

CITY OF WHITE HOUSE  
*Board of Mayor and Aldermen Agenda*  
November 19, 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 October 15, 2009 meeting.
6. Welcome Visitors
7. Public Hearing
  - A. **Resolution 09-22** – A resolution authorizing the sale and providing the details of not-to-exceed \$2,500,000 general obligation bonds, series 2009 of the City of White House, Tennessee, and providing for the levy of ad valorem taxes in connection therewith.
  - B. **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). **Second Reading**
  - C. **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. **Second Reading.**
  - D. **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. **Second Reading.**
  - E. **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. **Second Reading.**

F. **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. (Calista Farms) **Second Reading.**

G. **Ordinance 09-21** – An ordinance amending the Municipal Code Title 9, Chapter 4 Taxicabs. **Second Reading.**

H. Taxicab Franchise request by Sanford Levine.

8. Communications from Mayor, Aldermen and City Administrator

a. Mayor recognizes Sgt. Dan Hunter

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

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A. Consideration of the following resolution:

1. **Resolution 09-22** - A resolution authorizing the sale and providing the details of not-to-exceed \$2,500,000 general obligation bonds, series 2009 of the City of White House, Tennessee, and providing for the levy of ad valorem taxes in connection therewith.

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). **Second 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. **Second 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. **Second 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. **Second 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. (Calista Farms) **Second Reading.**
6. **Ordinance 09-21** – An ordinance amending the Municipal Code Title 9, Chapter 4 Taxicabs. **Second Reading.**
7. **Ordinance 09-22** – An ordinance amending the fiscal budget for the periods ending June 30, 2009 and June 30, 2010. **First Reading.**
8. **Ordinance 09-23** – An ordinance amending White House Municipal Code, Title 2, Chapter 1, Leisure Services Board, Sections 2-101 and 2-202. **First Reading.**

C. Finance

1. Board approval of the surplus of a 2001 Toro Workman utility vehicle, 2100 series from the Parks and Recreation Department, serial number 07253-200001357.
2. Board approval to require permits for low voltage wiring.
3. Board approval of the Library's Maintenance of Effort Agreement for FY 2009/2010.
4. Board approval of Taxicab franchise request by Sanford Levine.
5. Board approval of option two with regard to the change order for the Park Renovation Project.
6. Board approval of PILOT (Payment-in-Lieu-of-Taxes) Program.

E. Discussion Items

*No items submitted.*

11. Adjournment

**CITY OF WHITE HOUSE**  
**Minutes**  
**Board of Mayor and Aldermen Meeting**  
**October 15, 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 Ald. Bracey.
3. Roll Call  
Ald. Arnold – Present; Ald. Bibb – Absent; Ald. Bracey – Present; Ald. Hutson – Present, Mayor Decker – Present. **Quorum Present.**
4. Adoption of the Agenda  
Motion was made by Ald. Bracey second by Ald. Arnold to adopt the amended agenda. A voice vote was called for with all members voting aye. **Agenda adopted.**
5. Approval of Minutes of the September 17, 2009 Meeting.  
Motion was made by Ald. Arnold, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **September 17, 2009 minutes approved.**
6. Welcome Visitors  
The Mayor welcomed everyone in attendance..
7. Communications from Mayor, Aldermen and City Administrator
  - a. Ms. Carrier reminded the Board of the employee picnic scheduled for Sunday, October 18<sup>th</sup> and of the Trail of Treats, scheduled for October 29<sup>th</sup>. She also clarified the current cash balances for the Wastewater and Sanitation funds.
  - b. Mayor recognized Ted Sikora as the Building Maintenance Personnel.
8. 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. Arnold, second by Ald. Bracey to acknowledge reports and order them filed. A voice vote was called for with all members voting aye.
9. 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.  
Motion was made by Ald. Bracey, second by Ald. Arnold to approve. A voice vote was called for with all members voting aye. **Resolution 09-21 was approved.**

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 **First Reading.**  
Motion was made by Ald. Arnold, second by Ald. Hutson to approve. A voice vote was called for with all members voting aye.  
**Ordinance 09-16 was approved on 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 to R-10, High Density Residential for property located on Sugar Tree Court. **First Reading.**  
Motion was made by Ald. Hutson, second by Ald. Arnold to approve. A voice vote was called for with all members voting aye.  
**Ordinance 09-17 approved on 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.**  
Motion was made by Ald. Arnold, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye.  
**Ordinance 09-18 approved on 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.**  
Motion was made by Ald. Bracey, second by Ald. Arnold to approve. A voice vote was called for with all members voting aye.  
**Ordinance 09-19 approved on 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 R-15, Medium Density Residential to Neighborhood Center Residential Planned Unit Development and Preliminary Master Plan. **First Reading.**  
Motion was made by Ald. Arnold, second by Ald. Hutson to approve. A voice vote was called for with all members voting aye.  
**Ordinance 09-20 was approved in first reading.**

**6. Ordinance 09-21** – An ordinance amending the Municipal Code Title 9, Chapter 4 Taxicabs. **First Reading.**

Motion was made by Ald. Bracey, second by Ald. Arnold to approve. A voice vote was called for with all members voting aye.

**Ordinance 09-21 was approved on 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 1FTDX1422VKD62739.  
Motion was made by Ald. Arnold, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **The surplus of the Parks and Recreation Ford F-150 was approved.**
2. Board approval of bid from Florence & Hutcheson, Inc. of Nashville, Tennessee for the Engineering Consultant for the Calista Road Project  
Motion was made by Ald. Arnold, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **The bid from Florence & Hutcheson for the Calista Rd. project in the amount not to exceed \$80,000 was approved.**
3. Board consideration of capital outlay note bids for the park project.  
Motion was made by Ald. Arnold, second by Ald. Bracey to deny. A voice vote was called for with all members voting aye. **The capital outlay note bids were denied.**
4. Board approval of Greenway Bank Stabilization, Change Order #1 in the amount of \$2,310.  
Motion was made by Ald. Bracey, second by Ald. Hutson to approve. A voice vote was called for with all members voting aye. **Change Order #1 of the Greenway Stabilization project was approved for \$2,310.**

D. Other Business

1. Board approval of street acceptance for the Briarwood Subdivision, Phase 1.  
Motion was made by Ald. Arnold, second by Ald. Bracey to approve. A voice vote was called for with all members voting aye. **Street acceptance for the Briarwood Subdivision, Phase 1 was approved.**
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.  
Motion was made by Ald. Arnold, second by Ald. Hutson to approve. A voice vote was called for with all members voting aye. **The Mayor's board appointments were approved.**

10. Discussion Items

1. Customer Complaints – The board discussed the concrete finishing job in the Villages of Indian Ridge. Mayor Decker thought the work done was adequate. Alderman Huston also thought the repairs were adequate, but has concerns about the repair. Alderman Arnold though sealer needed to be put in the cracks immediately and thought the entire driveway should be sealed. He also stated that he believes we should finish the job before we leave.
2. Cost savings on proposed projects – The board discussed the Fire Hall, Station #2 and the current Park Renovation Project. Both Aldermen Hutson and Arnold stated that they were in the park daily. The board discussed possibilities for oversight of projects. They also discussed the need to investigate architects and engineering firms.

11. Adjournment

Motion was made by Mayor Decker to adjourn at 8:05 p.m.

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John Decker, Mayor

ATTEST:

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Christie M. Odenwald, City Recorder

*REPORTS . . .*

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

**Administration**

A few economic development initiatives were pursued in attending the International Council of Shopping Centers in Atlanta. This conference covered the southeast region. As shared with the consumer connections group and several others, the marketing materials were ready to go for the conference and were a great informational piece to discuss with retailers, developers and brokers in getting the word out about White House. In this challenging market, it was great to be prepared and proactive in recruiting business. The materials proved to be a great success in recruitment efforts. Mayor Decker and the City Administrator met with Mayor Bradley and Rod Kirk, Robertson County Economic Development Director, to discuss the town center project as well as Robertson County's assistance with the building of the new library. Addam McCormick and the City Administrator met with an attorney from *Bradley Arant Boult Cummings* this month to discuss options for the town center development as well as move forward with developing a PILOT program for the City of White House. The Chamber of Commerce Director and the City Administrator made the effort to visit every industry in White House this month to deliver a wage/labor survey for both Robertson and Sumner Counties and also to invite each one to the WHIRL Luncheon in November.

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The City Administrator was requested by the City of Johnson City to assist in the assessment of the new Police Major for the department. She served on this panel with the Police Chiefs of Murfreesboro, Maryville and Knoxville. The Mayor, City Administrator, Fire Chief, and Police Chief met with officials of Sumner County to discuss the option of the 911 Consolidation.

The City Administrator attended the Tennessee City Management Association Conference in Chattanooga this month. It was a great session. TCMA has struggled with the direction that it wants to take for legislative, education and organizational structural efforts and a large portion of the conference was to develop a strategic plan for the next ten years to address these efforts. This is provided in the other information of your packet for your review. Other classes included Protecting the Interests of Local Government in Modern Design and Construction Transactions, Updated Benefits Study and Transparency in Healthcare, and Economic Development in Chattanooga-The successful Effort to Bring the New Volkswagen Manufacturing Plant to Chattanooga. The City Administrator also attended the first TML Board of directors meeting for District 5 this month. You can check out the picture in the latest *Town and City*.

Website Management			
	October 2009	FY 08-09	FY 09-10
Number of Internal requests for website updates	12	136	46
Visits	7,863	*	31,009

The City Recorder attended a free webinar in an effort to receive training and not incur costs. The webinar presented a new administration panel for our city website. This will not change the look of the website as citizens see it. It will only change the portion that we see to update information. The City Recorder also attended the Municipal Management Academy class on Managing Change hosted by the city.

The City Recorder worked with Department Heads to verify all of the questions posed by the ICMA Center for Performance Measures regarding their submissions for FY 2009. The City Recorder also edited, stuffed and delivered the Word on White House Newsletter with much help from other city departments including, Finance, HR, Police, Public Works and Wastewater.

Citizens are now using Facebook and Twitter to receive information from the city. We currently have 37 followers on Twitter and 724 fans on Facebook.

Our City website has had 7,863 visits during the month of October, which decreased 62 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	3215
White House, TN	747
New York, NY	323
Hendersonville, TN	261
Clarksville, TN	204
Goodlettsville, TN	170
Madison, TN	155
Atlanta, GA	129
Gallatin, TN	123
Santa Monica, CA	99

\*White House was 2<sup>nd</sup> this month with 747 visits

We also know that 37% of this month's visitors accessed our website through the Google search engine and 38% 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 October 2009**

**Finance Section**

Delinquent property taxes continued to trickle in this month with \$1,971.38 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. Tax cards were finally delivered from the State, and they were taken to the post office on Tuesday, November 3. The data file has been loaded into the software, and we are ready to receipt payments as they come in. The total tax levy for the 2009 tax year is \$2,305,473.00. Of that total, 60% is Robertson County and 40% is Sumner County.

The Cemetery Board held the regular quarterly meeting in October with no extraordinary items to report. The Finance Director also provided assistance to the Library Director in preparing the Maintenance of Effort (MOE) report, as well as providing the Parks and Fire Departments with information for grant reimbursements on the LPRF and SAFER grants. The Finance Director and City Administrator participated in a conference call with Standard & Poor's for the bond rating process on our current debt issuance. Additionally audit activity began, with staff from Crosslin & Associates on site during October. The Finance Director, along with the Purchasing Coordinator, and Human Resources Director attended a meeting at the Tennessee Municipal League to learn of two opportunities for the City. One presentation involved the use of on-line reverse auctions for the bidding out of services and goods. TML is working with Hedgehog and the Comptroller's Office to move this project forward for any cities that would like to take advantage of the opportunity. The second presentation was by AmeriDoc, and offered a subscription service that the City could take advantage of that would provide a "phone a doctor" medical service to city employees and family members. This service would provide some basic prescriptions and could reduce the number of office visits that are currently hitting our plan. Information regarding this service will be shared with our insurance providers to see if it may be a good match for the City of White House.

The Finance Director attended the Managing Change installment of the Municipal Management Academy along with other department heads and supervisors during the month of October. External training opportunities were abounding during the month of October. The Finance Director and Accounting Specialist attended the Tennessee Government Finance Officer's Association (TGFOA) Fall Conference on October 8-9. By virtue of being a scholarship recipient, the Finance Director was a presenter at this conference and provided a summary report on the Government Finance Officer's Association (GFOA) Annual Conference from Seattle. Other topics covered at this conference included 2009 GASB Update, The Great Recession and Tennessee's Revenue Outlook, An Overview of the Tennessee Public Records Act, Audit Risk by Another Name ARRA, Implementation of the American Recovery and Reinvestment Act in Tennessee: A Local Government Perspective, and Arbitrage Compliance and Post

Issuance Disclosure. The Finance Director also attended the LEAD (Leading, Educating, and Developing) Conference at the University of Virginia October 11-16. The focus of the week was the high performance model for organizations, along with the use of the Myer's Briggs Instrument for better management and self understanding. The Finance Director also attended a Tennessee Business Tax Seminar sponsored by the Department of Revenue in Murfreesboro on October 20. This seminar provided an update on a number of tax issues including the Unemployment Insurance Audit Program, 2009 Legislative Update, Electronic Filing and Payments, Sales and Use Tax, Franchise and Excise Tax, Inheritance and Gift Tax, Individual Income Tax, and Ad Valorem Tangible Personal Property Taxes in Tennessee. The Purchasing Coordinator attended a free (including lodging) two day Emergency Preparedness Class in Knoxville, TN. There were presenters at the class from TEMA, FEMA, Municipal Attorneys, MTAS, City of New Orleans, GSA and the City of Knoxville. The Purchasing Coordinator also attended the fall conference for TAPP (Tennessee Association for Public Procurement) and heard from speakers from MTAS, CTAS, University of Tennessee, and benefited from round table discussions with other procurement professionals.

There were two presentations from the TGFOA Fall Conference that warrant further mention. Dr. Matt Murray from UT's Center for Business and Economic Research actually provides the economic forecast that the State of TN uses for planning and budgeting, and it is designed to specifically address government sector concerns. I know everyone has their own theory for the recovery from the recession, but I thought you all might be interested to hear some of Dr. Murray's key predictions.

1. Unemployment in TN will peak at 11.2% in the first quarter of 2010.
2. Continuing reduced property values will hurt ability of local governments to raise revenues over the next few years.
3. The state should not expect to see significant revenue growth until 2013-2014, but even then revenues will not have returned to their previous levels.
4. The economy is starting to turn the corner, but the recovery will take years.
5. State/local sales tax revenues will not begin to recover until 2012, with new pressures emerging for local property taxes at that point (as noted in #2)
6. Higher federal taxes, lower spending, mandates will put increased pressure on state finances
7. Pressure on TN state government finances will squeeze local government finances

The most highly discussed topic at the TGFOA fall conference was the requirements of ARRA funding. As you are aware the City has agreed to ARRA funding and is subject to all requirements on three different projects. In addition to the federal reporting requirements, the State of Tennessee has created a TRAM (Tennessee Recovery Act Management) office that has issued a more complex set of reporting requirements. The TRAM office has charged the Comptroller's Office with several specific directives which are being enforced by Municipal Audit. The City is finding itself stuck between the State agencies that are awarding the funds (TDOT and TDEC), and the TRAM and Comptroller's Office which are giving conflicting information about the reporting requirements. The Finance Director has spent a significant amount of time in October conversing via e-mail and phone calls with individuals from all four groups trying to

ensure that we stay compliant. The Board should be aware as we move forward that compliance will be a significant challenge.

### Performance Measures

#### Major Fund Balances

Fund	Cash Balance	Investment Account Balance
General Fund	\$87,013.29	\$1,312,345.30
Sanitation	\$90,141.91**	\$ *
Wastewater	\$592,911.23**	\$795,967.49

- All Fund Balances are reported as of November 9, 2009.
- \*An Investment Account at LGIP has been established for the Sanitation Fund, however funds have not yet been transferred.
- \*\*The Wastewater Fund balance should be reduced by a significant Due To balance for the Sanitation Fund at \$330,584.35

#### Payroll

Number of Payrolls	Number of Checks and Direct Deposits	Number of adjustments	Number of Void Checks
3 regular	9 paper checks 289 direct deposit	4 retroactive payroll adjustments requested by Human Resources	None

#### Accounts Payable

	October	FY	Last October	Last FY
Total Invoices Processed	284	1,206	413	1,410

#### 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	197	20	50	14	103	7	3	13	7	13	21	448
Customers	53	1	9	3	8	0	0	8	0	4	14	100

	Finance	Accounts Payable	Business License	Property Tax	Court	Purchasing	Finance Directors Office	Total
Calls	4	11	50	100	30	2	197	
Customers	0	3	3	45	2	0	53	

### Purchase Orders

Codes	6	\$336.90
Fire	10	\$4,778.60
Police	13	\$1,118.83
Human Resources	0	\$0.00
Engineering	2	\$3,035.00
Administration	5	\$1,868.00
Finance	2	\$340.32
Court	0	\$0.00
Library	4	\$4,676.75
Wastewater	12	\$37,122.96
Public Works	8	\$6,190.43
Sanitation	5	\$4,185.26
Parks	27	\$1,655,498.97
Bldg. Maintenance	2	\$406.36
Cemetery	1	\$37.00
Total	97	\$1,719,595.38
Void	2	

	NUMBER OF PO'S	Value of PO's
<b>PURCHASE ORDERS \$0-\$999</b>	84	\$16,684.52
<b>PURCHASE ORDERS \$1000-\$9999</b>	9	\$20,428.50
<b>PURCHASE ORDERS OVER \$10,000</b>	4	\$1,682,482.36
<b>Total</b>	<b>97</b>	<b>\$1,719,595.38</b>

### Emergency Purchase Orders – October/None to Report

<u>Number</u>	<u>Vendor</u>	<u>Items</u>	<u>Amount</u>	<u>Nature of Emergency</u>	<u>Department</u>

### Business License Activity

<u>Opened</u>	<u>Closed</u>	
7	4	
<b>Cumulative Information</b>		
<u>Class</u>	<u>Total Licenses</u>	<u>Delinquencies</u>
1	35	14
2	129	54
3	244	124
4	179	70
Total	587	262
Delinquency Rate		45%

**Municipal Court – Citations disposed either through court or payment**

<b>Description</b>	<b>Total Charges</b>
Child Restraint 4-15 (1 <sup>st</sup> Offense)	2
Improper Backing	0
Failure to Yield Right of Way	4
Financial Responsibility Law	21
Following Too Closely	2
Motor Vehicle Requirements	2
Improper Passing	2
Drivers Exercise Due Care	4
Codes Violations/Animal Control	0
Drivers License Law	4
Stop Signs	3
Parking Violation	0
Vehicle Registration Law	20
Seat Belt Violation – 18 and Older	10
Speeding	91
Careless Driving	1
Disobedience to Traffic Control Device	1
U-Turn	0
Total	167

**Municipal Court – Case Disposition**

<b>Disposition</b>	<b>Total</b>
Ticket Paid in Full – Prior to Court	55
Guilty as Charged	4
Dismissal	9
Dismissed upon presentation of insurance	13
Not Guilty	1
Dismissed to Traffic School	14
Dismissed with Costs and Fines	48
Dismissed with Costs	23
Dismissed with Fines	0
Total	167

