conduct an existing industry survey to include standardized wage and labor force survey and technology needs.	X	X	X	X	X	Each community economic development entities
2. Facilitate networking opportunities for existing industries to address needs such as education and training	X	X	X	X	X	Each community economic development entities
Other Items						
➤ Support local existing industry plans and share ideas	X	X	X	X	X	All economic development entities
➤ Identify and utilize incentives for promoting expansion and communicate to all industries	X	X	X	X	X	All economic development entities
➤ Promote utilization of the Small Business Development Center	X	X	X	X	X	All economic development entities & Chambers

Summer County 5 Year Strategic Plan		Economic Development- Tourism				
Goals and Actions	09	10	11	12	13	Primary Responsibility & Stakeholders
<p>Priority Items</p> <p>1. Expand tourism efforts to include the following: 1. Development of a conference center; 2. increased marketing of natural and cultural resources; and 3. Expanded lodging opportunities/increased number of hotels/rooms.</p> <p>2. Increase funding and staff for CVB</p> <p>3. Promote historical sites and attractions countywide</p>	X	X	X	X	X	CVB, Tourism Board, Chambers of Commerce City/county governments, all economic development entities
<p>Other Items</p> <ul style="list-style-type: none"> ➤ Develop multi-day events to attract visitors and maximize occupancy ➤ Promote and update the tourism website ➤ Develop more activities on Old Hickory Lake ➤ Develop more sports facilities ➤ Promote community awareness and involvement 	X	X	X	X	X	CVB CVB, cities, Chambers of Commerce CVB CVB, city/county governments City governments CVB

Sumner County 5 Year Strategic Plan

Economic Development- Retail Development

Goals and Actions	09	10	11	12	13	Primary Responsibility & Stakeholders
<p>Priority Item Develop marketing/services plans for retail businesses. Continue to attract/recruit new retailers.</p> <ul style="list-style-type: none"> ➤ Promote a "Shop Sumner" campaign ➤ Expand the "Consumer Connection" program for identifying potential retail recruiting targets ➤ Conduct customer service training ➤ Promote the utilization of the Small Business Development Center at Vol State ➤ Promote existing commercial retail districts ➤ Update retail component to websites throughout the county ➤ Develop new downtown commercial district in White House 	X	X	X	X	X	<p>Each community economic development entities & Chambers</p> <p>Chambers of Commerce</p> <p>Each community economic development entities & Chambers</p> <p>CVB, Chambers of Commerce</p> <p>Each community economic development entities & Chambers</p> <p>Each community economic development entities, cities</p> <p>City of White House</p>

Summer County 5 Year Strategic Plan	Economic Development- Agriculture					
Goals and Actions	09	10	11	12	13	Primary Responsibility & Stakeholders
<p>Priority Items</p> <ol style="list-style-type: none"> 1. Local inclusion of Pick Your Own farms, wineries 2. Identify agri-tourism opportunities with UT Ag Extension and UT Ag Center and encourage local farmers <p>Other Items</p> <ul style="list-style-type: none"> ➤ Develop and promote a Farmers Market and outlets for selling local produce ➤ Develop a "Pick Summer" spin-off of Pick Tennessee (picktnproducts.com) ➤ Explore bio-energy opportunities ➤ Promote wineries 	<p>X X</p>				<p>CVB, chambers of commerce CVB, chambers of commerce</p> <p>Cities, UT Ag Ext</p> <p>CVB, chambers of commerce Cities CVB, chambers of commerce</p>	

Summer County 5 Year Strategic Plan	Leadership Development				
Goals and Actions	09	10	11	12	13
Priority Items	Primary Responsibility & Stakeholders				
1. Develop and expand Leadership Summer 2. Develop Youth Leadership Summer	X	X			
Other Items	X	X			