# October 09 Monthly Report

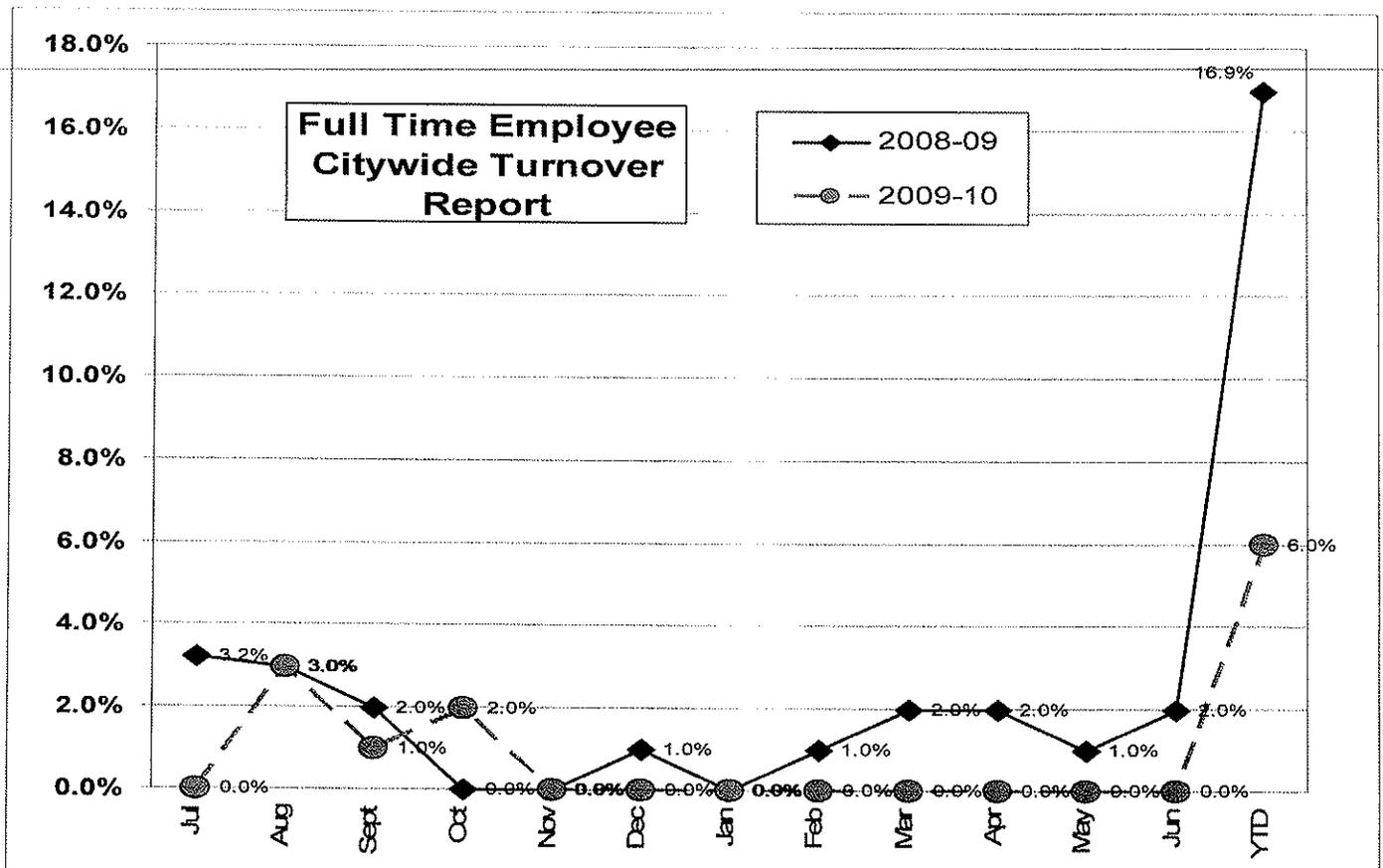
## Human Resources:

- Participated in Municipal Management Academy training
- Assisted Wastewater with Technician I recruitment and placement
- Assisted Wastewater with orientation of new Technician (Derek Hough)
- Assisted Police Department with recruitment of Officer candidates
- Attended MTAS Workplace Violence training
- Assisted departments with disciplinary hearings and actions
- Participated in monthly safety committee meeting

## Key Performance Indicators (Performance Measurements)

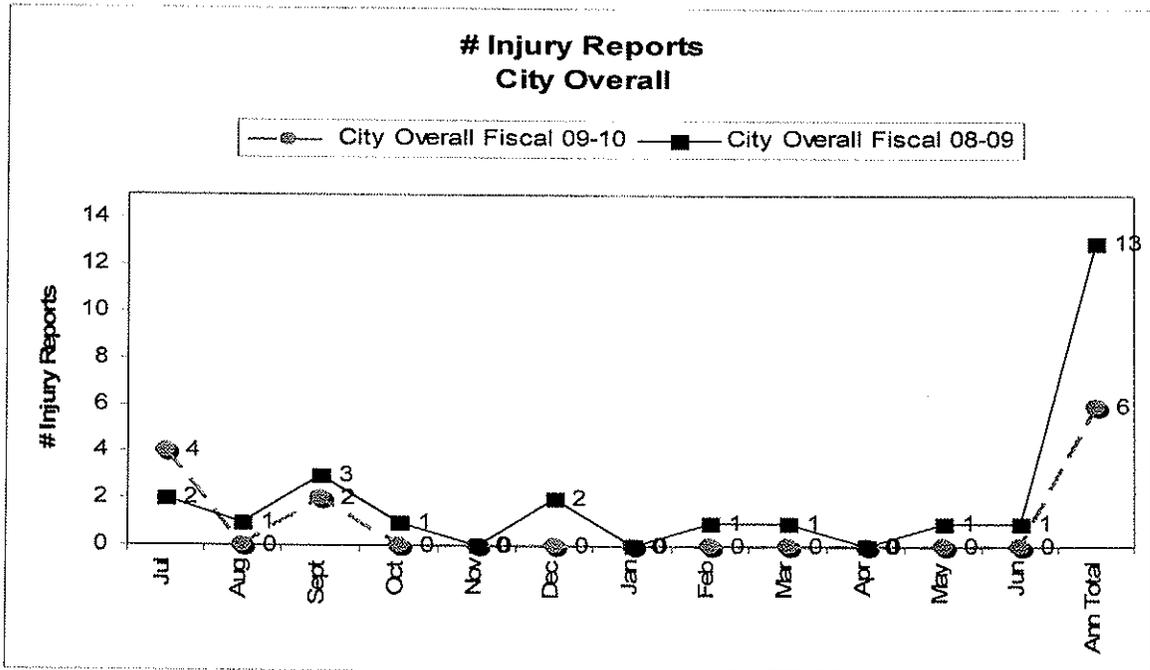
### Citywide Turnover

- Turnover overall for month of October 2009 for Full Time Employees was 2%, up from October 2008.
- Highest Turnover departments:
  - Wastewater: 27.3% YTD
  - Police: 6.9% YTD

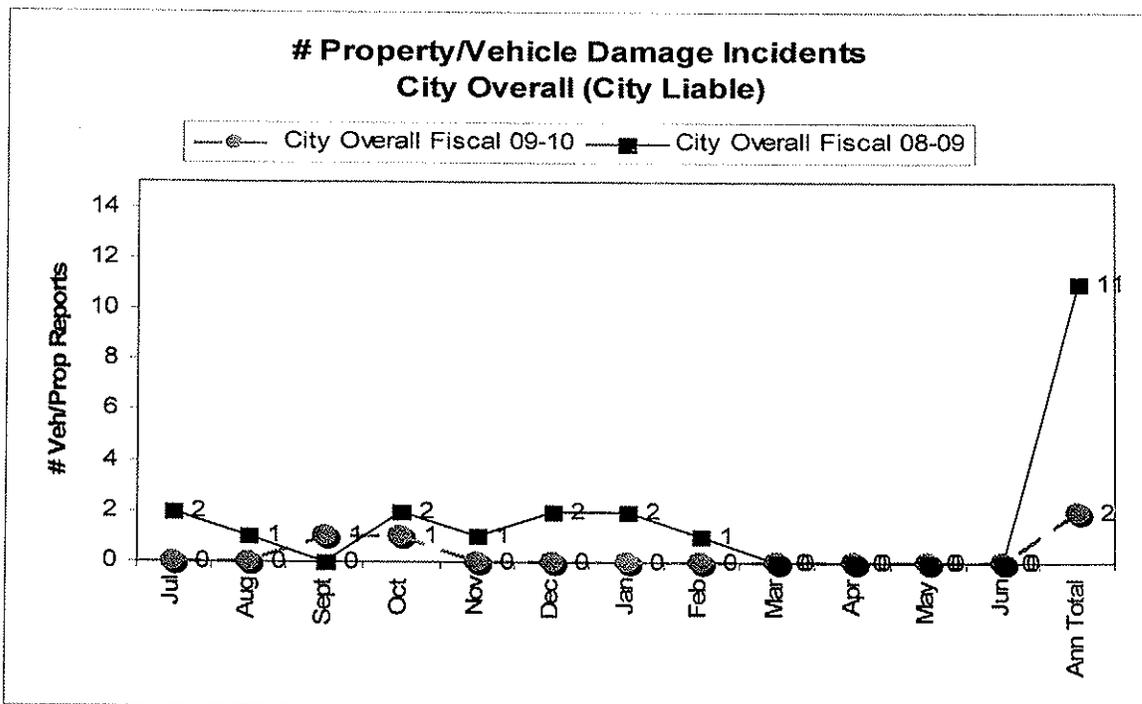


Safety

- Accidents resulting in injury in October 2009 were 0, down from October 2008 (1).



- Vehicle/Property damage claims (City liability) for the Month of October 2009 are 1, down from October 2008 (2).



City of White House  
Police Department  
Monthly Report  
*October 2009*

**Departmental Highlights**

- Chief Herman and Sgt. Jim Ring attended an International Terrorism Conference held at the TBI Headquarters in Nashville.
- Chief Herman attended the Robertson County Board of Education Crisis Management Plan Meeting at the Robertson County Board of Education in Springfield on October 7<sup>th</sup>.
- A Sumner County 911 Consolidation meeting was held on October 19<sup>th</sup> in Chief Herman's Conference Room.
- Sgt. Jim Ring attended a Sumner County Department Head meeting in Gallatin regarding the Sumner County Court System.
- Student Resource Officer Interviews for White House Heritage High School were conducted on October 21<sup>st</sup> with the following present: Chief Herman, Captain Mingledorff, Donna Dorris (Robertson County Board of Education), and Polly Spencer (Asst. Principal White House Heritage High School). Officer Darryl Manlove was chosen to replace Officer Scott Bilbrey, due to Officer Bilbrey's resignation.
- Chief Herman and Patti Aric, Dispatcher, attended the Sumner County 911 Consolidation meeting in Hendersonville on October 28<sup>th</sup>.
- Chief Herman and Officer Jason Ghee attended the Governor's Highway Safety Office (GHSO) Grant meeting in Murfreesboro on October 29<sup>th</sup>.

**Monthly Meetings/Civic Organizations:**

- Chief Herman attended TACP (Tennessee Association of Chief's of Police) meeting in Nashville on October 1<sup>st</sup> and 2<sup>nd</sup>.
- Captain Mingledorff attended the monthly Chamber of Commerce meeting on October 20<sup>th</sup>.
- Captain Mingledorff attended the weekly Rotary Club meetings on October 8, 22, and the 26<sup>th</sup>.
- Captain Mingledorff attended the Safety Committee meeting on Wednesday, October 28<sup>th</sup> at the Fire Station.

**Community Relations**

- Captain Mingledorff, Sgt. Enck and Sgt. Hunter presented a youth bicycle safety class for 104 pre-school students at Hope and Heritage on October 8<sup>th</sup>.
- Officer Jeff Frazier taught the City of White House Traffic School on October 8<sup>th</sup>.
- Captain Mingledorff, along with the D.A.R.E car, attended the Day Spring Academy Fall Carnival on Saturday, October 24<sup>th</sup>. Captain Mingledorff handed out youth safety and crime prevention information to participants. He also gave a presentation on Halloween Safety, Bike Safety (Helmets), and Vehicle Passenger Safety (Seat Belts) to approximately 40 K-6<sup>th</sup> grade students.

- Also, on October 24<sup>th</sup>, Captain Mingledorff, along with the D.A.R.E. car, attended the H.B. Williams Fall Carnival. Youth safety and crime prevention material were given to participants.
- On Thursday, October 29<sup>th</sup>, Captain Mingledorff assisted the Robert F. Woodall Elementary School Cafeteria Staff with lunch to all students. This activity was to recognize Community Helper's Day.
- Officers provided a reinforced Traffic detail in support of Trail of Treats event on Thursday, October 29<sup>th</sup>.

**DARE**

Captain Mingledorff completed the fifth week of instruction of a 10 week program for 150 5<sup>th</sup> grade students at Robert F. Woodall Elementary. Graduation is set for Monday December 21<sup>st</sup>, at 12:45 pm.

**Citizens Police Academy**

Nothing to report at this time.

**Wheels in Motion**

One student from each of the below schools was presented a bike (donated by the Rotary Club) and a helmet (presented by Captain Mingledorff). The rewards are in recognition of individual accomplishments. The student is nominated by a teacher or a faculty member.

H.B. Williams Elementary - Thursday, October 22<sup>nd</sup>.  
 WH Christian Academy – Thursday, October 22<sup>nd</sup>.

**Captain Street Smart**

Captain Mingledorff taught 4 kindergarten classes the importance of seat belts, bike and helmet safety, and stranger danger awareness during the week of October 26-29<sup>th</sup>.

**Crime in the City**

	October 2008	October 2009	Percent Change	Total 2008	Total 2009	Percent Change
<b><i>Serious Crime Reported</i></b>	*					
Crimes Against Persons		6			119	
Crimes Against Property		40			292	
Crimes Against Society		33			214	
<b><i>Minor Crime Reported</i></b>		21			332	
<b><i>Traffic Crashes Reported</i></b>		22			210	

\* New data collected starting January 2009

### Protecting Persons and Property

	October 2008	October 2009	Percent Change	Total 2008	Total 2009	Percent Change
Arrest Criminals	34	55	+38%	531	521	-2%
Enforce Traffic Laws:						
Written Citations	161	192	+16%	1,997	2,426	+18%
Written Warnings	28	52	+46%	384	444	+14%
Residential Patrols	697	723	+4%	8,731	8,983	+3%
Business Checks	1628	1108	-32%	12,524	12,946	+3%
Extra Patrols	28	0	-100%	3,147	1,729	-45%
Property Watches	26	0	-100%	241	290	+17%
Assist Motorists	11	9	-18%	162	194	-16%

### Communications Section

	October 2008	October 2009	Percent Change	Total 2008	Total 2009	Percent Change
Calls for Service	719	548	-24%	9,994	10,627	+6%
911 Calls	69	58	-16%	534	489	-8%
Alarm Calls	28	46	+39%	312	366	+15%

### Animal Control

	October 2008	October 2009	Percent Change	Total 2008	Total 2009	Percent Change
Complaint Calls	*	24			360	
Animal Contacts		22			312	
Returned to Owner		7			102	
Sent to County Impound		10			165	
Adopted		2			12	
Animal Bite Incidents		1			4	
Traps Set		0			42	

\*New data collected starting January 2009

### 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 resigned from the White House Police Department on October 1<sup>st</sup>. Officer Hurt will be furthering his career with the Portland Police Department.
- Officer Scott Bilbrey resigned his position with the White House Police Department. His last day was October 23<sup>rd</sup>. Officer Bilbrey will be furthering his career with the Sumner County Sheriff's Office.

On October 24<sup>th</sup> the White House Police Department held a written and physical endurance testing for potential police officers. Twenty-one individuals tested for the two vacant positions open from the resignation of Officer Hurt and Officer Bilbrey. The candidates have been narrowed to 10 individuals based upon their passing of the physical endurance test and their score from the written test. The candidates will continue to be narrowed to 5 individuals based on a point system that will involve an extensive background check. Interviews will be set for the first of December.

### K-9

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

### Reserve Officers

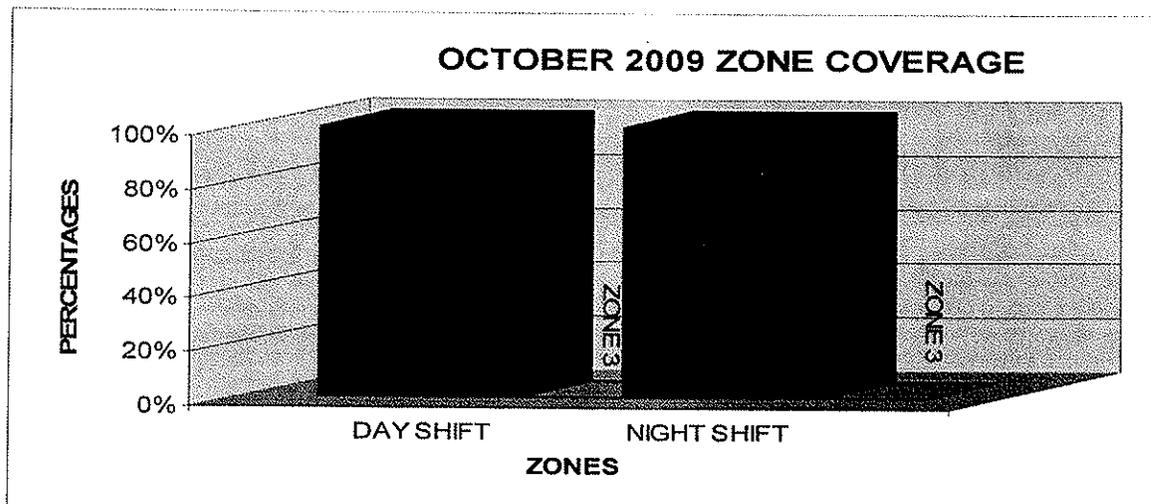
- The Reserve Officers trained on October 19<sup>th</sup> from 8:00 pm to 11:00 pm. The training involved search and seizure, legal aspects, and actual vehicle searches.
- The Total Volunteer Reserve hours for the month of October were 96.

### Police Explorers

- The Police Explorers assisted with traffic control and lot detail for the Trail of Treats on October 29<sup>th</sup>.

### Zone Patrol

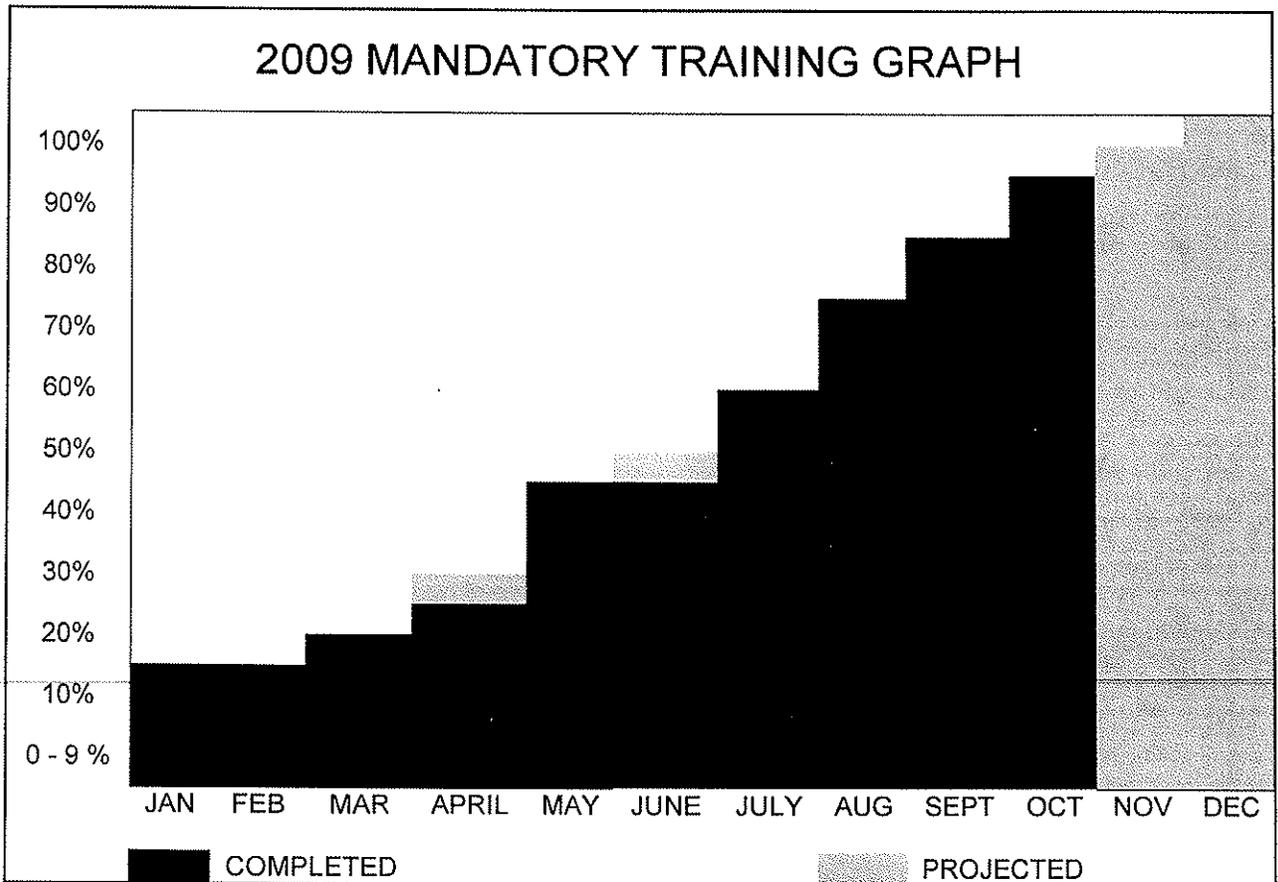
The City has been divided into three Zones. Zone 1 is our northern section of State Route 76, east and west to the northern border. Zone 2 is our southern section of State Route 76, east and west to our southern border. Zone 3 is our City property to include government buildings, City parks, the greenway, 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.



## 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.



## Training:

- Officer Sams, Parks, and Anglin completed NIMS 100, 700 and 800 online training.
- 7 Officers completed their Annual Firearms Qualification: Manlove, Bilbrey, Ring, Brady, Carney, Ghee, and Maynard (8 hours of training)
- Det. Sgt. Pat Brady attended Homicide Investigation Training(Charleston, WV – 19 Hours).
- Chief Herman attended the Mitigation Planning Workshop (TEMA) in Nashville.
- Officer Jeff Frazier attended Basic In-Service Training (32 hours) in Murfreesboro.
- Elaine Agee, Records Clerk, Officers Enck, Brisson, Segerson, Carney, and Ring attended an 8 hour traffic accident reporting class.
- Patti Aric and Michelle Wooden, Dispatchers, attended the TIES (Tennessee Information Enforcement System) Conference in Nashville on October 5 & 6<sup>th</sup>. (16 Hours)

## **SWAT**

- On October 14 – 16<sup>th</sup> Officer Joel Brisson attended a Level 1 SWAT school. Cpl. David Segerson attended a Level 2 SWAT school.

## **Records Request**

- 65 requests for records were taken in October.
- \$63.10 was received for requests.

## **Cost Savings**

### **Items Sold on GovDeals in the month of October:**

1998 Ford Taurus Drug Seizure \$1,000.00

## **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 October 2009

## Summary of Month's Activities

The Department responded to 77 requests for service during the month with 58 responses being medical emergencies. On October 13<sup>th</sup> fire units were dispatched to a vehicle fire. When units arrived on scene, the fire was extinguished. No injuries or property damage was reported other than the damage to the vehicle. The department also responded to a small grass fire (100' x 100') and five vehicle accidents that required the transport of six patients to area hospitals.

The 64 hour Basic Firefighting course was completed this month with the next step of the training process being a 22 hour Live Firefighting course at the state academy. This level of training has been a goal of our department for several years with the new station and training tower this goal can be one that can be accomplished. This is especially important with the passage of the new training requirement during last general assembly requiring this level of training before a firefighter can be utilized to fight fires.

## Update on the Department's Goals and Objectives

- Complete the annual apparatus fire pump testing by December 1<sup>st</sup>, 2009
- Complete our annual fire hose testing by October 1<sup>st</sup>, 2009 **(Completed)**
- Complete our annual ground ladder testing by September 1<sup>st</sup>, 2009
- Send three firefighters to the Driver/Pump Operator course at the State Fire Academy and complete it by June 1<sup>st</sup>, 2010 **(This class is currently being scheduled)**
- Send two firefighters to the State Fire Academy to the Smoke Diver course by May 1<sup>st</sup>, 2010 **(This class is scheduled for December 2009)**
- Complete our annual fire hydrant service by August 1<sup>st</sup>, 2009 **(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<sup>th</sup>, 2009
- Organize a State Fire Academy Basic Firefighter course to be taught at Station 2 by August 30<sup>th</sup>, 2009 **(Complete)**
- 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<sup>st</sup>, 2010. **(Work on this project is under way)**

**Departmental Highlight**

The highlight for October was the progress made with the development of the White House Fire Corps organization. The non-profit organization has organized a board of directors, bylaws, created a mission statement and set goals. This organization will be a support group to the fire department and emergency services for some day to day activities and in the event of large disasters. They will not fill the roles of emergency responders, they will act as support to the services already in place.

**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	0	Vehicle Accidents(general cleanup)	3
Cooking/Electrical Fires	0	Vehicle Accidents(With injuries)	5
Vehicle Fires	1	Rescue	0
Grass, Brush, Trash, Fires	1	False Alarms/Calls	5
Hazmat	0	Assist other Governmental Agency	0
Other Calls	4	Total Responses for the Month	77
Emergency Medical Responses	58	Total Responses Year to Date	320

**Fire Fighter Training**

Total Training Man-hours for the Month	561	Total Training Man-hours Year to Date	2121
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**Fire Inspection**

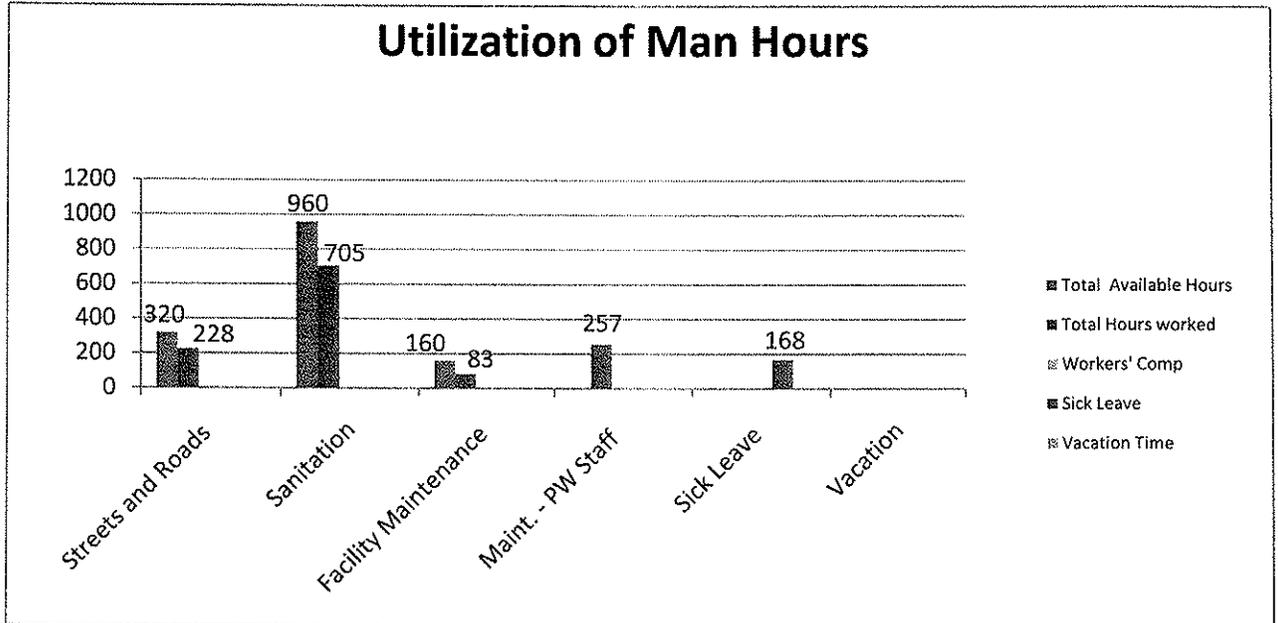
Fire Inspections	13	Year to Date	37	Plat / Plan Reviews	1	Year to Date	6
Fire Investigations	0	Year to Date	2	Fire Preplans	1	Year to Date	2

**Public Fire Education**

Participants	190	Education Hours	10
Participants Year to Date	754	Education Hours Year to Date	42.5
Number of Occurrences	6	Number of Occurrences Year to Date	22

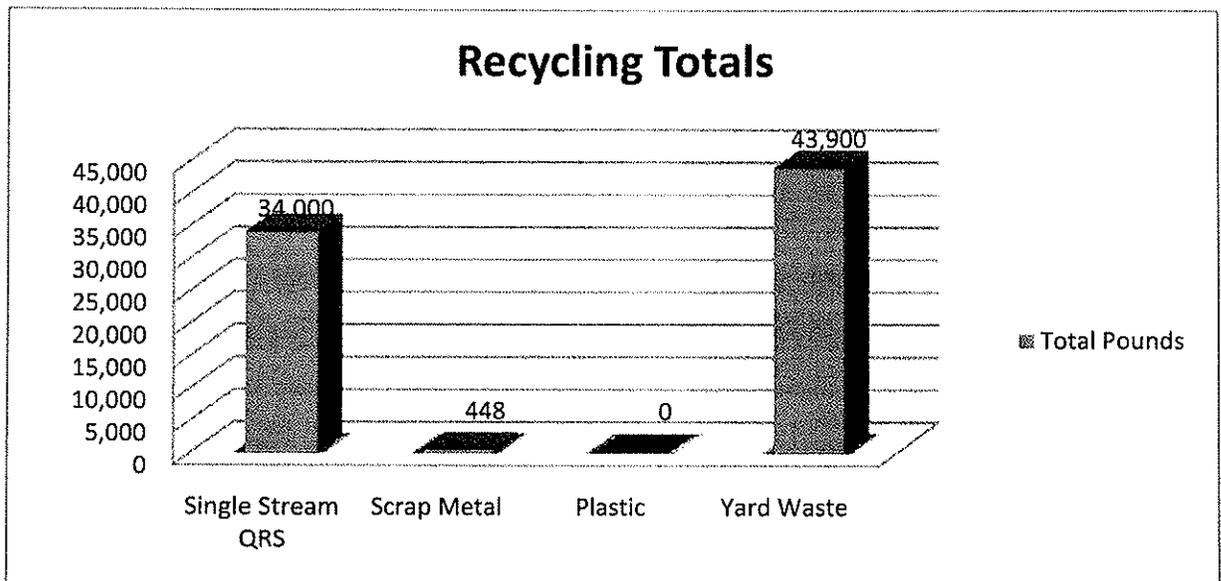
**City of White House  
Public Works  
October 2009**

**Monthly Performance Indicators**



The above chart represents the number of man hours vs. the total number of hours worked for the month of October by department. It also represents the number of sick and vacation 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 12 citizens that utilized our Convenience Center for the month of October total revenue received \$621.90. Total operating cost for the month of October to be determined; invoice has not been received from Allied Waste.

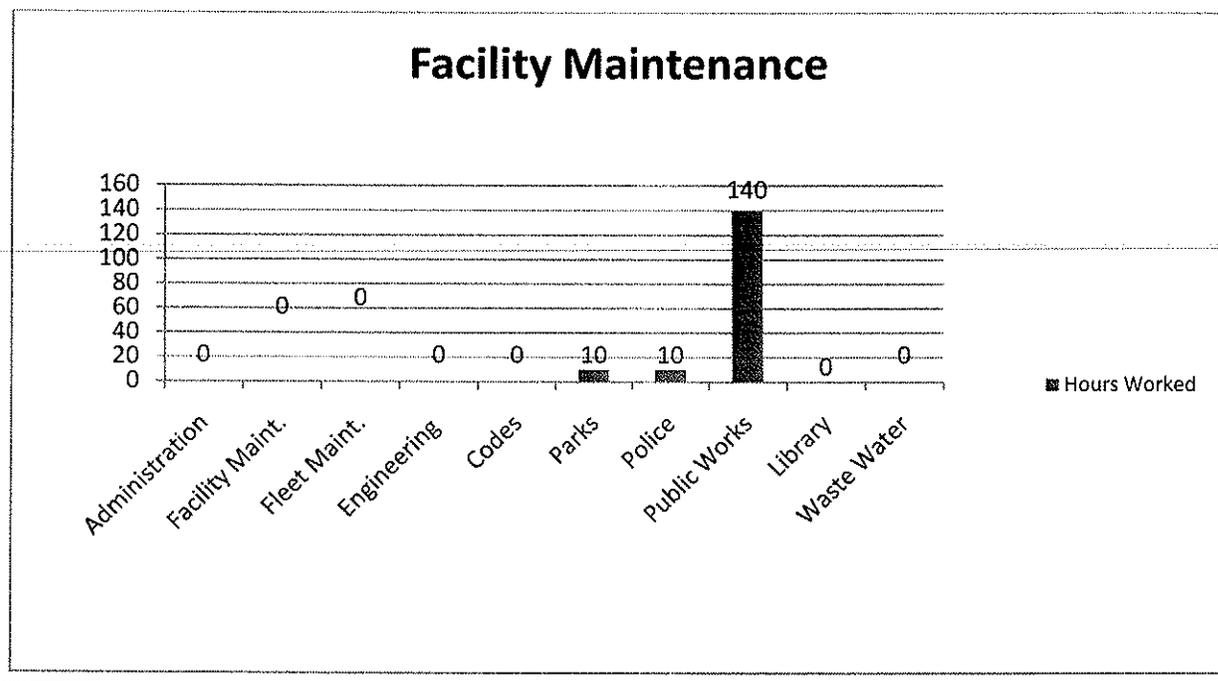
**Sanitation Enterprise Fund Totals**

**Monthly Performance Indicators**

<b><u>Number of customers billed</u></b>	<b><u>Total Billed</u></b>	<b><u>Total Billed Year to Date</u></b>	<b><u>Revenue Received</u></b>	<b><u>Revenue Received Year to Date</u></b>
3,791	Net Amount Billed \$55,590.00	\$221,805.00	\$42,425.83	\$206,329.70

**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**

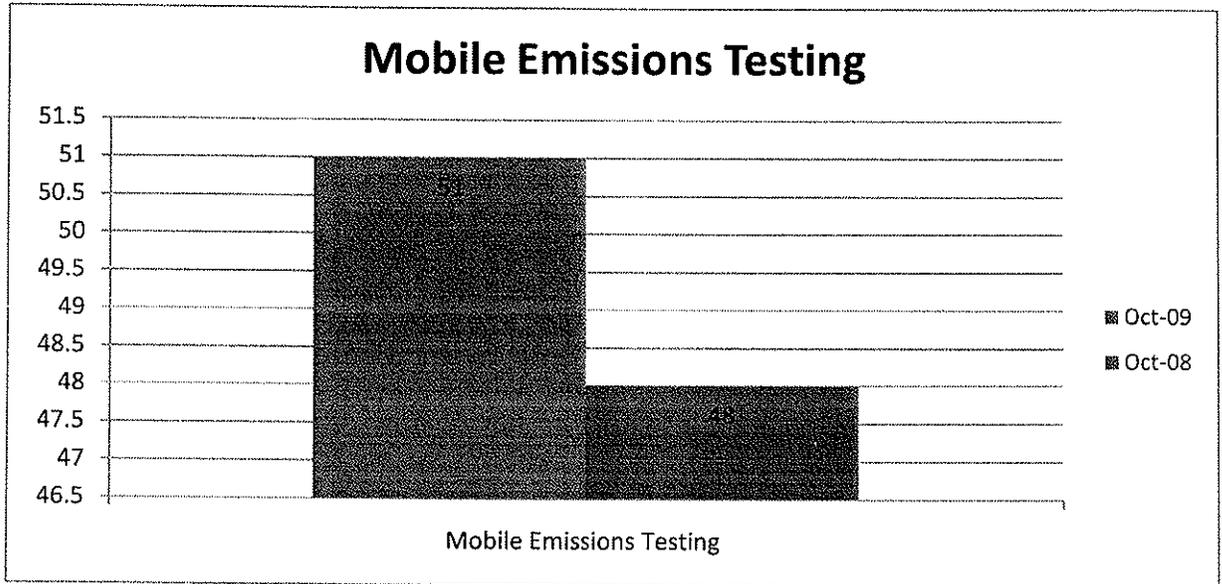
The public works department is authorized 14 full time employees. Currently we are down one full-time Street and Roads position, and one Mechanic position. Due to the hiring freeze these positions will remain open at this time.

**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 2010; schedule will be published in the next issue of The Word on White House. For the month of October, we had a total of 51 citizens utilized the mobile emissions testing station located at the Public Works Facility. See the chart below and notice the usage since October of 2008.



## Departmental On-Site Safety Training October 2009

- Cold Medication & Drowsiness
- Snow Removal Policy
- Flu Protection

## OCTOBER 2009 TRUCK POUNDAGE AND FUEL COSTS

- 17.50 average tons per day 560,820 pounds for the month of October.
- Total tonnage for the month of October was 280.41
- Total cost of fuel used for truck # 319 \$226.00
- Total cost of fuel used for truck # 320 \$1,181.91
- Total cost of fuel used for truck # 323 \$694.69
- Total cost of fuel used for #324 \$338.93
- Total cost of fuel for October = \$2,441.53

\*Fuel increased \$320.62 from the month of September.\*

July 2009 – June 2010	Year to Date Totals
Tons per day	17.92
Pounds for 4 months	2,442,920.00
Tonnage for 4 months	1,221.46
Fuel used Truck #319	\$790.30
Fuel used Truck #320	\$4,242.95
Fuel used Truck # 323	\$2,629.39
Fuel used #324	\$1,387.84
Total Fuel cost for 4 months	\$9,051.48

<b>OCTOBER B.M.A. REPORT 2009</b>		
<b>MONTHLY INDICATORS</b>		
<b>STREETS AND ROADS/SANITATION/BUILDING MAINTENANCE</b>		
<i>SERVICES PROVIDED</i>	<i>TOTAL</i>	<i>YTD</i>
<b>BRUSH PICK UP</b>	298	1868
	Stops	Stops
<b>BRUSH TRUCK LOAD</b>	25	180
<b>EMERGENCY CALL OUTS</b>	0	0
<b>DAMAGED CARTS REPLACED</b>	21	84
<b>NEW CARTS FOR NEW HOME CONSTRUCTION</b>	9	39
<b>ADDITIONAL CART REQUEST</b>	0	4
<b>CURBS REPAIRED</b>	0	0
<b>SHOULDERS REPAIRED</b>	0 feet	0 feet
<b>DRAINAGE REQUESTS</b>	5	16
<b>DRAINAGE WORK</b>	0 feet	0 feet
<b>LITTER PICK UP (50 GALLON BAGS)</b>	83= 7 bags per day	367 bags
<b>LITTER PICK UP PER DAY (MILES)</b>	6.00 Miles Avg. per day	245 Miles
<b>POTHoles REPAIRED</b>	103	187
<b>SALT</b>	0	0
<b>SIGNS INSTALLED</b>	24	56
<b>HANDICAPPED PICK UP</b>	78 Homes	312 Homes
<b>MOVE IN SPECIAL PICK UP</b>	5	14
<b>MOVE OUT SPECIAL PICK UP</b>	0	4
<b>DEAD ANIMAL REMOVALS</b>	2	9
<b>CITIZENS REQUESTING A PICK UP DUE TO FORGETTING TO PLACE CART AT CURB AFTER ROUTE HAS BEEN COMPLETED.</b>	10	57

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

**Summary of Month's Activities:**

**Administration:**

The Director has spent most of this month completing the requirements of TDEC to gain approval for the SRF/ARRA funded Cope's Crossing project. The project is now approved with the advertisement set for November 10, 2009 and bid opening scheduled for December 3, 2009 at 2 pm.