Sumner County 5 Year Strategic Plan

Community Development- Health Care

Goals and Actions	09	10	11	12	13	Primary Responsibility & Stakeholders
<ul style="list-style-type: none"> ➤ Implement an obesity initiative that utilizing all the new green-way walking paths in Sumner County could assist in this initiative. ➤ Sumner County Health Council will strengthen through increased membership and be a vehicle for health information distribution in the community ➤ SCHC will assist Sumner County in becoming a We Can! Community: Ways to Enhance Children's Activity & Nutrition ➤ SCHC will help to Keep Families Safe. (all ages: elderly, middle-age, teenagers, and children) ➤ The new health initiative within Sumner County Schools and nation-wide, "Coordinated School Health", will have expanded to all eight modules of the program ➤ Improvements to health care facilities and services will include: Expanded volume at Clinic Care and Salvis Center, and the new Sumner Regional Health Systems, Inc. Wellness Center. 	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p></p> <p></p> <p>X</p> <p>X</p> <p></p>	<p></p> <p></p> <p></p> <p></p> <p></p>	<p></p> <p></p> <p></p> <p></p> <p></p>	<p>SCHC</p> <p>SCHC</p> <p>SCHC</p> <p>SCHC</p> <p>SCHC</p>

Sumner County 5 Year Strategic Plan	Community Development- Arts & Culture, Community Volunteerism, etc.
--	--

Goals and Actions	09	10	11	12	13	Primary Responsibility & Stakeholders
Priority Items						
Promote programs that make Sumner County a "green" county	X	X				
Other Items						
➤ Improve county-wide volunteer coordination	X	X				
➤ Enhance arts and symphony programs	X	X	X			Arts Councils (Gallatin, Hendersonville)
➤ Promote countywide anti-drug coalition	X	X				Anti-drug coalition

Sumner County 5 Year Strategic Plan

Education and Workforce Development

Goals and Actions	09	10	11	12	13	Primary Responsibility & Stakeholders
<p>The strengths and needs of the Sumner County School System based on the non-academic data:</p> <p>Sumner County, the seventh largest county in Tennessee, is growing at twice the state rate. This growth factor impacts the school system's goals which are designed to be flexible enough to meet the constantly changing needs of the students in all schools.</p> <p>All elementary, middle, secondary schools and the district's central office are SACS accredited and have TDoE approved School Improvement Plans in place.</p> <p>Attendance and promotion percentages are above state goals, graduation rate and dropout rate meet benchmarks, and all schools meet the safe schools criteria.</p> <p>The System has improved the percentage of core courses taught by Highly Qualified Teachers to 99.16%.</p> <p>The System is a member of the North Central P-16 Council which partners business/industry, K-12 school systems, and higher education in a three county area (Robertson, Sumner, and Wilson counties) to improve student transition through the school system and into higher education and/or business.</p> <p>The System has adopted and is ready to implement the TDoE K-12 standards (for all courses K-12) and the Tennessee Diploma Project graduation requirements (for SY2009-2010 entering freshmen).</p>						Sumner County Board of Education

Funding for Sumner County Schools continues to be below the state and the nation. The ten year construction plan is currently not meeting the system's rate of growth requiring 84 portable classrooms to meet the population demand. One new elementary, one replacement elementary school, and two new middle schools are scheduled to open in the fall of 2009. Renovations or additions are underway at eight schools throughout the county.

Sumner County Schools' data driven prioritized goals:

Increase by 3% the number of students system-wide, in all subgroups, who are proficient or advanced in Math by spring of 2010 to meet or exceed the NCLB benchmarks. Targeted subgroups include economically disadvantaged students, students with disabilities, LEP and other minority students.

Increase the number of students system-wide, in all subgroups, who are proficient or advanced in Reading/Language Arts by 3% by spring of 2010 to meet or exceed NCLB benchmarks. Targeted subgroups include economically disadvantaged students, students with disabilities, African American students and LEP students.

Hire and maintain Highly Qualified teachers and paraprofessionals in 100% of the positions in Sumner County requiring this status by spring of 2010.

Increase graduation rate by 2%, including an increase by 0.5% from the previous year the number of 12th grade CTE concentrators meeting state established, industry-validated career and technical standards.

Obstacles and Strengths

The obstacles and strengths listed below are from the community input meeting. These lists provide an assessment of the county's current situation. These two questions were considered: ***What are the obstacles to progress in Sumner County? What are the strengths of the county?***

STRENGTHS	OBSTACLES
<ul style="list-style-type: none"> ➤ Low taxes ➤ Good schools ➤ Low crime ➤ Proximity to Nashville ➤ Lake and natural beauty ➤ Geographic location ➤ Quality of life ➤ Positive economics ➤ Cooperation and municipalities ➤ School board leadership ➤ Current leadership ➤ Young, educated county ➤ Diverse population and economic base ➤ Developers ➤ Increasing collaboration among city and county leaders 	<ul style="list-style-type: none"> ➤ Proximity to Nashville ➤ Low taxes ➤ Low number of motels/hotels ➤ Lack of infrastructure planning, implementation, and funding ➤ High sales tax ➤ Number of communities, fragmentation ➤ Resistance to change ➤ Water availability ➤ Overcrowded schools ➤ Lack of fiber-optics ➤ Lack of conference centers ➤ Lack of public service workers ➤ Recycling and waste management ➤ Volunteerism