This past month we received notice from White House Utility District that a connection to their water system will no longer be allowed for the filling and testing of our newly constructed infrastructure. The original reason WHUD gave for this change was due to the Division of Water Supply's decision, to no longer approve this type of cross-connection. The only way they will now allow us to have water is to use a WHUD approved tanker truck (our fire equipment does not meet their approval), which fills through an air gap. The average rental for this type of equipment is \$350.00 an hour with a two-hour mobilization charge. I felt this change was extremely unfair and an unnecessary cost for the contractors and developers of the City. Therefore, I contacted Tom Moss the acting Director of the Division of Water Supply to get clarification of this decision. I was then informed the Department has made no changes in this area and still approves connections to newly constructed sewer mains as long as it remains in a "virgin condition" during the duration of the connection (our specifications require this). WHUD confirmed this conversation; however they are not changing their policy. The reason they now give is "We just don't feel comfortable with it". I have included the complete regulation as it pertains to cross-connection for your review.

Failures of the newly designed E-One Extreme pumps continued this month. Technicians from E-One and Wascon are scheduled to start proactively replacing the faulty pressure switches November 3<sup>rd</sup>, however it will most likely be several months before all the Extreme switches will be replaced.

**Revenue Update:**

Since we began billing in June of 2006 this October's sewer use revenue of \$126,736.30 is by far our lowest. It is 15% lower than any single month's previous total and 22% below our average. Two out of the last three months we have had to alter our cut-off procedures due to the amount of services requiring disconnection being greater than we could handle. We have been closely watching revenues and it has become apparent we have yet to reach bottom. Currently revenue is 9% below this time last year and at the writing of this report the month's potential cut-off list is at 122 customers and rising with our bad debt up 71% from October of last year. I will continue to monitor this closely and provide updates as changes become apparent.

**Collection system:**

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

**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 will be installing Mission Communications equipment for a Supervisory Control and Data Acquisition (SCADA) system at our remaining lift stations during the months of November and December.
- We have received the draft for renewal of our National Pollutant Discharge Elimination System (NPDES) permit. This draft will become final twenty-five days after public notification.
- We have submitted the required easements and documentation for the American Recovery and Reinvestment Act (ARRA) funding of the Jones Branch/Cope’s Crossing improvements and have received the State’s approval for this project.

**Departmental Highlight:**

- The department welcomes three new members to the Wastewater team.
  - Matt Harper – Equipment Operator II
  - Alex Keeler – Wastewater Technician I
  - Derek Hough - Wastewater Technician I

**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)	4	19	\$5,300.00	\$5,300.00	\$49,520.00
Customers billed	3,774	N/A	Net amount billed \$170,431.90	*\$126,736.30	\$280,789.84
Applications or transfers for service	32	154	\$1,150.00	\$1,150.00	\$6,000.00
Late penalties applied	1,008	3,998	Amount Applied \$4,249.23		
Wastewater Adjustments	9	97	N/A	(\$149.08)	\$5,178.58
Administrative Fees	21	79	\$1,025.00	\$1,025.00	\$16,013.68
Service availability Requests	0	1	\$0	Included in Admin Fees	Included in Admin Fees
New service inspections (Connection fees)	4	17	\$600.00	\$600.00	\$2,550.00
Field inspection fee	0	1	\$0	Included in Admin Fees	Included in Admin Fees
				Included in	Included in

Cut-offs for non-payment	34	73	\$1,025.00	Admin Fees	Admin Fees
Commitments for service	0	0	\$0	\$0	\$0
Bulk disposal	0	7	\$0	\$0	\$875.00
<b>Work Orders</b>	<b>39</b>	<b>179</b>			
Billing related service requests	68	301		<b>Months Total</b>	<b>Total</b>
Mainline repairs	2	5		<b>\$134,811.30</b>	<b>\$355,748.52</b>
Service lines repaired	1	12			
L.P. service requests	50	320			
Gravity service requests	0	0			
Vacuum service requests	0	15			
<b>All service requests</b>	<b>118</b>	<b>528</b>			
Major Lift Station Repairs	2	6			
<b>Major Lift Station Responses to SCADA Alarms</b>					
North Palmers	78	281			
Calista	192	490			
Wilkinson	503	652			
Tyree	2	50			
	<b>Flow MGD</b>	<b>Plant Capacity</b>		<b>% of Capacity</b>	
Average Daily Flow (effluent)	.574	1.4 MGD		41%	

\* 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.

## CROSS-CONNECTION

### Rule 1200-05-01-.17 (6),

(6) Pursuant to Section 68-221-711(6) the installation, allowing the installation, or maintenance of any cross-connection, auxiliary intake, or bypass is prohibited unless the source and quality of water from the auxiliary supply, the method of connection, and the use and operation of such cross-connection, auxiliary intake, or bypass **has been approved by the Department**. The arrangement of **sewer**, soil, or other drain lines or conduits **carrying sewage** or other wastes in such a manner that the sewage or waste may find its way into any part of the public water system **is prohibited**.

All community water systems must adopt an ordinance or policy prohibiting all of the above and submit a copy of the executed ordinance or policy to the Department for approval. All community water systems shall develop a written plan for a cross-connection control program to detect and eliminate or protect the system from cross-connections. The written plan must be approved by the Department.

After adoption and approval of the cross-connection ordinance or policy and plan, each community water system must establish an ongoing program for the detection and elimination of hazards associated with cross-connections. Records of the cross-connection control program must be maintained by the water supplier and shall include such items as date of inspection, person contacted, recommendations, follow-up, and testing results.

(a) Public water systems must develop and implement an ongoing cross-connection program. Cross-connection plans and policies shall present all information in conformance with the “Design Criteria for Community Public Water Systems” as published by the Department.

(b) The public water system shall ensure that cross-connections between the distribution system and a consumer’s plumbing are surveyed and/or inspected and determined not to exist or contain a significant risk or are eliminated or controlled by the installation of an approved backflow preventer commensurate with the degree of hazard.

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

**Update on Department Objectives:**

Staff attended Summer County Planners Association Meeting. Staff worked on multiple subdivision bond issues regarding notices, completion of improvements, and inspections. Staff worked on its fifth submittal of the 2010 TDOT Enhancement Grant Application for the Hwy 31W Town Center Streetscape Project.

**Robertson County Growth Boundary:**

The final approval step is scheduled for January 27, 2009 with the Local Government Planning Advisory Committee. Staff was contacted by Robertson County Planning Office stating that the January meeting may need to be cancelled since the growth boundary information is not being sent to Local Government Planning Advisory Committee until the City of Portland is included in the local annexation agreement. All the cities in Robertson County in 2001 agreed to a local annexation agreement not to annex properties unless the annexation is requested by a majority of the property owners in the annexation area. The City of Portland did not have a growth boundary in the 2001 and was not part of the original annexation agreement. The City of Portland is in the process of determining if they should be required to be included in the agreement with the proposal to have growth boundary area in Robertson County.

**Department Highlight:** Coordinated Inspections

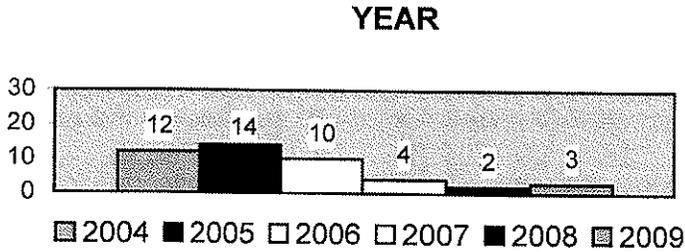
Planning/Codes Staff works with the State Electrical Inspector, Wastewater, and Fire Departments to ensure that all the different inspections and approvals from these agencies and departments are given prior to final approval and occupancy of buildings.

**Cost Savings:**

Lonnie Goode, IT worked with Finance and Fire Departments to cut off 6 unused circuits/phone lines at Library and Fire Hall#1. The City will save \$872.40 per month with reduced AT&T bills. The City will receive credits for overpayment for last few months.

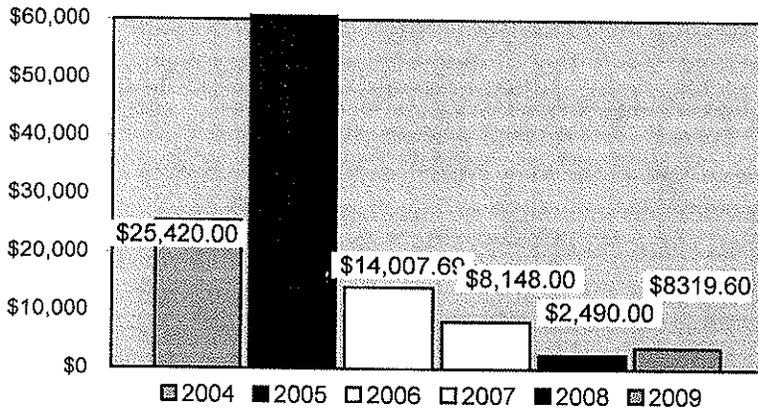
## Monthly Report October 2009

### Single Family Permits (October)

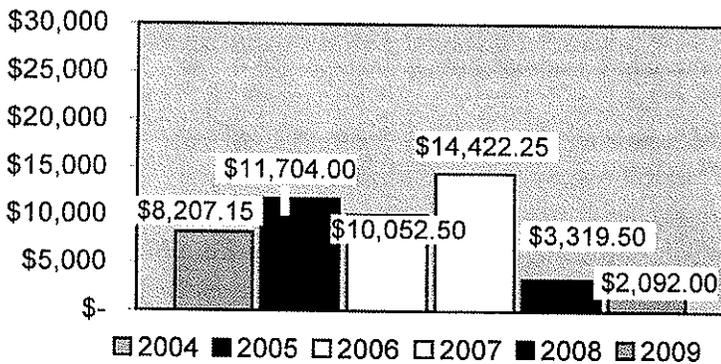


### Impact Fees (October)

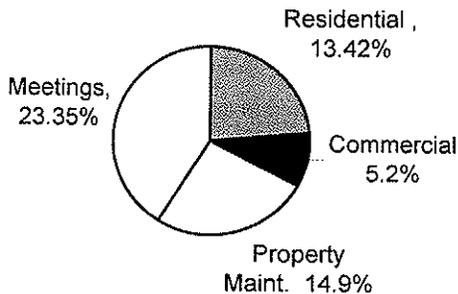
\$63,756.16



### Permit Fees (October)



### Inspections / Meetings (October)



	Month	FY 09-10
<b>MEETING AGENDA ITEMS#</b>		
Planning Commission	6	25
Construction Appeals	0	0
Zoning Appeals	2	3
Training/Study Session	0	0
Property Maintenance	0	0
<b>PERMITS</b>		
Single Family Residential	3	14
Multi-Family Residential	0	0
Other Residential	14	55
New Commercial	0	1
New Industrial	0	0
Other Com/Ind	5	24
State Electrical	36	163
Sign	3	6
Occupancy Permits	28	90
Other	0	0
<b>BUILDING INSPECTIONS</b>		
Residential	72	245
Hours	13.42	60.17
Commercial /Industrial	20	86
Hours	5.2	25.03
<b>CODE ENFORCEMENT</b>		
Total Cases	85	404
Hours	14.9	65.07
Complaints Received	5	38
<b>MEETINGS</b>		
Administration	7	17
Hours	19.25	31.58
Planning	4	36
Hours	2.6	29.94
Codes	4	15
Hours	1.5	28.75
<b>FEES</b>		
Permit Fees	\$ 2,092.00	\$ 9,587.50
Board Review Fees	\$ 275.00	\$ 690.00
City Impact Fee	\$ 3,735.00	\$ 22,629.60
Roads	\$ 1,143.00	\$ 6,671.40
Parks	\$ 1,188.00	\$ 5,544.00
Police	\$ 846.00	\$ 6,274.80
Fire	\$ 558.00	\$ 4,139.40
<b>PLANNING COMMISSION APPROVAL</b>		
Subdivision Lots	N/A	0
Commercial/Industrial Sq ft	N/A	0
Multi-Family Units	N/A	0
Other	N/A	0
<b>OTHER ITEMS</b>		
Subdivision Bonds	32 @ \$ 1,653,800	
Builders Bonds	\$	51,950.00
Workings Days in Month		16

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

**Summary of Month's Activities**

Joe Best, Recreation Superintendent, announced that he will enter retirement on January 1<sup>st</sup>, 2010, at which time he will have worked for the City of White House almost 6 years. Joe began working for the city initially on April 22<sup>nd</sup>, 2004 and has been in his current role since February 17<sup>th</sup>, 2008.

The department completed installing 3" conduit to the #2 transformer in the Municipal Park so that CEMC could pull in three runs of 1/0 wire. By accomplishing this, the contractor for the renovation project can perform earthmoving work in the area where the old #1 transformer is located. At this time, over 2,000 feet of electrical conduit has been installed. Material and rented equipment has cost approximately \$3,588 (\$1,900 materials, \$746 mini-excavator, and \$942 gravel). For several days in two separate weeks, there was no electricity in the Park except in the very front due to this work. It required careful coordination with both concession managers of Heritage and White House High School, and the Jr. Pro Football league in order to avoid food spoilage or loss of ice. In addition, it had to be coordinated within narrow gaps in the football schedule at the stadium. The power outage was scheduled intentionally to avoid the risk of electrocution in the event that the existing electrical primary was struck during the trenching operation. Luckily, the only damage done was when an unknown 1.25 inch water line was broken by the backhoe bucket at the east end of the locker rooms. The repair was made by department staff and a shutoff valve was also installed. The primary lines were re-energized on October 22. After the trench settles some more, we will do the finish grading and plant grass seed where the work took place.

Department staff did a commendable job of repairing the stadium football field after varsity football games on Oct 15<sup>th</sup> and 16<sup>th</sup> in extremely wet and sloppy conditions. Following this, the entire field was rolled over the course of 2 days (18<sup>th</sup>, 19<sup>th</sup>) with a water-filled drum to mash the soil back down, requiring 8 hours of work. The field has really gotten torn up this year due to the rainy conditions that have existed nearly the entire season. We will likely need to sprig bermudagrass between the two 40 yard lines next spring in order to re-establish the turf by the start of next season.

Park maintenance employees will be working next month to plant ryegrass on the athletic fields. The fields will be fertilized and aerated as well to produce a good playing surface for next spring.

A leaking irrigation line was discovered on October 20<sup>th</sup> at the soccer complex between Field 4 and 5, and in another location approximately 75 feet from the backflow preventer on the McCurdy Road side of the property. The water has been turned off to the irrigation system for now until repairs can be made at a later date.

At Hillcrest Cemetery, there were 4 burials, including 1 exhumation and re-burial, 5 stones set, and 2 lots sold. Park maintenance employees placed 2 flush markers that were funded by the \$200 deposit that we collect at the time of opening and closing. Due to heavy rains, five recent graves had to be filled with soil and planted with seed because of settling.

The White House Soccer Club hosted the Fall Classic soccer tournament October 9<sup>th</sup>-11<sup>th</sup>. There were 58 total teams in the tournament, of which 10 were from White House. The teams that participate in this tournament and the spring tournament are select teams, where the players are competitively chosen in tryouts. Select soccer is for players who excel in recreational play and are ready for the challenge of stronger competition and the benefit of added instruction and skill-building.

The city's Fall Baseball League season ended October 4<sup>th</sup>. The September and October rainfall greatly hampered schedules and at the end of the season, one re-scheduled game for the Tee Ball and the 10U League was not played. Overall, there were fourteen teams and 161 youth that participated in the Fall League. The Red Sox, Reds, and Yankees were overall league winners, with the Red Sox and Yankees going undefeated.

The Harvest Moon 10K was held on October 10<sup>th</sup>. The overall winner was Scott Wietecha. Scott completed 10K, (6.2 miles), in 36:08. Mr. Wietecha is the P.E. teacher at H.B. Williams School. The Harvest Moon 10K had only twenty nine participants, which was a disappointment. The weather and other races in the area most likely played a role in the less than expected 10K participation.

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Youth Basketball registration ended in October. This program is designed for youth in grades 1-4. The league will have 20 teams for the 2009-10 season, comprised of 157 youth. The regular season will begin in December.

The Adult Church League Basketball registration has been completed. There are eight teams that have entered the 2009-10 league. The Church League season is scheduled to begin November 17<sup>th</sup>.

### **Update on Department Goals and Objectives**

At the park renovation site, there has not been much earthwork done by the contractor this month due to unusually frequent and heavy rains. Some mixed soil that had been dumped years ago was discovered in a fill area in what will eventually be below the outfield of Field 7. In addition to the mixed soil, some other items such as car hoods, a refrigerator, car tires, etc. were dumped in this deep area of the project site. The large pieces of debris will be removed and a determination will have to be made concerning what to do with the unsuitable soils. At the time of this writing, the topsoil is being stripped and stockpiled on the site. The contractor wants to go ahead with the footing work for the scorer's tower right away. The next thing that the Parks department will begin working on is the relocation of the sewer force main that runs from the concession stand. This project should not conflict with the contractor's work.

Park maintenance employees will be working the week of Nov. 1<sup>st</sup> pressure washing the wooden greenway bridge at Tyree Springs Road. Our plan is to pressure wash all week long because the equipment will be rented. The foremost objective is to clean the foot planks thoroughly. The boards have recently become unusually slick when wet from rain or heavy dew because of sap that comes from trees. When the city can afford it, the department could really use a trailer-mounted hot water pressure washer and water tank to use at the multitude of places that we maintain. It would enable us to do the washing more frequently.

### **Department Highlight**

The Grand Marshal for the parade is Andy Leftwich, the phenomenal fiddle player in Ricky Skaggs' Kentucky Thunder band! He will be accompanied in the parade by his wife, Rachel. Andy, age 28, was raised in White House and amazingly joined Skaggs in February of 2000. Already in his young career, Leftwich has accumulated 4 Grammy's and 6 IBMA's (International Bluegrass Music Awards)! You can hear some of Leftwich's music at <http://skaggsfamilyrecords.com>.

The White House Christmas Parade is at 3:00 pm on Saturday, December 5<sup>th</sup>. The theme for the parade will be determined in November. We have asked the community to provide suggestions about what the theme should be. The entries are due on November 12<sup>th</sup>. We have gotten some good theme ideas already.

The Trail of Treats was a success this year! Approximately 1,900 people were counted that came through the line, nearly identical to the number we had last year. The number of vendor booths was down somewhat this year with 25 participating, and our guess is that the economy played a part in that. We did notice that the booths were better this year than last year and that is encouraging. Everything went smoothly considering the number of people and cars that are involved. The police department did a great job of staffing the event and their presence was definitely noticed.

### **Department Cost Savings Report**

The largest savings this month was from the department staff installing the electrical conduit as part of the park renovation project. We estimate that this project saved the city in the range of \$8,000-\$10,000.