Economic Profile

The following includes data from the U.S. Bureau of the Census 2005- 2007 American Community Survey and the Department of Labor and Statistics. References to the Nashville MSA refers to the 10-county region comprised of Cheatham, Davidson, Dickson, Maury, Montgomery, Robertson, Rutherford, Sumner, Williamson and Wilson Counties. Highlights from "A Profile of Sumner County, Tennessee and its Labor Market Area" are also included. The LMA is defined to include Sumner, Davidson, Macon, Robertson, Rutherford, Trousdale, and Wilson Counties in Tennessee and Allen and Simpson Counties in Kentucky.

Demographics

- The population of Sumner County is estimated at 148,382. About 90% of the citizens of Sumner County are White; approximately 7% are Black; and 1% Asian. The balance of the population reports belonging to another or two or more races. Hispanics of any race make up just under 3 % of the population. (U.S. Bureau of the Census)
- While about a fifth or more of the state and national populations are made up of racial minorities, this population subset accounts for only nine percent of Sumner County's population. All of the counties within Sumner's LMA have relatively low minority population shares except Davidson County.
- Per capita income in Sumner County was \$25,135 in 2007; compared to 38,851 in the MSA; 22,937 in the state; and 26,178 in the nation.
- About 84% of Sumner County residents over the age of 25 have a high school diploma or higher, a rate nearly identical to the national figure, higher than the state figure of about 81 percent). Just over 22 percent have at least a bachelor's degree, about 5% less than the same figure for the U.S. and the LMA.
- Housing units in Sumner County were about three times more likely to be occupied by owners than renters in 2000. The Sumner County share of housing units occupied by renters was much lower than the LMA, state, and national percentages.

Workforce

- While total employment grew 4 percent between 2001 and 2004 in Sumner County, manufacturing employment declined 12 percent over that period. During that time, employment in the Management of Companies and Enterprises industry jumped 118 percent, from 161 to 351 workers.

- Sumner County has a larger share of its workers employed in manufacturing than is true of either the state or nation.
- Fifty-one percent of the workers who reside in Sumner County commute to other counties to work. Eighty percent of these out-commuters work in Davidson County.
- Twenty-seven percent of Sumner County's workforce commutes into the county. Almost a quarter of those in-commuters reside in Davidson County. Macon County is home to another 17 percent of these in-commuters while an additional 15 percent reside in Robertson County.
- As of May 1, 2009, the U.S. Department of Labor: Bureau of Statistics reports that Sumner County's unemployment rate has climbed to 10.2%. The Bureau reports that the rate for the Nashville MSA now stands at 9.3 percent. Traditionally, the unemployment rate in Sumner County has tended to be lower than in the state and nation over the past decade, but higher in its labor market region.

Industry Sectors

- The manufacturing sector generates 25 percent of Sumner County earnings versus 18 percent in Tennessee and 13 percent in the nation. Proprietors' income in Sumner County is also higher with 19 of county earnings originating from entrepreneurial activities versus about 15 and 12 percent for the state and nation, respectively.
- Retail sales totaled \$1.3 billion in Sumner County in 2005. Relative to its counterparts in the LMA, state, and nation, larger shares of Sumner County retail sales were earned by food and beverage stores, general merchandise stores, gasoline service stations, and health and personal care stores. In contrast, smaller shares were earned by eating and drinking places, apparel and accessory stores, furniture and home furnishing stores, motor vehicle dealers, and building materials stores.
- Retail sales in Sumner County total 55 percent of county income. That figure is about two-thirds of the state share, suggesting retail sales outleakage from the county.
- Tourism contributes significantly to Sumner County's economy. In 2007, visitors to Sumner County spent \$88.57 million, generating \$2 million in local sales tax receipts. The county ranks 18th in the state for visitor spending. (Figures from Tennessee Department of Tourist Development) Major attractions include Old Hickory Lake, historic home and sports events. Addition of conference facilities and hotels will increase visitation and economic impact.