PARKS AND RECREATION DEPARTMENT  
October 2009

Division	Activity	Prior Years					Current Year				
		Year End	Year End	Year End	Year End	Year End	Jul-09	Aug-09	Sept.-09	Actual	YTD
		FY 2005-2006	FY 2006-2007	FY 2007-2008	FY 2008-2009						
Maintenance	Mowing Hours	1176	1020	1044	1853	332	226	165	151	874	
	Pounds of Grass Seed Sown	1990	4350	3670	5130	5	0	0	10	15	
	Pounds of Fertilizer Applied	11885	16795	6150	9200	1400	550	0	0	1950	
	Number of Trees/Shrubs Planted	22	69	57	259	0	0	0	0	0	
Recreation	Number of Youth Program Participants	358	326	377	353	0	151	0	0	151	
	Number of Adult Program Participants	409	291	857	2309	57	95	108	65	325	
	Number of Theatre Production Attendees	651	271	102	0	0	0	0	0	0	
	Number of Special Event Attendees	2881	3453	2865	2989	101	0	62	1929	2092	
	Total Number of Special Events Offered	5	6	8	11	1	0	3	3	7	
	Total Number of Programs Offered	16	13	23	46	5	2	2	3	12	
Administration	Youth Program Revenue	\$32,137.06	\$31,045.38	\$22,095.25	\$25,414.98	\$10,056.00	\$0.00	\$1,933.00	\$9,640.00	\$21,629.00	
	Adult Program Revenue	\$19,080.40	\$14,713.00	\$15,246.25	\$19,337.35	\$168.00	\$284.75	\$297.00	\$3,072.00	\$ 3,821.75	
	Theatre Production Revenue	\$3,005.00	\$1,195.00	\$485.00	\$0.00	\$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	\$740.00	\$ 2,505.00	
Senior Center	Number of Shelter Reservations	114	115	112	139	17	29	19	13	78	
	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	\$103.00	\$ 1,479.00	
	Number of Facilities Reservations	242	257	305	256	0	12	11	9	32	
	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	\$675.03	\$ 1,837.62	
	Misc. Revenue	\$25,914.38	\$36,238.58	\$39,729.53	\$115,858.99	\$253.34	\$53.89	\$4,398.95	\$2,086.55	\$ 6,792.73	
Senior Center	Senior Center Participants	1812	2619	3993	2326	123	137	222	176	658	
	Number of Trip Participants	418	274	366	293	33	21	42	18	114	
	Number of Meals Participants	3757	3433	3430	3555	389	307	435	313	1444	
	Number of Program Participants				1407	50	66	64	50	230	
Senior Center	Number of Trips Offered	48	45	43	31	3	2	4	3	12	
	Number of Meals Served	49	50	48	48	5	4	4	4	17	
	Number of Programs Offered	7	4	5	45	4	4	4	4	16	

# Library Monthly Report

October 2009

Rebecca Whipple, Director

## Summary of October Activities

October 6 – The Library Director and Children’s Librarian attended an in-service in Clarksville that included a Regional Library Directors’ meeting and two workshops focused on data collection methods and marketing strategies.

October 8 – The Library Director and one Library Assistant prepared and staffed an information table at the Harvest Moon Festival. The table included information on library services and resources, as well as two games for children to play while at the festival.

Captain Kevin Holman and Firefighter/EMT Elizabeth Bednarcik, from the White House Fire Department, presented fire safety storytimes for the Toddler and Preschool programs as October is Fire Safety Month. Storytimes are instrumental in improving early literacy skills and ensuring school readiness.

The Library Director completed Bibliostat, a comprehensive, in-depth data collection survey for Fiscal Year 08-09. Data collected includes, but is not limited to, library services, collections, programs, revenue and expenditures, and staff. Bibliostat reports are utilized at local, state, and federal levels.

## Departmental Highlight

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The departmental highlight was having staff from the Fire Department collaborate with the library to present information to children concerning fire safety and emergency preparedness. Highlighting the library’s role in the community as an education and information center, this opportunity was an example of two city departments working together to achieve shared goals.

## Department Cost Saving Report

While no significant savings occurred as a direct result of purchasing, library staff have streamlined several in-house processes and greatly reduced the amount of paper and printer ink needed, thereby reducing the cost associated with purchasing office supplies.

WHITE HOUSE INN LIBRARY & MUSEUM  
PERFORMANCE MEASURES

Official Service Area Population: 12,667

Memberships: 9,991

Percent of the Population with  
Membership: 78.9

Total Materials Available for Checkout: 25,429  
Estimated Value of Total Materials: \$635,725  
    Last Month: \$633,500

Total Materials Available Per Capita: 2.01  
    Last Month: 2.00

State Minimum Standard: 2.00

Materials Added:

Adult Fiction: 34  
Adult Non-Fiction: 17  
Child/Juvenile/Young Adult: 77  
Juvenile/Young Adult Non-Fiction: 1  
Audiobooks: 13  
Movies: 8  
Music CD: 0  
Total: 150

Library Circulation:

Total # of Checkouts: 6,402  
Last Month: 6,388  
Items Per Patron: 2.55  
State Minimum Standard: 2.5

New Memberships:

Adult: 58  
Senior Adult: 0  
Trustee: 0  
Child: 2  
Student: 22  
Young Adult: 5  
Total: 87

<u>Programs:</u>	<u>Sessions:</u>	<u>Attendance:</u>
Toddlers	4	129
Preschool	4	78
Teens	2	9
Adult	2	7
Totals:	12	223

Wireless Internet Users: 43

Computer Internet Users: 1040

Volunteers: 7

Total Hours: 48.5

Services Provided by Contracting With State:

Interlibrary Loan Service:

Items Borrowed: 25

Items Loaned: 12

TN Electronic Library (TEL) Sessions:

Inside Users: 0

Remote Users: 102

R.E.A.D.S. (1<sup>st</sup> Qtr. Statistics):

eBooks Downloaded: 28

Audiobooks Downloaded: 319

R.E.A.D.S. (2<sup>nd</sup> Qtr. Statistics):

eBooks Downloaded:

Audiobooks Downloaded:

R.E.A.D.S. (3<sup>rd</sup> Qtr. Statistics):

eBooks Downloaded:

Audiobooks Downloaded:

R.E.A.D.S. (4<sup>th</sup> Qtr. Statistics):

eBooks Downloaded:

Audiobooks Downloaded:

## Engineering Department Monthly Report October 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 complete except for the top asphalt layer on the trail which will be installed in November. Roadway repairs are complete for the roads to be paved and paving will start in November. The Parks ball fields now have dirt moving and we should start to see big improvements soon. Engineering has recommended installing a 4-way stop condition at the Highland Drive and Laura Drive intersection. Engineering has also recommended reducing the speed limit on Union Road (Hwy 76 to the concrete plant) from 45 mph to 35 mph.

### Performance Indicators:

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

#### ► Inspections:

	<u>This month # inspections</u>	<u>This month last Year # inspections</u>	<u>FY 09-10 YTD # inspections</u>	<u>FY 08-09 Total # inspections</u>
Erosion & Sediment Control	12	6	35	99
Detention / Retention Pond	8	6	21	77
Grading / Storm Drainage	7	14	24	60
Proof-roll (sub-grade & stone)	1	0	2	3
Binder	2	1	3	10
Sidewalks	4	7	25	67
Asphalt topping	0	2	3	7
Bond	4	17	20	88
Existing roads for repair	9	0	21	63
Surveying	1	2	7	16

	<u>This month</u>	<u>This month last Year</u>	<u>FY 09-10 YTD</u>	<u>FY 08-09 Total</u>
Total # hours on inspections:	35	48	154	519

#### ► Citizen Calls:

	<u>This month</u>			<u>This month last Year # calls</u>	<u>Total Calls</u>	
	<u>Calls</u>	<u>Resolved</u>	<u>Outstanding</u>		<u>FY09-10 YTD</u>	<u>FY08-09 Last Year</u>
Drainage	3	2	1	6	28	124
Sidewalk	0	0	0	0	2	10
Roadway	6	2	4	3	14	51
Signs & Signals	6	5	1	12	26	90

## Engineering Department Monthly Report October 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	construction
ARRA – Fiber Optics	\$ 960,000 / City, Fed	additional Engineering
ARRA – Calista Road	\$ 514,812 / Federal	Environmental permitting
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	complete (except final asphalt)

▶ Training seminars / conferences:

- MMA #17 Managing Change – Fire Hall #2
- Indian Ridge HOA meeting (guest speaker) – Indian Ridge clubhouse
- Public Meeting for Hwy 76 Sidewalk project – City Hall Board Room
- Sumner County Storm Water Group meeting – Gallatin
- Public Meeting for ARRA Fiber Optic project – City Hall Board Room
- Public Meeting for ARRA Calista Road project – City Hall Board Room

## CITY COURT REPORT OCTOBER 2009

### CITATIONS:

TOTAL MONIES COLLECTED FOR THE MONTH	\$12,427.80
TOTAL MONIES COLLECTED YTD	<b>\$55,895.85</b>

### STATE FINES:

TOTAL MONIES COLLECTED FOR MONTH	\$2,324.00
TOTAL MONIES COLLECTED YTD	<b>\$10,055.71</b>

TOTAL REVENUE FOR MONTH	<b>\$14,751.80</b>
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TOTAL REVENUE YTD	<b>\$65,951.56</b>
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### DISBURSEMENTS

LITIGATION TAX	\$353.35
DOS/DOH FINES & FEES	\$536.75
TBI FINES & FEES	\$0.00
RESTITUTION/REFUNDS	\$0.00
WORTHLESS CHECKS	\$0.00
ADM. FEE FOR STATE	\$0.00

TOTAL DISBURSEMENTS FOR MONTH	<b>\$890.10</b>
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TOTAL DISBURSEMENTS YTD	<b>\$4,440.02</b>
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ADJUSTED REVENUE FOR MONTH	<b>\$13,861.70</b>
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<u>TOTAL ADJUSTED REVENUE YTD</u>	<u><b>\$61,511.54</b></u>
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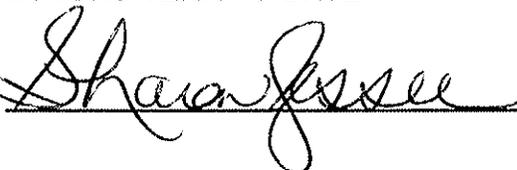
DONATION TO DRUG FUND FOR MONTH	\$712.50
TRANSFER TO DRUG FUND	\$0.00

DONATIONS YEAR TO DATE	<b>\$3,425.60</b>
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DONATION TO CAMERA FUND FOR MONTH	\$0.00
	\$0.00

DONATIONS YEAR TO DATE	<b>\$0.00</b>
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CITY COURT CLERK

  
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Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

110 GENERAL FUND

**DRAFT**

Account	Description	Year-To-Date			OCTOBER		
		Budget Estimate	Actual	Percent Of Budget	Estimate Avg/Mth	Actual	Percent Of Avg
REVENUES							
31110	REAL & PERSONAL PROPERTY TAX (CURRENT)	1,395,867.00	922,79-	0.1	116,322.25	0.00	0.0
31120	PUBLIC UTILITIES PROPERTY TAX (CURRENT)	38,000.00	0.00	0.0	3,166.67	0.00	0.0
31211	PROPERTY TAX DELINQUENT 1ST YEAR	27,000.00	18,734.53-	69.4	2,250.00	1,971.38-	87.6
31212	PROPERTY TAX DELINQUENT 2ND YEAR	6,000.00	2,654.92-	44.2	500.00	1,025.00-	205.0
31213	PROPERTY TAX DELINQUENT 3RD YEAR	700.00	768.00-	109.7	58.33	768.00-	1316.6
31214	PROPERTY TAX DELINQUENT 4TH YEAR	2,000.00	0.00	0.0	166.67	0.00	0.0
31219	PROPERTY TAX DELINQUENT - OTHER PRIOR YE	30,000.00	0.00	0.0	2,500.00	0.00	0.0
31300	INT, PENALTY, AND COURT COST ON PROP TAX	20,000.00	2,825.50-	14.1	1,666.67	912.21-	54.7
31513	PAYMENT IN LIEU OF TAX -SEWER UTILITIES	81,665.00	13,610.84-	16.7	6,805.42	0.00	0.0
31610	LOCAL SALES TAX - CO. TRUSTEE	1,750,000.00	619,991.69-	35.4	145,833.33	137,379.71-	94.2
31709	BEER AND LIQUOR LOCAL PRIV TAX	0.00	1,241.70-	0.0	0.00	0.00	0.0
31710	WHOLESALE BEER TAX	190,000.00	69,962.67-	36.8	15,833.33	15,372.23-	97.1
31800	BUSINESS TAXES	98,000.00	30,912.18-	31.5	8,166.67	3,981.40-	48.8
31911	NATURAL GAS FRANCHISE TAX	153,000.00	132,647.66-	86.7	12,750.00	0.00	0.0
31912	CABLE TV FRANCHISE TAX	90,000.00	22,492.63-	25.0	7,500.00	0.00	0.0
31960	SPECIAL ASSESSMENT - LIENS	0.00	995.00-	0.0	0.00	0.00	0.0
31980	MIXED DRINK TAXES	0.00	1,250.00-	0.0	0.00	552.50-	0.0
32209	BEER AND LIQUOR LICENSE APPLICATION FEE	2,700.00	800.00-	29.6	225.00	0.00	0.0
32610	BUILDING PERMITS	35,000.00	10,316.50-	29.5	2,916.67	0.00	0.0
32690	OTHER PERMITS	100.00	0.00	0.0	8.33	0.00	0.0
32710	SIGN PERMITS	1,450.00	400.00-	27.6	120.83	200.00-	165.5
33100	FEDERAL GRANTS	1,671,160.00	0.00	0.0	139,263.33	0.00	0.0
33320	TVA PAYMENTS IN LIEU OF TAXES	71,000.00	0.00	0.0	5,916.67	0.00	0.0
33400	STATE GRANTS	1,031,000.00	32,181.08-	3.1	85,916.67	15,167.90-	17.7
33410	STATE LAW ENFORCEMENT EDUCATION GRANT	10,800.00	0.00	0.0	900.00	0.00	0.0
33450	LOCAL GRANT-ROB.CO. SRO	640,000.00	0.00	0.0	2,958.33	0.00	0.0
33510	STATE SALES TAX	26,000.00	15,232.53-	58.6	53,333.33	51,133.71-	95.9
33520	STATE INCOME TAX	5,000.00	2,641.99-	52.8	2,166.67	68.70-	3.2
33530	STATE BEER TAX	21,000.00	7,080.59-	33.7	416.67	2,641.99-	634.1
33553	STATE GASOLINE INSPECTION FEE	25,000.00	0.00	0.0	1,750.00	1,769.88-	101.1
33593	CORPORATE EXCISE TAX	8,500.00	0.00	0.0	2,083.33	0.00	0.0
33710	COUNTY GRANT - SENIOR NUTRITION	2,700.00	1,182.00-	43.8	708.33	0.00	0.0
34120	FEES AND COMMISSIONS	45,000.00	26,208.00-	58.2	225.00	100.00-	44.4
34740	PARKS AND REC LEAGUE FEES	7,000.00	0.00	0.0	3,750.00	13,854.00-	369.4
34741	FIELD MAINTENANCE FEES	7,500.00	2,864.90-	38.2	583.33	0.00	0.0
34760	LIBRARY FINES, FEES, AND OTHER CHARGES	36,000.00	4,823.87-	13.4	625.00	625.30-	100.0
34793	COMMUNITY CENTER FEES	9,000.00	4,120.00-	45.8	3,000.00	1,177.53-	39.3
34900	OTHER CHARGES FOR SERVICES	176,000.00	61,502.79-	34.9	750.00	1,117.00-	148.9
35110	CITY COURT FINES AND COSTS	300.00	165.00-	55.0	14,666.67	13,068.18-	89.1
35130	IMPOUNDMENT CHARGES	6,500.00	933.91-	14.4	25.00	0.00	0.0
36000	OTHER REVENUES	10,500.00	2,363.43-	22.5	541.67	50.65-	9.4
36100	INTEREST EARNINGS	16,000.00	5,434.53-	34.0	875.00	500.15-	57.2
36210	RENT	0.00	7,641.23-	0.0	1,333.33	1,360.43-	102.0
36330	SALE OF EQUIPMENT	0.00	13,947.60-	0.0	0.00	0.00	0.0
36350	INSURANCE RECOVERIES	0.00	5,248.00-	0.0	0.00	0.00	0.0
36420	STADIUM RECEIPTS	8,300.00	8,300.00-	63.2	691.67	1,164.00-	168.3

Summary Financial Statement  
OCTOBER 31, 2009

FlexGen4 (7.0U)

Fiscal Year Time Lapse: 33.33

110 GENERAL FUND

Account	Description	Year-To-Date		OCTOBER		
		Budget Estimate	Actual	Estimate Avg/Mth	Actual	Percent Of Avg
<b>REVENUES</b>						
36450	PARKS CONCESSIONS	6,000.00	171.73-	500.00	2.55-	0.5
36700	CONTRI AND DONATION FROM PRIVATE SOURCES	0.00	105.00-	0.00	50.00-	0.0
36920	SALE OF BONDS	1,243,289.00	0.00	103,607.42	0.00	0.0
36960	OPERATING TRANSFER IN FROM OTHER FUNDS	150,000.00	0.00	12,500.00	0.00	0.0
Total REVENUES		9,190,531.00	1,333,992.07-	765,877.59	269,500.40-	35.2
<b>EXPENDITURES</b>						
41000	GENERAL GOVERNMENT	611,584.00-	103,835.58	50,965.34-	22,356.71	43.9
41210	CITY COURT	75,316.00-	24,908.73	6,276.33-	6,778.97	108.0
41500	FINANCIAL ADMINISTRATION	321,429.00-	111,583.76	26,785.77-	22,649.11	84.6
41650	HUMAN RESOURCES	118,084.00-	38,259.68	9,840.31-	11,646.24	118.4
41670	ENGINEERING	2,183,035.00-	180,516.38	181,919.59-	9,999.13	5.5
41700	PLANNING AND ZONING	326,302.00-	99,673.95	27,191.84-	29,198.73	107.4
41800	GENERAL GOVERNMENT BUILDINGS	67,246.00-	16,881.61	5,603.82-	4,348.52	77.6
41921	SPECIAL EVENTS	3,200.00-	567.47	266.67-	567.47	212.8
42100	POLICE PATROL	923,927.00-	287,785.08	76,993.90-	88,834.06	115.4
42120	POLICE SPECIAL SERVICES	59,916.00-	18,416.12	4,993.00-	5,927.21	118.7
42150	POLICE ADMINISTRATION	283,023.00-	85,106.25	23,585.24-	24,035.02	101.9
42151	COMMUNICATIONS SERVICES	215,773.00-	68,614.34	17,981.07-	19,429.47	108.1
42200	FIRE PROTECTION AND CONTROL	877,546.00-	345,198.42	73,128.86-	85,513.61	116.9
42210	FIRE ADMINISTRATION AND INSPECTION	204,352.00-	60,638.39	17,029.34-	16,644.94	97.7
43000	PUBLIC WORKS	78,123.00-	21,630.06	6,510.23-	5,223.71	80.2
43100	HIGHWAYS AND STREETS	180,301.00-	53,499.95	15,025.12-	14,418.85	96.0
43170	CITY GARAGE	10,522.00-	4,929.50	876.83-	1,205.64	137.5
44310	SENIOR CITIZEN ACTIVITIES	69,698.00-	23,903.38	5,808.17-	6,438.30	110.8
44700	PARKS	236,059.00-	68,227.90	19,671.57-	20,308.17	103.2
44740	PARK MAINTENANCE	1,992,491.00-	1,740,910.81	166,040.92-	1,653,456.07	995.8
44800	LIBRARIES	146,375.00-	52,194.38	12,197.93-	15,396.95	126.2
44880	CHILDREN'S LIBRARY SERVICES	36,422.00-	12,114.30	3,035.16-	3,518.77	115.9
51000	MISC EXP	239,000.00-	4,597.00-	19,916.66-	0.00	0.0
Total EXPENDITURES		9,259,724.00-	3,414,799.04	771,643.67-	2,067,895.65	268.0
Total GENERAL FUND		69,193.00-	2,080,806.97	5,766.08-	1,798,395.25	1189.2

Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

120 INDUSTRIAL DEVELOPMENT FUND

Account	Description	Year-To-Date		OCTOBER			
		Budget Estimate	Actual	Percent Of Budget	Estimate Avg/Mth	Actual	Percent Of Avg
REVENUES							
33800	LOCAL REVENUE ALLOCATIONS	45,000.00	18,641.26	41.4	3,750.00	0.00	0.0
36100	INTEREST EARNINGS	250.00	16.49	6.6	20.83	0.00	0.0
	Total REVENUES	45,250.00	18,657.75	41.2	3,770.83	0.00	0.0
EXPENDITURES							
48000	ECONOMIC OPPORTUNITY	65,500.00	40,842.72	62.4	5,458.33	26,115.95	478.5
	Total EXPENDITURES	65,500.00	40,842.72	62.4	5,458.33	26,115.95	478.5
	Total INDUSTRIAL DEVELOPMENT FUND	20,250.00	22,184.97	109.6	1,687.50	26,115.95	1547.6

Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

121 STATE STREET AID FUND

Account	Description	Year-To-Date		Percent Of Budget	OCTOBER		Percent Of Avg
		Budget Estimate	Actual		Estimate Avg/Mth	Actual	
REVENUES							
33551	STATE GASOLINE AND MOTOR FUEL TAX	248,000.00	47,322.80-	19.1	20,666.67	0.00	0.0
36100	INTEREST EARNINGS	500.00	36.38-	7.3	41.67	0.00	0.0
	Total REVENUES	248,500.00	47,359.18-	19.1	20,708.34	0.00	0.0
EXPENDITURES							
43100	HIGHWAYS AND STREETS	328,000.00-	221,644.05	67.6	27,333.34-	0.00	0.0
	Total EXPENDITURES	328,000.00-	221,644.05	67.6	27,333.34-	0.00	0.0
	Total STATE STREET AID FUND	79,500.00-	174,284.87	219.2	6,625.00-	0.00	0.0

Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

122 PARKS SALES TAX FUND

Account	Description	Year-To-Date		Percent Of Budget	OCTOBER		Percent Of Avg
		Budget Estimate	Actual		Estimate Avg/Mth	Actual	
REVENUES							
36100	INTEREST EARNINGS	6,000.00	599.65	10.0	500.00	116.13	23.2
36425	PARKS SALES TAX RECEIPTS	155,000.00	15,554.41	10.0	12,916.67	0.00	0.0
36700	CONTRI AND DONATION FROM PRIVATE SOURCES	20,000.00	0.00	0.0	1,666.67	0.00	0.0
Total REVENUES		181,000.00	16,154.06	8.9	15,083.34	116.13	0.8
EXPENDITURES							
49000	DEBT SERVICE	336,293.00	66,972.25	19.9	28,024.43	0.00	0.0
Total EXPENDITURES		336,293.00	66,972.25	19.9	28,024.43	0.00	0.0
Total PARKS SALES TAX FUND		155,293.00	50,818.19	32.7	12,941.09	116.13	0.9

Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

123 SOLID WASTE FUND

Account	Description	Year-To-Date		Percent Of Budget	OCTOBER		Percent Of Avg
		Budget Estimate	Actual		Estimate Avg/Mth	Actual	
<b>REVENUES</b>							
34400	SANITATION - USER FEES	655,000.00	110,460.00	16.9	54,583.33	0.00	0.0
36000	OTHER REVENUES	150.00	0.00	0.0	12.50	0.00	0.0
36100	INTEREST EARNINGS	450.00	800.48	177.9	37.50	0.00	0.0
37794	SALE OF MATERIALS	8,500.00	1,931.70	22.7	708.33	21.90	3.1
Total REVENUES		664,100.00	113,192.18	17.0	55,341.66	21.90	0.0
<b>EXPENDITURES</b>							
43200	SANITATION	580,860.00	173,220.74	29.8	48,404.99	34,527.86	71.3
49000	DEBT SERVICE	95,872.00	3,248.44	3.4	7,989.33	0.00	0.0
Total EXPENDITURES		676,732.00	176,469.18	26.1	56,394.32	34,527.86	61.2
Total SOLID WASTE FUND		12,632.00	63,277.00	500.9	1,052.66	34,505.96	3278.0

Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

124 IMPACT FEES

Account	Description	Year-To-Date		Percent Of Budget	Estimate Avg/Mth	Actual	Percent Of Avg
		Budget Estimate	Actual				
REVENUES							
33400	STATE GRANTS	90,000.00	0.00	0.0	7,500.00	0.00	0.0
36100	INTEREST EARNINGS	9,600.00	2,113.59	22.0	800.00	241.10	30.1
36421	ROADS IMPACT FEES	23,000.00	6,671.40	29.0	1,916.67	1,143.00	59.6
36422	PARKS IMPACT FEES	11,000.00	5,544.00	50.4	916.67	1,188.00	129.6
36423	POLICE IMPACT FEES	11,000.00	6,274.80	57.0	916.67	846.00	92.3
36424	FIRE IMPACT FEES	7,000.00	4,139.40	59.1	583.33	558.00	95.7
Total REVENUES		151,600.00	24,743.19	16.3	12,633.34	3,976.10	31.5
EXPENDITURES							
51010	ROADS IMPACT FEES	285,173.00	1,566.33	0.5	23,764.41	0.00	0.0
51020	PARKS IMPACT FEES	22,279.00	729.67	3.3	1,856.58	0.00	0.0
51030	POLICE IMPACT FEES	117,316.00	0.00	0.0	9,776.33	0.00	0.0
51040	FIRE IMPACT FEES	42,897.00	5,061.11	11.8	3,574.75	0.00	0.0
Total EXPENDITURES		467,665.00	7,357.11	1.6	38,972.07	0.00	0.0
Total IMPACT FEES		316,065.00	17,386.08	5.5	26,338.73	3,976.10	15.1

Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

140 POLICE DRUG FUND

Account	Description	Year-To-Date		Percent Of Budget	Estimate Avg/Mth	Actual	Percent Of Avg
		Budget Estimate	Actual				
REVENUES							
31610	LOCAL SALES TAX - CO. TRUSTEE	1,200.00	0.00	0.0	100.00	0.00	0.0
33400	STATE GRANTS	15,938.00	0.00	0.0	1,328.17	0.00	0.0
35130	IMPOUNDMENT CHARGES	150.00	0.00	0.0	12.50	0.00	0.0
35140	DRUG RELATED FINES	26,000.00	2,453.19	9.4	2,166.67	324.77	15.0
36100	INTEREST EARNINGS	250.00	4.03	1.6	20.83	0.00	0.0
36330	SALE OF EQUIPMENT	0.00	249.90	0.0	0.00	72.60	0.0
Total REVENUES		43,538.00	2,707.12	6.2	3,628.17	252.17	7.0
EXPENDITURES							
42129	DRUG INVESTIGATION AND CONTROL	30,038.00	4,583.85	15.3	2,503.18	0.00	0.0
Total EXPENDITURES		30,038.00	4,583.85	15.3	2,503.18	0.00	0.0
Total POLICE DRUG FUND		13,500.00	1,876.73	13.9	1,124.99	252.17	22.4

Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

200 DEBT SERVICE FUND (GENERAL)

Account	Description	Year-To-Date		OCTOBER			
		Budget Estimate	Actual	Percent Of Budget	Estimate Avg/Mth	Actual	Percent Of Avg
REVENUES							
31110	REAL & PERSONAL PROPERTY TAX (CURRENT)	560,000.00	130.21-	0.0	46,666.67	0.00	0.0
36100	INTEREST EARNINGS	2,800.00	43,768.12-	1563.1	233.33	0.28-	0.1
	Total REVENUES	562,800.00	43,898.33-	7.8	46,900.00	0.28-	0.0
EXPENDITURES							
49000	DEBT SERVICE	578,118.00-	92,780.92	16.0	48,176.50-	0.00	0.0
	Total EXPENDITURES	578,118.00-	92,780.92	16.0	48,176.50-	0.00	0.0
	Total DEBT SERVICE FUND (GENERAL)	15,318.00-	48,882.59	319.1	1,276.50-	0.28-	0.0

Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

412 SEWER FUND

Account	Description	Year-To-Date		OCTOBER		
		Budget Estimate	Actual	Estimate Avg/Mth	Actual	Percent Of Avg
<b>REVENUES</b>						
34900	BULK DISPOSAL FEE	300.00	875.00	25.00	0.00	0.0
36000	OTHER REVENUES	5,250.00	11,788.68	437.50	0.00	0.0
36100	INTEREST EARNINGS	13,500.00	1,242.29	1,125.00	302.02	26.8
36920	SALE OF BONDS	1,000,000.00	0.00	83,333.33	0.00	0.0
37210	APPLICATION FEES & NONREFUNDABLE DEPOSIT	24,250.00	5,850.00	2,020.83	1,150.00	56.9
37220	ADMINISTRATIVE FEES	17,520.00	3,575.00	1,460.00	425.00	29.1
37230	SEWER USER FEES	2,046,521.00	393,815.13	170,543.42	515.08	0.3
37298	CAPACITY FEES	375,440.00	49,520.00	31,286.67	9,800.00	31.3
37499	COMMITMENT FEES	265,200.00	0.00	22,100.00	0.00	0.0
37995	CONNECTION FEES	33,600.00	2,550.00	2,800.00	1,050.00	37.5
<b>Total REVENUES</b>		<b>3,781,581.00</b>	<b>469,216.10</b>	<b>315,131.75</b>	<b>12,211.94</b>	<b>3.9</b>
<b>EXPENDITURES</b>						
49000	DEBT SERVICE	712,631.00	100,840.00	59,385.92	20,560.00	34.6
52117	ADMINISTRATION AND GENERAL EXPENSES	1,562,813.00	146,980.89	130,234.41	20,797.74	16.0
52210	COLLECTION	1,221,495.00	422,339.94	101,791.28	27,969.87	27.5
52213	SEWER TREATMENT AND DISPOSAL	343,486.00	109,070.73	28,623.83	11,836.82	41.4
52223	DEPRECIATION	563,251.00	93,875.16	46,937.58	0.00	0.0
<b>Total EXPENDITURES</b>		<b>4,403,676.00</b>	<b>873,106.72</b>	<b>366,973.02</b>	<b>81,164.43</b>	<b>22.1</b>
<b>Total SEWER FUND</b>		<b>622,095.00</b>	<b>403,890.62</b>	<b>51,841.27</b>	<b>68,952.49</b>	<b>133.0</b>

Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

416 HEALTHCARE FUND

Account	Description	Year-To-Date		OCTOBER		Percent Of Avg
		Budget Estimate	Actual	Estimate Avg/Mth	Actual	
<b>REVENUES</b>						
36100	INTEREST EARNINGS	150.00	0.00	12.50	0.00	0.0
36350	INSURANCE RECOVERIES	0.00	105,596.65	0.00	0.00	0.0
36960	OPERATING TRANSFER IN FROM OTHER FUNDS	1,116,860.00	263,790.65	93,071.67	0.00	0.0
	<b>Total REVENUES</b>	1,117,010.00	369,387.30	93,084.17	0.00	0.0
<b>EXPENDITURES</b>						
51520	INSURANCE EMPLOYERS SHARE	1,117,010.00	279,351.57	93,084.16	60,027.75	64.5
	<b>Total EXPENDITURES</b>	1,117,010.00	279,351.57	93,084.16	60,027.75	64.5
	<b>Total HEALTHCARE FUND</b>	0.00	90,035.73	0.01	60,027.75	7500.0

Summary Financial Statement  
OCTOBER 31, 2009

Fiscal Year Time Lapse: 33.33

433 HILLCREST CITY CEMETERY

Account	Description	Year-To-Date		Percent Of Budget	Estimate Avg/Mth	Actual	Percent Of Avg
		Budget Estimate	Actual				
REVENUES							
34110	GENERAL SERVICES	300.00	100.00-	33.3	25.00	75.00-	300.0
34321	CEMETERY BURIAL CHARGES	300.00	300.00-	100.0	25.00	0.00	0.0
34323	GRAVE - OPENING AND CLOSING FEES	16,700.00	6,400.00-	38.3	1,391.67	2,800.00-	201.2
36100	INTEREST EARNINGS	1,700.00	147.02-	8.6	141.67	31.11-	22.0
36330	SALE OF EQUIPMENT	0.00	249.75-	0.0	0.00	0.00	0.0
36340	SALE OF CEMETERY LOTS	7,800.00	3,000.00-	38.5	650.00	1,500.00-	230.8
Total REVENUES		26,800.00	10,196.77-	38.0	2,233.34	4,406.11-	197.3
EXPENDITURES							
43400	CEMETERIES	17,570.00-	6,786.81	38.6	1,464.16-	37.00	2.5
Total EXPENDITURES		17,570.00-	6,786.81	38.6	1,464.16-	37.00	2.5
Total HILLCREST CITY CEMETERY		9,230.00	3,409.96-	36.9	769.18	4,369.11-	568.0

G/L Month: 10 OCTOBER  
Beginning Fund: 110 Beginning Function:  
Ending Fund: 433 Ending Function:

\* End of Report: CITY OF WHITE HOUSE \*

*RESOLUTIONS . . .*

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*November 12, 2009*

# **M E M O R A N D U M**

To: Board of Mayor and Alderman

From: Angie Carrier  
City Administrator

Re: Bond Resolution

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This resolution is to follow-up with last month's denial of the capital outlay note bids for the park project. This resolution will allow for the City to bid nationally for the capital outlay note to fund the park project as well as re-finance other capital outlay notes at a lower interest rate. Bids will be received until November 23, 2009 at 11:00 A.M. E.S.T. If you have any questions, feel free to contact me.

RESOLUTION AUTHORIZING THE SALE AND PROVIDING THE DETAILS OF  
NOT-TO-EXCEED \$2,500,000 GENERAL OBLIGATION BONDS,  
SERIES 2009, OF THE CITY OF WHITE HOUSE, TENNESSEE,  
AND PROVIDING FOR THE LEVY OF AD VALOREM  
TAXES IN CONNECTION THEREWITH

WHEREAS, the Board of Mayor and Aldermen (the "Board") of the 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 Board has further determined that it is in the best interests of the Issuer to refund certain outstanding obligations of the Issuer in order to achieve cost savings and/or restructure its debt service on such obligations; and

WHEREAS, the Board, after due deliberation, has determined that it is appropriate to issue its not-to-exceed \$2,500,000 General Obligation Bonds, Series 2009 (the "Bonds"), pursuant to authority of Sections 9-21-101 et seq. of the Tennessee Code Annotated, as amended, and other applicable provisions of law for such purposes; and

WHEREAS, a portion of the proceeds of the Bonds will be used to finance the acquisition, construction and equipping of the Project; and

WHEREAS, a portion of the proceeds of the Bonds will be used to refund and/or retire all or a portion of the following outstanding obligations of the Issuer (collectively, the "Refunded Obligations"):

- (a) General Obligation Refunding Bonds, Series 1999 dated December 1, 1998,

- (b) General Obligation Capital Outlay Note, Series 2004 dated April 26, 2004,
- (c) General Obligation Capital Outlay Note, Series 2005 dated April 21, 2005, and
- (d) Capital Outlay Note, Series 2006 dated June 13, 2006

WHEREAS, the net proceeds from the sale of the Bonds after payment of issuance expenses will be used by the Issuer for the purpose of financing the costs of the Project, paying the principal of, premium, if any, and interest on the Refunded Obligations, as provided herein, and paying the costs of the issuance of the Bonds; and

WHEREAS, on October 15, 2009 the Board adopted a resolution entitled "INITIAL RESOLUTION DETERMINING TO ISSUE NOT TO EXCEED \$2,500,000 GENERAL OBLIGATION IMPROVEMENT AND REFUNDING BONDS OF CITY OF WHITE HOUSE, TENNESSEE" (the "Initial Resolution"); and

WHEREAS, the Initial Resolution, together with the notice required by Section 9-21-206, Tennessee Code Annotated, as amended, has been published as required by law; and

WHEREAS, no petition protesting the issuance of the Bonds was filed pursuant to the requirements of Section 9-21-207, Tennessee Code Annotated, as amended; and

WHEREAS, the plan of refunding of the Refunded Obligations has been submitted to the State Director of Local Finance as required by Section 9-21-903, Tennessee Code Annotated, as amended, and he has acknowledged receipt thereof to the Issuer and submitted his report thereon to the Issuer; and

WHEREAS, prior to the issuance and sale of the Bonds, it is necessary that the Issuer publish a Notice of Sale with respect to the Bonds proposed to be issued; and

WHEREAS, it is appropriate for this Board to provide certain details of the Bonds and the pledge of revenues thereto at this time; and

WHEREAS, it is appropriate for the Mayor to conduct the sale of the Bonds, to accept the best bid for the Bonds, and to sell the Bonds to the best bidder; and

WHEREAS, it is also appropriate to authorize the Mayor to determine the exact principal amount, interest rates and certain other terms of the Bonds and to finalize the sale of the Bonds to the ultimate purchaser.

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

SECTION 1. In order to provide financing for 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 in order 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, the Issuer shall borrow the amount of not-to-exceed \$2,500,000 and General Obligation Bonds, Series 2009, of the Issuer in the principal amount borrowed shall be issued pursuant to Sections 9-21-101 et seq. of the Tennessee Code Annotated, as amended, and other applicable provisions of law.

SECTION 2. The following terms shall have the following meanings in this resolution unless the text expressly or by necessary implication requires otherwise:

(a) "Bond Fund" shall mean the fund used to pay principal and interest on the Bonds as they become due;

(b) "Bonds" shall mean the General Obligation Bonds, Series 2009 of the Issuer in an aggregate principal amount of not-to-exceed \$2,500,000 authorized to be issued by this resolution;

(c) "Bond Registrar" shall mean the registration and paying agent for the Bonds appointed by the Issuer pursuant to Section 10, or any successor as from time to time designated by the Governing Body.

(d) "Book-Entry Form" or "Book-Entry System" means a form or system, as applicable, under which physical bond certificates in fully registered form are issued to a Depository, or to its nominee as Registered Owner, with the certificate of bonds being held by and "immobilized" in the custody of such Depository, and under which records maintained by persons, other than the Issuer or the Bond Registrar, constitute the written record that identifies, and records the transfer of, the beneficial "book-entry" interests in those bonds;

(e) "Code" shall mean the Internal Revenue Code of 1986, as amended and regulations promulgated thereunder;

(f) "Depository" shall mean any securities depository that is a clearing agency under federal laws operating and maintaining, with its participants or otherwise, a Book-Entry System, including, but not limited to, DTC;

(g) "DTC" means the Depository Trust Company, a limited purpose company organized under the laws of the State of New York, and its successors and assigns;

(h) "DTC Participant(s)" means securities brokers and dealers, banks, trust companies and clearing corporations that have access to the DTC System;

(i) "Financial Advisor" shall mean Morgan Keegan & Company Inc., Knoxville, Tennessee.

(j) "Fiscal Year" shall mean the twelve-month period beginning on July 1 of each year and ending on the last day of June of the following year;

(k) "Governing Body" shall mean the Board of Mayor and Aldermen of the Issuer;

(l) "Issuer" shall mean the City of White House, Tennessee;

(m) "Mayor" shall mean the duly elected Mayor of the Issuer from time to time.

(n) "Obligations of the United States of America" shall mean direct obligations of, or obligations the principal of and interest on which are guaranteed by, the United States government or obligations of any agency or instrumentality of the United States of America which are permitted investments under Tennessee law for the purposes for which they are to be purchased and/or held;

(o) "Refunded Obligations" shall mean all or a portion of the unpaid and outstanding balance of the Issuer's 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, currently outstanding in the principal amount of \$1,093,000, to be refunded pursuant to this resolution;

SECTION 3. Findings of the Governing Body. It is hereby found and determined by the Governing Body as follows:

(a) The financing of the Project is necessary and in the best interests of the citizens of the Issuer;

(b) The refunding of the Refunded Obligations as set forth herein through the issuance of the Bonds will consolidate the Refunded Obligations into a single bond issue, will

restructure the payment of principal of and interest on the Refunded Obligations, and will produce a cost savings to the Issuer;

(c) The proceeds from the sale of the Bonds and other funds of the Issuer, together with investment income therefrom, will be sufficient to pay principal of, premium, if any, and interest on the Refunded Obligations, within ninety (90) days after the issuance of the Bonds;

(c) The Issuer will be able to amortize the Bonds, together with all other bonds, notes and other financial obligations now outstanding and all additional obligations proposed to be issued by the Issuer; and

(d) The proposed bond sale being authorized by this resolution is feasible and in the best interests of the Issuer.