Participants

The following individuals participated in the strategic planning process by designing the process, facilitating community meetings, and developing recommended goals and actions for this report. This group is responsible for developing this plan.

Gallatin
Lynn Nystrom
Paige Strong
Clay Walker

Goodlettsville
Jim Thomas

Hendersonville
Mike Fussell
Don Long
Brenda Payne

Portland
Denise Geminden
Amy Wald

Westmoreland
Mayor Ricky Woodard
Jacqueline Wix

White House
Angie Carrier
Julie Bolton

Sumner County
Jaime Groves
Paul Goode
Anthony Holt
Ron Hosse
Kaye Ireland
Jimmy Johnston

ACCOMPLISHMENTS

Priority One

- ✓ The City of White House Board of Mayor and Aldermen participated in a planning session that was facilitated by TVA economic development staff to identify specific action steps to promote economic development and job growth.
- ✓ Participated in several outbound events with regional partners including Tennessee Department of Economic and Community Development, TVA, the Nashville Area Chamber of Commerce, and other middle Tennessee community economic development organizations, calling on site location consultant firms and companies
- ✓ Hosted consultants from three firms over the past year to discuss attributes of Gallatin and to tour community and sites and buildings
- ✓ Hosted representatives from Tennessee Department of Economic and Community Development, TVA, and the Nashville Area Chamber of Commerce to visit buildings and sites in Gallatin on two occasions (with a third scheduled for July)
- ✓ Engaged Volunteer State Community College in a joint effort to study the feasibility of a *Business Incubator* in Gallatin. Commissioned Greenwood Consulting Group to perform initial survey and study. If study shows promise for project, Gallatin EDA and VSCC have stated commitment to proceed.

Priority Two

- ✓ The City of White House and the White House Chamber of Commerce are working with WHIRL (White House Industrial Retention League) to identify needs and opportunities to help existing business and industry remain and expand.
- ✓ Completed *expansion project at ITW-CIP*. Worked on *three successful retention projects* (details of which are obviously confidential).

- ✓ Held three **Gallatin Expansion and Retention (GEAR)** meetings with area CEOs, COOs, Plant Managers, and HR Managers to network (with each other as well as local, regional, and state economic development officials and education and workforce development agencies) and address common issues and needs for the EDA and other entities to address
- ✓ Visited two Corporate HQ's of companies with plants in Gallatin: PK Tennessee in Indianapolis and ABC Group in Toronto with visit scheduled in July with the Gap in San Francisco. Also met with ITW-CIP executives visiting their Gallatin plant.
- ✓ Created **KNOW** – Knowledge Nets an Outstanding Workforce – program for existing industry. **KNOW** is a page on the Gallatin EDA website that describes and provides hot links to organizations that offer workforce and workforce development related services to our industries. It also offers a direct link to the Gallatin EDA to direct company issues to the proper organization.
- ✓ Beginning the second annual **Wage and Benefits Survey**, expanding it to include county-wide data. Also working with neighboring counties in sharing wage and benefit information to form a regional picture of this important information that can also be key in recruitment efforts.
- ✓ In designing stages of a **Virtual Building Program**, which will be utilized in the Gallatin Industrial Center Phase II. Under this program, the City will have three buildings (50,000, 100,000, and 200,000 square feet) designed, site planned, and pre-permitted to offer as an incentive to qualifying prospects. This program will be a tremendous incentive in saving companies time and money in locating into the park.

Priority Three

- ✓ The City of White House has been awarded the Local Parks and Recreation Fund Grant through the State of Tennessee and is in the planning phases of building a 1.7 million dollar complex for baseball/softball.
- ✓ Retiree Recruitment – The Sumner County Retiree Recruitment Committee, headed by the Gallatin EDA, finalized and went live with its website.

Priority Four

- ✓ The City of White House appointed a Consumer Connections committee that developed a marketing plan with specific actions steps to promote new retail and assist existing retail/commercial businesses.
- ✓ Numerous Retail Announcements, including Buffalo Wild Wings, KOI Japanese Restaurant, SportsClips, Greenberry's Restaurant, Discount Tire, Super Kroger's (under construction), and Absolute Carpet.
- ✓ Gallatin now has free wireless available downtown Gallatin and in the City parks.

Priority Five

- ✓ A new urgent care facility with Sumner Regional has opened in White House.
- ✓ The Sumner County Health Council has been revamped and has a new name, which is Sumner County Health Committee and are working on green way trails all through out the county.