SECTION 4. The Mayor is hereby authorized and directed to determine the principal amount of the Bonds not to exceed the principal amount specified in Section 1 to be actually issued (which may be in one or more emissions) and to effect adjustments in the maturity schedule and optional redemption dates set forth herein as authorized in Section 7. The determinations made by the Mayor, as described above, and the finalization of the details of the Bonds and sale of the Bonds to the successful bidder by the Mayor shall be binding on the Issuer and no further action by the Governing Body with respect thereto shall be required. The Mayor shall cause, if advantageous to the Issuer, all or a portion of the Bonds to be insured by one or more bond insurance policies issued by one or more nationally recognized bond insurance companies so long as it is demonstrated to the Mayor's satisfaction either (i) that such insurance is necessary to sell the Bonds, or the portion thereof to be insured, or (ii) the present value of the projected savings in interest costs to the Issuer as a result of obtaining such bond insurance exceeds the premium cost to the Issuer for such bond insurance.

The Mayor is hereby authorized and directed to publish a Notice of Sale for the Bonds and, if appropriate, for any other bonds of the Issuer which are being competitively sold at the same time, in either a financial newspaper having national circulation, or via an electronic communication system that is generally available to the financial community, and the date of publication shall be selected by the Mayor as he may deem appropriate for the purpose of conducting the sale of the Bonds at public sale at the earliest possible date after complying with the requirements of Tennessee Code Annotated, Section 9-21-203 that the Bonds must be advertised for sale for not less than 5 days prior to the sale of the Bonds. If the principal amount of bonds to be sold is not greater than \$5,000,000, then the notice of sale may be published as set forth above or in a newspaper having general circulation in the Issuer. The Notice of Sale shall be in such form, meeting the requirements of Tennessee Code Annotated Section 9-21-202, as shall be approved by the Mayor and the Financial Advisor. The Bonds shall be sold by physical delivery of bids or by electronic bidding means of an internet bidding service as shall be determined by the Mayor, in consultation with the Financial Advisor. The Mayor is hereby authorized to enter into a contract for financial advisory services with the Financial Advisor in connection with the sale of the Bonds and to authorize the Financial Advisor to submit a bid either alone or with other bidders at such public sale.

SECTION 5. The Mayor and City Recorder, working with the Financial Advisor, are hereby authorized and directed to provide for the preparation and distribution, electronic or otherwise, of a Preliminary Official Statement describing the Bonds and any other bonds or notes which in the discretion of the Mayor are sold at the same time as the Bonds. After the Bonds have been sold, the Mayor and the City Recorder shall make such completions, omissions, insertions and changes in the Preliminary Official Statement not inconsistent with this resolution

as are necessary or desirable to complete it as a final Official Statement for purposes of Rule 15c2-12(e)(3) of the Securities and Exchange Commission. The Mayor and City Recorder shall arrange for the delivery of a reasonable number of copies of the Official Statement within seven business days after the Bonds have been sold to the successful bidder, to each potential investor requesting a copy of the Official Statement and to each person to whom such bidder and members of its bidding group initially sell the Bonds.

The Mayor is authorized, on behalf of the Issuer, to deem the Preliminary Official Statement and the Official Statement in final form, each to be final as of its date within the meaning of Rule 15c2-12(b)(1), except for the omission in the Preliminary Official Statement of certain pricing and other information allowed to be omitted pursuant to such Rule 15c2-12(b)(1). The distribution of the Preliminary Official Statement and the Official Statement in final form shall be conclusive evidence that each has been deemed in final form as of its date by the Issuer except for the omission in the Preliminary Official Statement of such pricing and other information.

SECTION 6. Subject to the adjustments permitted pursuant to Section 7, the Bonds shall be designated "General Obligation Bonds, Series 2009," shall be dated as of their date of issuance, shall be numbered from R-1 upward, shall be issued in fully registered, book-entry only form, without coupons in the denomination of \$5,000 (or integral multiples thereof), and shall be subject to prior redemption as set forth below. Bonds may be initially issued in temporary form exchangeable for definitive Bonds when ready for delivery. Until exchanged for definitive Bonds, the temporary Bonds shall be entitled to the same benefits as definitive Bonds authenticated and delivered hereunder.

SECTION 7. The Bonds shall bear interest, not exceeding 5.50%, as designated by the Mayor, payable semiannually on June 1 and December 1 of each year commencing June 1, 2010, shall mature June 1, in the years and in the amounts as follows:

<u>YEAR</u>	<u>AMOUNT</u>
2010	\$ 180,000
2011	\$ 370,000
2012	\$ 370,000
2013	\$ 380,000
2014	\$ 190,000
2015	\$ 110,000
2016	\$ 110,000
2017	\$ 110,000
2018	\$ 110,000
2019	\$ 115,000
2020	\$ 125,000
2021	\$ 135,000
2022	\$ 145,000
Total	\$ 2,450,000

The Mayor is authorized to increase or decrease the amount of each maturity, to change the dated date of the Bonds to a date other than their date of issuance, to sell the Bonds in one or more emissions, to change the Series designation of the Bonds, to adjust the principal and interest payment dates of the Bonds, to change or extend the maturity dates of the Bonds, and to

change the optional redemption dates and provide for a premium not to exceed two percent (2%) of the par amount to be redeemed, such adjustments to be made as the Mayor in his sole discretion shall deem most advantageous to the Issuer, provided that the aggregate amount of Bonds issued pursuant to this resolution shall not exceed the principal amount set forth in Section 1. The Mayor is authorized to sell the Bonds, or any maturities thereof, as term bonds with mandatory redemption requirements corresponding to the maturities set forth herein or as determined by the Mayor. In the event any or all the Bonds are sold as term bonds, the Issuer shall redeem term bonds on redemption dates corresponding to the maturity dates set forth herein, in aggregate principal amounts equal to the maturity amounts established pursuant to this Section 7 for each redemption date, as such maturity amounts may be adjusted pursuant to this Section 7, at a price of par plus accrued interest thereon to the date of redemption. The term bonds to be redeemed within a single maturity shall be selected in the manner described in Section 8.

SECTION 8. Subject to the adjustments permitted pursuant to Section 7 hereof, the Bonds maturing June 1, 2010 through June 1, 2013 shall mature without option of prior redemption. Bonds maturing June 1, 2014 and thereafter shall be subject to redemption on June 1, 2013 and at any time thereafter at a redemption price of par plus interest accrued to the redemption date.

If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be selected by the Governing Body in its discretion. If less than all of the Bonds within a single maturity shall be called for redemption, the Bonds within the maturity to be redeemed shall be selected as follows:

(a) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(b) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Bond Registrar by lot or such other random manner as the Bond Registrar in its discretion shall determine.

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such mandatory redemption date, the Issuer may (i) deliver to the Bond Registrar for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and canceled by the Bond Registrar and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Bond Registrar at 100% of the principal amount thereof on the obligation of the Issuer on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The Issuer shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Bond Registrar with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this paragraph are to be availed of with respect to such payment and

confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.

Notice of call for redemption, whether optional or mandatory, shall be given by the Bond Registrar on behalf of the Issuer not less than thirty (30) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Bond Registrar as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for redemption of any of the Bonds for which proper notice was given. As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Bond Registrar to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the Issuer nor the Bond Registrar shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant or Beneficial Owner will not affect the validity of such redemption. The Bond Registrar shall mail said notices as and when directed by the Issuer pursuant to written instructions from an authorized representative of the Issuer (other than for a mandatory sinking fund redemption, notices of which shall be given on the dates provided herein) given at least forty-five (45) days prior to the redemption date (unless a shorter notice period shall be satisfactory to the Bond Registrar). From and after the redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Bond Registrar for the payment thereof and if notice has been duly provided as set forth herein.

SECTION 9. The Issuer hereby appoints Regions Bank, Nashville, Tennessee as the initial paying agent and bond registrar (the "Bond Registrar") with respect to the Bonds and authorizes and directs the Bond Registrar to maintain Bond registration records with respect to the Bonds, to authenticate and deliver the Bonds as provided herein, either at original issuance or upon transfer, to effect transfers of the Bonds, and to make all payments of principal and interest with respect to the Bonds as provided herein, and to cancel and destroy Bonds which have been paid at maturity or upon earlier redemption or submitted for exchange, transfer or cancellation and to furnish the Issuer with a certificate of destruction. The Bond Registrar shall maintain registration books for the registration and registration of transfer of the Bonds, which books shall be kept in a manner that complies with the requirements of Section 149 of the Internal Revenue Code of 1986, as amended, and Regulations thereunder (or under corresponding provisions of prior law, if applicable) for recordkeeping relating to "registration-required bonds" and in accordance with the Tennessee Public Obligations Registration Act (T.C.A. §9-19-101 et seq., as amended).

SECTION 10. The Bonds shall be payable, both principal and interest, in lawful money of the United States of America at designated corporate trust office of the Bond Registrar. The Bond Registrar shall make all interest payments with respect to the Bonds on each interest payment date directly to the registered owners as shown on the Bond registration records maintained by the Bond Registrar as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by depositing such payment in the United States mail, postage prepaid, addressed to such owners at such owners' addresses shown on said Bond registration records, without, except for final payment, the presentation or surrender of such registered Bonds, and all such payments shall discharge the

obligations of the Issuer in respect of such Bonds to the extent of the payments so made. Payment of principal of and premium, if any, on the Bonds shall be made upon presentation and surrender of such Bonds to the Bond Registrar as the same shall become due and payable. In the event the Bonds are no longer registered in the name of DTC, or a successor Depository, if requested by the Owner of at least \$1,000,000 in aggregate principal amount of the Bonds, payment of interest on such Bonds shall be paid by wire transfer to a bank within the continental United States or deposited to a designated account if such account is maintained with the Bond Registrar and written notice of any such election and designated account is given to the Bond Registrar prior to the record date.

The Bonds are transferable only by presentation to the Bond Registrar by the registered owner, or his legal representative duly authorized in writing, of the registered Bond(s) to be transferred with the form of assignment on the reverse side thereof (or attached thereto) completed in full and signed with the name of the registered owner as it appears upon the face of the Bond(s) accompanied by appropriate documentation necessary to prove the legal capacity of any legal representative of the registered owner. Upon receipt of the Bond(s) in such form and with such documentation, if any, the Bond Registrar shall issue a new Bond or Bonds to the assignee(s) in such authorized denominations, as requested by the registered owner requesting transfer. No charge shall be made to any registered owner for the privilege of transferring any Bond, provided that any transfer tax relating to such transaction shall be paid by the owner requesting transfer. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the Issuer nor the Bond Registrar shall be affected by any notice to the contrary, including, but not limited to, any previous transfer request not accompanied by acceptable documentation.

The Bonds shall be signed by the Mayor with his manual or facsimile signature, shall be attested by the City Recorder by his or her manual or facsimile signature, and shall have imprinted or impressed thereon the official seal of the Issuer (or a facsimile thereof).

The Bond Registrar is hereby authorized to authenticate and deliver the Bonds from time to time to the original purchasers thereof or as it or they may designate upon receipt by the Issuer of the proceeds of the sale thereof, together with any necessary documentation, and to authenticate and deliver Bonds in exchange for Bonds of the same principal amount delivered for transfer upon receipt of the Bond(s) to be transferred in proper form with proper documentation as hereinabove described. The Bonds shall not be valid for any purpose unless authenticated by the Bond Registrar by the manual signature of an officer thereof on the certificate set forth herein on the Bond form.

In case any Bond shall become mutilated, or be lost, stolen, or destroyed, the Issuer, in its discretion, shall issue, and the Bond Registrar shall authenticate and deliver a new Bond of like tenor, amount, maturity and date, in exchange and substitution for, and upon the cancellation of, the mutilated Bond, or in lieu of and substitution for such lost, stolen or destroyed Bond, or if any such Bond shall have matured or shall be about to mature, instead of issuing a substituted Bond the Issuer may pay or authorize payment of such Bond without surrender thereof. In every case, the applicant shall furnish evidence satisfactory to the Issuer and the Bond Registrar of the destruction, theft or loss of such Bond, and indemnity satisfactory to the Issuer and the Bond Registrar, and the Issuer may charge the applicant for the issue of such new Bond an amount sufficient to reimburse the Issuer for the expense incurred by it in the issue thereof.

Any interest on any Bond that is payable but is not punctually paid or duly provided for on any interest payment date (hereinafter "Defaulted Interest") shall forthwith cease to be

payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such Defaulted Interest shall be paid by the Issuer to the persons in whose names the Bonds are registered at the close of business on a date (the "Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner: the Issuer shall notify the Bond Registrar in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment, and at the same time the Issuer shall deposit with the Bond Registrar an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Bond Registrar for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Section provided. Thereupon, not less than ten (10) days after the receipt by the Bond Registrar of the notice of the proposed payment, the Bond Registrar shall fix a Special Record Date for the payment of such Defaulted Interest which Date shall be not more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment to the registered owners. The Bond Registrar shall promptly notify the Issuer of such Special Record Date and, in the name and at the expense of the Issuer, not less than ten (10) days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each registered owner at the address thereof as it appears in the Bond registration records maintained by the Bond Registrar as of the date of such notice. Nothing contained in this Section or in the Bonds shall impair any statutory or other rights in law or in equity of any registered owner arising as a result of the failure of the Issuer to punctually pay or duly provide for the payment of principal of, premium, if any, and interest on the Bonds when due.

The Bond Registrar shall not be required to transfer or exchange any Bond during the period commencing on a Regular or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the publication of notice calling such Bond for redemption has been made, nor to transfer or exchange any Bond during the period following the receipt of instructions from the Issuer to call such Bond for redemption; provided, the Bond Registrar, at its option, may make transfers after any of said dates. No charge shall be made to any registered owner for the privilege of transferring any Bond, provided that any transfer tax relating to such transaction shall be paid by the registered owner requesting transfer. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the Issuer nor the Bond Registrar shall be affected by any notice to the contrary whether or not any payments due on the Bonds shall be overdue. The Bonds, upon surrender to the Bond Registrar, may, at the option of the registered owner, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in any authorized denomination or denominations.

Except as otherwise provided in this resolution, the Bonds shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds. References in this Section to a Bond or the Bonds shall be construed to mean the Bond or the Bonds that are held under the Book-Entry System. One Bond for each maturity shall be issued to DTC and immobilized in its custody. A Book-Entry System shall be employed, evidencing ownership of the Bonds in authorized denominations, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants pursuant to rules and procedures established by DTC.

Each DTC Participant shall be credited in the records of DTC with the amount of such DTC Participant's interest in the Bonds. Beneficial ownership interests in the Bonds may be purchased by or through DTC Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive the Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded through the records of the DTC Participant from which such Beneficial Owner purchased its Bonds. Transfers of ownership interests in the Bonds shall be accomplished by book entries made by DTC and, in turn, by DTC Participants acting on behalf of Beneficial Owners. SO LONG AS CEDE & CO., AS NOMINEE FOR DTC, IS THE REGISTERED OWNER OF THE BONDS, THE BOND REGISTRAR SHALL TREAT CEDE & CO., AS THE ONLY HOLDER OF THE BONDS FOR ALL PURPOSES UNDER THIS RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS, RECEIPT OF NOTICES, VOTING AND REQUESTING OR DIRECTING THE BOND REGISTRAR TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THIS RESOLUTION.

Payments of principal, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid by the Bond Registrar directly to DTC or its nominee, Cede & Co. as provided in the Letter of Representation relating to the Bonds from the Issuer and the Bond Registrar to DTC (the "Letter of Representation"). DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners. The Issuer and the Bond Registrar shall not be responsible or liable for payment by DTC or DTC Participants, for sending transaction

statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants.

In the event that (1) DTC determines not to continue to act as securities depository for the Bonds or (2) the Issuer determines that the continuation of the Book-Entry System of evidence and transfer of ownership of the Bonds would adversely affect their interests or the interests of the Beneficial Owners of the Bonds, or (3) the Beneficial Owners of all Bonds shall request that such Bonds no longer be held under The Book-Entry System and shall agree to hold the Bonds for investment and not to reoffer the Bonds, the Issuer shall discontinue the Book-Entry System with DTC. If the Issuer fails to identify another qualified securities depository to replace DTC, the Issuer shall cause the Bond Registrar to authenticate and deliver replacement Bonds in the form of fully registered Bonds to each Beneficial Owner.

THE ISSUER AND THE BOND REGISTRAR SHALL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO ANY DTC PARTICIPANT OR ANY BENEFICIAL OWNER WITH RESPECT TO (i) THE BONDS; (ii) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT; (iii) THE PAYMENT BY DTC OR ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS; (iv) THE DELIVERY OR TIMELINESS OF DELIVERY BY DTC OR ANY DTC PARTICIPANT OF ANY NOTICE DUE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED UNDER THE TERMS OF THIS RESOLUTION TO BE GIVEN TO BENEFICIAL OWNERS, (v) THE SELECTION OF BENEFICIAL OWNERS TO RECEIVE PAYMENTS IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE

BONDS; OR (vi) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC, OR ITS NOMINEE, CEDE & CO., AS OWNER.

The Bond Registrar is hereby authorized to take such action as may be necessary from time to time to qualify and maintain the Bonds for deposit with DTC, including but not limited to, wire transfers of interest and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC (or any of its designees identified to the Bond Registrar) by overnight delivery, courier service, telegram, telecopy or other similar means of communication. No such arrangements with DTC may adversely affect the interest of any of the owners of the Bonds, provided, however, that the Bond Registrar shall not be liable with respect to any such arrangements it may make pursuant to this section.

SECTION 11. The Bonds shall be in substantially the following form:

(Form of Bond)

REGISTERED

REGISTERED

Number R-

\$ \_\_\_\_\_

UNITED STATES OF AMERICA  
STATE OF TENNESSEE  
COUNTIES OF ROBERTSON AND SUMNER

CITY OF WHITE HOUSE

GENERAL OBLIGATION BOND,  
SERIES 2009

Interest Rate:

Maturity Date:

Date of Bond:

CUSIP No.:

\_\_\_\_\_, 2009

Registered Owner: CEDE & CO.

Principal Amount:

KNOW ALL MEN BY THESE PRESENTS: That the City of White House in the State of Tennessee (the "Issuer"), for value received hereby promises to pay to the registered owner hereof, hereinabove named, or registered assigns, in the manner hereinafter provided, the principal amount hereinabove set forth on the maturity date hereinabove set forth (or upon earlier redemption as set forth herein), and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on said principal amount at the annual rate of interest hereinabove set forth from the date hereof until said maturity date or redemption date, said interest being payable on June 1, 2010, and semi-annually thereafter on the first day of June and December in each year until this Bond matures or is redeemed. Both principal hereof and interest hereon are payable in lawful money of the United States of America by check or draft at the corporate trust office of Regions Bank, Nashville, Tennessee, as bond registrar and paying agent (the "Bond Registrar").

The Bond Registrar shall make all interest payments with respect to this Bond on each interest payment date directly to the registered owner hereof shown on the Bond registration records maintained by the Bond Registrar as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by check or draft mailed to such owner at such owner's address shown on said bond registration records, without, except for final payment, the presentation or surrender of this Bond, and all such payments shall discharge the obligations of the Issuer to the extent of the payments so made. Any such interest not so punctually paid or duly provided for on any interest payment date shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such defaulted interest shall be payable to the person in whose name this Bond is registered at the close of business on the date (the "Special Record Date") for payment of such defaulted interest

to be fixed by the Bond Registrar, notice of which shall be given to the owners of the Bonds of the issue of which this Bond is one not less than ten (10) days prior to such Special Record Date. Payment of principal of [and premium, if any,] on this Bond shall be made when due upon presentation and surrender of this Bond to the Bond Registrar.

Except as otherwise provided herein or in the Resolution, as hereinafter defined, this Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds of the series of which this Bond is one. One Bond for each maturity of the Bonds shall be issued to DTC and immobilized in its custody. A book-entry system shall be employed, evidencing ownership of the Bonds in \$5,000 denominations, or multiples thereof, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants, as defined in the Resolution, pursuant to rules and procedures established by DTC. So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the Issuer and the Bond Registrar shall treat Cede & Co., as the only owner of the Bonds for all purposes under the Resolution, including receipt of all principal, premium, if any, and interest on the Bonds, receipt of notices, voting and requesting or taking or not taking, or consenting to, certain actions hereunder. Payments of principal, maturity amounts, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid directly to DTC or its nominee, Cede & Co. DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners, as defined in the Resolution. Neither the Issuer nor the Bond Registrar shall be responsible or liable for payment by DTC or DTC Participants, for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants. In the event that (1) DTC

determines not to continue to act as securities depository for the Bonds or (2) the Issuer determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect its interests or the interests of the Beneficial Owners of the Bonds, the Issuer may discontinue the book-entry system with DTC. If the Issuer fails to identify another qualified securities depository to replace DTC, the Issuer shall cause the Bond Registrar to authenticate and deliver replacement Bonds in the form of fully registered Bonds to each Beneficial Owner. Neither the Issuer nor the Bond Registrar shall have any responsibility or obligations to any DTC Participant or any Beneficial Owner with respect to (i) the Bonds; (ii) the accuracy of any records maintained by DTC or any DTC Participant; (iii) the payment by DTC or any DTC Participant of any amount due to any Beneficial Owner in respect of the principal or maturity amounts of and interest on the Bonds; (iv) the delivery or timeliness of delivery by DTC or any DTC Participant of any notice due to any Beneficial Owner that is required or permitted under the terms of the Resolution to be given to Beneficial Owners, (v) the selection of Beneficial Owners to receive payments in the event of any partial redemption of the Bonds; or (vi) any consent given or other action taken by DTC, or its nominee, Cede & Co., as owner.

If no Term Bonds are issued, the following provision shall be included:

Bonds of the issue of which this Bond is one maturing June 1, 2010 through June 1, 2013 shall mature without option of prior redemption. Bonds of the issue of which this Bond is one maturing June 1, 2014 and thereafter shall be subject to redemption at the option of the Issuer, in whole or in part on June 1, 2013 and at any time thereafter at a price of par plus interest accrued to the redemption date.

If Term Bonds are issued, the following provisions shall be included:

[The Issuer shall redeem Bonds maturing June 1, \_\_\_\_\_ on the redemption dates set forth below opposite the maturity dates, in aggregate principal amounts equal to the respective dollar amounts set forth below opposite the respective redemption dates at a price of par plus accrued interest thereon to the date of redemption. DTC, as securities depository for the series of Bonds of which this Bond is one, or such Person as shall then be serving as the securities depository for the Bonds, shall determine the interest of each Participant in the Bonds to be redeemed using its procedures generally in use at that time. If DTC, or another securities depository is no longer serving as securities depository for the Bonds, the Bonds to be redeemed within a maturity shall be selected by the Bond Registrar by lot or such other random manner as the Bond Registrar in its discretion shall select. The dates of redemption and principal amount of Bonds to be redeemed on said dates are as follows:

<u>Stated Maturity</u>	<u>Redemption Date</u>	<u>Principal Amount of Bonds Redeemed</u>
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\*Final Maturity

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such redemption date, the Issuer may (i) deliver to the Bond Registrar for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and canceled by the Bond Registrar and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Bond Registrar at 100% of the principal amount thereof on

the obligation of the Issuer on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The Issuer shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Bond Registrar with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.

Notice of call for redemption shall be given by the Bond Registrar not less than thirty (30) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Bond Registrar as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for the redemption of any of the Bonds for which proper notice was given. As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Bond Registrar to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the Issuer nor the Bond Registrar shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant will not affect the validity of such redemption. From and after any redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Bond Registrar for the payment thereof and if notice has been duly provided as set forth in the Resolution, as hereafter defined.]

This Bond is transferable by the registered owner hereof in person or by such owner's legal representative duly authorized in writing at the designated corporate trust office of the Bond Registrar set forth on the front side hereof, but only in the manner, subject to limitations and upon payment of the charges provided in the Resolution, as hereafter defined, and upon surrender and cancellation of this Bond. Upon such transfer a new Bond or Bonds of authorized denominations of the same maturity and interest rate for the same aggregate principal amount will be issued to the transferee in exchange therefor. The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the Issuer nor the Bond Registrar shall be affected by any notice to the contrary whether or not any payments due on the Bond shall be overdue. Bonds, upon surrender to the Bond Registrar, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in authorized denomination or denominations, upon the terms set forth in the Resolution. The Bond Registrar shall not be required to transfer or exchange any Bond during the period commencing on a Regular Record Date or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the notice calling such Bond for redemption has been made, nor during a period following the receipt of instructions from the Issuer to call such Bond for redemption.

This Bond is one of a series of Bonds, all of like tenor and effect, except as to date, number, rate of interest and principal amount, in an aggregate principal amount of \$ \_\_\_\_\_ issued for the purpose of providing funds for 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 in order 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; and is issued under and pursuant to and in full compliance with the Constitution and statutes of the State of Tennessee, including Tennessee Code Annotated Section 9-21-101 et seq., pursuant to a resolution (the "Resolution") duly adopted by the Board of Mayor and Aldermen of the Issuer on November 19, 2009. Both the principal of and interest on this Bond are payable from taxes to be levied upon all taxable property in said Issuer without limitation as to rate or amount. For the prompt payment of both principal and interest on this Bond, the full faith, credit and resources of the Issuer are hereby irrevocably pledged. Reference is made to the Resolution for a more complete statement of the revenues from which and the conditions under which this Bond is payable and the general covenants and provisions pursuant to which this Bond is issued.

It is hereby certified, recited and declared that all acts, conditions and things required to happen, exist and be performed precedent to and in the issuance of this Bond, in order to make the same a legal, valid and binding obligation of the City of White House, Tennessee, have happened, do exist and have been performed in regular and due time, form and manner as required by law; that due provision has been made for the levy and collection of a direct annual tax, as from time to time may be found necessary, upon all taxable property within the City of White House sufficient to pay the principal and interest hereon as the same become due and payable; and that this Bond and the issue of which it forms a part, together with all other

indebtedness of the City of White House, Tennessee, do not exceed any applicable Constitutional or statutory debt limit.

This Bond and the income herefrom are exempt from all state, county, and municipal taxation in the State of Tennessee, except inheritance, transfer and estate taxes and except Tennessee franchise, excise and corporate privilege taxes applicable to certain holders.

If applicable, the following provision shall be added:

[This Bond is a "qualified tax-exempt obligation" designated (or deemed designated) by the Issuer for purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986, as amended.]

IN WITNESS WHEREOF, the City of White House, Tennessee, through its Board of Mayor and Aldermen, has caused this Bond to be signed by its Mayor by his manual or facsimile signature and countersigned by the manual or facsimile signature of its City Recorder under the impressed or imprinted seal (or a facsimile thereof) of the Issuer all as of the \_\_\_ day of \_\_\_\_\_, 2009.

COUNTERSIGNED:

THE CITY OF WHITE HOUSE,  
TENNESSEE

(SEAL)

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor

Transferable and payable at the corporate trust office of Regions Bank, Nashville, Tennessee

Date of Registration:

This Bond is one of the issue of Bonds issued pursuant to the Resolution hereinabove described.

Regions Bank, as Bond Registrar

By: \_\_\_\_\_  
Authorized Officer

(Form of Assignment)

For value received, the undersigned hereby sells, assigns and transfers unto

\_\_\_\_\_ whose address is \_\_\_\_\_

[\_\_\_\_\_ (please insert social security number or tax identification number)], the within mentioned Bond and hereby irrevocably constitutes and appoints

\_\_\_\_\_, or its successor as Bond Registrar, to transfer the same on the books kept for registration thereof, with full power of substitution in the premises.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Registered Owner

Signature Guaranteed:  
\_\_\_\_\_

Notice: Signature(s) must be guaranteed by a member firm of a Medallion Program acceptable to the Bond Registrar.

Notice: The signature must correspond with the name of the registered owner as it appears on the face of the within bond in every particular, without alteration or enlargement or any change whatsoever.

SECTION 12. Both the principal of an interest on the Bonds are payable from taxes to be levied on all taxable property in said Issuer without limitation as to rate and amount. For the prompt payment of such principal and interest, the full faith, credit and resources of the City of White House, Tennessee are hereby irrevocably pledged, and in order to provide for the payment of the Bonds and the interest thereon, there shall be and there is hereby directed to be levied and collected, at the same time and in the same manner as other taxes of the City of White House, Tennessee are levied and collected, a direct tax upon all taxable property within the boundaries of the City of White House, Tennessee, in such amount as may be found necessary each year to provide for the payment of the principal of the Bonds and the interest thereon, as the same mature and become due.

It shall be the duty of the tax-levying and collecting authorities of the City of White House, Tennessee, in each year while any of the Bonds issued hereunder shall remain outstanding and unpaid, without any further direction or authority to levy and collect the taxes herein provided for, and the rate of taxation to be levied in each year shall be sufficient, to provide the sums required in each year for the payment of the principal of and interest on the Bonds. Should there be a failure in any year to comply with the requirements of this Section, such failure shall not impair the right of the holders of any of the Bonds in any subsequent year to have adequate taxes levied and collected to meet the obligations of the Bonds herein authorized to be issued, both as to principal and interest. Principal and interest falling due at any time when there are insufficient funds on hand shall be paid from the current funds of the Issuer and reimbursement therefor shall be made out of the taxes hereby provided to be levied when the

same shall have been collected. The tax herein provided may be reduced to the extent of direct appropriations from the general funds or other funds, taxes and revenues of the Issuer to the payment of debt service on the Bonds.

SECTION 13. Remedies of Bondholders. Except as herein expressly limited, the registered owners of the Bonds shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Tennessee and of the United States of America for the enforcement of payment of such Bonds and the interest thereon and of the pledge of the revenues made hereunder and of the covenants of the Issuer hereunder, including all the benefits and rights granted by Sections 9-21-101 et seq. of the Tennessee Code Annotated.

SECTION 14. The proceeds of the sale of the Bonds shall be applied by the Issuer as follows:

- (a) all accrued interest shall be deposited into the Bond Fund of the Issuer and used to pay interest on the Bonds on the first interest payment date following delivery of the Bonds;
- (b) the Issuer shall pay, or cause to be paid, all costs of issuance of the Bonds, including, but not limited to, necessary legal, accounting and fiscal expenses, printing, engraving, advertising and similar expenses, bond insurance premiums, swap termination fees, bond rating fees, Bond Registrar fees, administrative and clerical costs, and other necessary miscellaneous expenses incurred in connection with the authorization, issuance and sale and delivery of the Bonds;
- (c) an amount, which, together with other legally available funds of the Issuer and earnings on said proceeds and funds, will be sufficient to pay principal, accrued interest and

redemption premium, as appropriate, on the Refunded Obligations on a call date not later than ninety (90) days after the issuance of the Bonds shall be immediately paid over to the trustee, trustees, paying agents or holders of the Refunded Obligations to be held and applied, together with investment proceeds thereof, not later than ninety (90) days after the date of issuance of the Bonds for the payment and retirement of the Refunded Obligations; and

(d) the balance of the proceeds from the sale of the Bonds shall be deposited with the City Treasurer and shall be kept separate and apart from all other funds of the Issuer in a special fund hereby designated as the "City of White House, Tennessee, 2009 Capital Projects Fund," (the "Capital Projects Fund") which shall be applied exclusively to pay costs (i) 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; and (ii) the payment of legal, fiscal, and administrative costs incident to the foregoing; and it shall be used for no other purposes. Any Bond proceeds not put to immediate use shall be deposited at interest by the City Treasurer until needed. The interest arising therefrom shall be used only towards retiring the Bonds or may be added to Bond proceeds and used for the same purposes. Money in the Capital Projects Fund shall be secured in the manner prescribed by applicable statutes relative to the securing of public or trust funds, if any, or, in the absence of such a statute, by a pledge of readily marketable securities having at all times a market value of not less than the amount in the Capital Projects Fund.

SECTION 15. If at the time of the issuance of the Bonds, the Refunded Obligations will not be retired or a valid and timely notice of redemption of the Refunded Obligations is not given in accordance with the resolutions governing the Refunded Obligations, then prior to the

issuance of the Bonds notice of the Issuer's intention to refund the Refunded Obligations shall be given either (i) by mail to the owners of the Refunded Obligations at their addresses shown on the bond registration records for the Refunded Obligations, or (ii) by publication of an appropriate notice one (1) time each in a financial newspaper published in New York, New York, and having a national circulation and in a newspaper having a general circulation in the Issuer. Such notice shall be in a form that meets the requirements of Section 9-21-912 of the Tennessee Code Annotated, as amended. If the issuance of the Bonds does not occur as provided in such notice, notice thereof shall be given in the same manner. The City Recorder is hereby authorized and directed to publish any such notices as may be required in accordance with this Section 15.

SECTION 16. The Issuer recognizes that the purchasers and holders of the Bonds will have accepted them on, and paid therefor a price that reflects, the understanding that interest thereon is exempt from federal income taxation under laws in force on the date of delivery of the Bonds. In this connection, the Issuer agrees that it shall take no action which may render the interest on any of said Bonds subject to federal income taxation and agrees to take all action as may be necessary to comply with the provisions of the Code and the regulations thereunder in order to maintain or assure the tax-exempt status of the Bonds. It is the reasonable expectation of the Governing Body of the Issuer that the proceeds of the Bonds will not be used in a manner which will cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code, including any lawful regulations promulgated or proposed thereunder (or under corresponding provisions of prior law, if applicable), and to this end the said proceeds of the Bonds and other related funds established for the purposes herein set out, shall be used and spent expeditiously for the purposes described herein. The Governing Body of the Issuer further

covenants and represents that in the event it shall be required by Section 148(f) of the Code to pay any investment proceeds of the Bonds to the United States government, it will make such payments as and when required by Section 148(f) and will take such other actions as shall be necessary or permitted to prevent interest on the Bonds from becoming taxable. The Mayor and the City Recorder or any of them, are authorized and directed to make such certifications in this regard and as is otherwise customary or appropriate in connection with the sale of the Bonds as they shall deem appropriate, and such certifications shall constitute the representations and certifications of the Issuer.

SECTION 17. The Issuer hereby designates the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3)(B) of the Code if and to the extent the Bonds may be so designated and to the extent not "deemed designated."

SECTION 18. If the Issuer shall pay and discharge the indebtedness evidenced by any of the Bonds in any one or more of the following ways, to wit:

- (a) By paying or causing to be paid the principal of and interest on such Bonds as and when the same become due and payable; or
- (b) By depositing or causing to be deposited with any trust company or bank whose deposits are insured by the Federal Deposit Insurance Corporation and which has trust powers (the "Agent;" which Agent may be the Bond Registrar), in trust, on or before the date of maturity or redemption, sufficient money or Obligations of the United States of America, the principal of and interest on which, when due and payable, will provide sufficient moneys to pay or redeem such Bonds and to pay premium, if any, and interest thereon when due until the maturity or redemption date (provided, if such Bonds are to be redeemed prior to maturity thereof, proper notice of such redemption shall have been given or adequate provision shall have been made for

the giving of such notice) and if the Issuer shall also pay or cause to be paid all other sums payable hereunder by the Issuer with respect to such Bonds, or make adequate provision therefor, and by resolution of the Governing Body instruct any such Agent to pay amounts when and as required to the Bond Registrar for further payment to the registered owners for the payment of principal of and interest and redemption premiums, if any, on such Bonds when due; or

(c) By delivering such Bonds to the Bond Registrar for cancellation; then and in that case the indebtedness evidenced by such Bonds shall be discharged and satisfied and all covenants, agreements and obligations of the Issuer to the owners of such Bonds shall be fully discharged and satisfied and shall thereupon cease, terminate and become void.

If the Issuer shall pay and discharge the indebtedness evidenced by any of the Bonds in the manner provided in clause (b) above, then the registered owners thereof shall thereafter be entitled only to payment out of the money or Obligations of the United States of America deposited as aforesaid.

Except as otherwise provided in this Section 18, neither the Obligations of the United States of America nor moneys deposited with the Agent pursuant to this Section nor principal or interest payments on any such Obligations of the United States of America shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal and premium, if any, and interest on said Bonds; provided, that any cash received from such principal or interest payments on such Obligations of the United States of America deposited with the Agent, (A) to the extent such cash will not be required at any time for such purpose, shall be paid over to the Issuer as received by the Agent and (B) to the extent such cash will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Obligations of the United States of America maturing at times and in amounts sufficient to pay when due the

principal and premium, if any, and interest to become due on said Bonds on or prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall be paid over to the Issuer, as received by the Agent.

SECTION 19. Continuing Disclosure. The Issuer hereby covenants and agrees that it will provide annual financial information and material event notices if and as required by Rule 15c2-12 of the Securities Exchange Commission for the Bonds. The Mayor is authorized to execute a continuing disclosure agreement for the benefit of and enforceable by the owners of the Bonds specifying the details of the financial information and material event notices to be provided and the Issuer's obligations relating thereto. Failure of the Issuer to comply with the undertaking herein described and to be detailed in such continuing disclosure agreement, shall not be a default hereunder, but any such failure shall entitle the owner or owners of any of the Bonds to take such actions and to initiate such proceedings as shall be necessary and appropriate to cause the Issuer to comply with its undertaking as set forth herein and in such continuing disclosure agreement, including the remedies of mandamus and specific performance.

SECTION 20. All other actions of officers of the Issuer in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds are hereby approved and confirmed. The officers of the Issuer are hereby authorized and directed to execute and deliver all certificates and instruments and to take all such further action as may be considered necessary or desirable in connection with the issuance, sale and delivery of the Bonds.

SECTION 21. The provisions of this Resolution shall constitute a contract between the Issuer and the registered owners of the Bonds, and after the issuance of the Bonds, no change, variation or alteration of any kind in the provisions of this Resolution shall be made in any

manner until such time as the Bonds and interest due thereon shall have been paid in full except such changes as shall be required or may be appropriate to assure the validity and/or tax exempt status of the Bonds.

SECTION 22. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall remain in full force and effect, it being expressly hereby found and declared that the remainder of the Resolution would have been adopted by this Governing Body despite the invalidity of such section, paragraph, clause or provision.

SECTION 23. All orders or resolutions in conflict herewith be and the same are hereby repealed insofar as such conflict exists.

SECTION 24. This resolution shall take effect from and after its approval, the general welfare of the City of White House requiring it.

Passed and approved November 19, 2009.

(SEAL)

ATTEST:

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor

STATE OF TENNESSEE

COUNTIES OF ROBERTSON AND SUMNER

I, Christie Odenwald, hereby certify that I am the duly elected and qualified City Recorder of the City of White House, Tennessee, and as such official I further certify that attached hereto is a true and correct copy of excerpts from the minutes of the meeting of the Board of Mayor and Aldermen of the City of White House held on Thursday, November 19, 2009, insofar as same pertains to the proceedings in connection with the issuance of not-to-exceed \$2,500,000 General Obligation Bonds, Series 2009 of the City of White House, Tennessee.

WITNESS my signature and official seal this the \_\_\_th day of November 2009.

\_\_\_\_\_  
Christie Odenwald, City Recorder  
City of White House, Tennessee

(SEAL)



***ORDINANCES . . .***

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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.

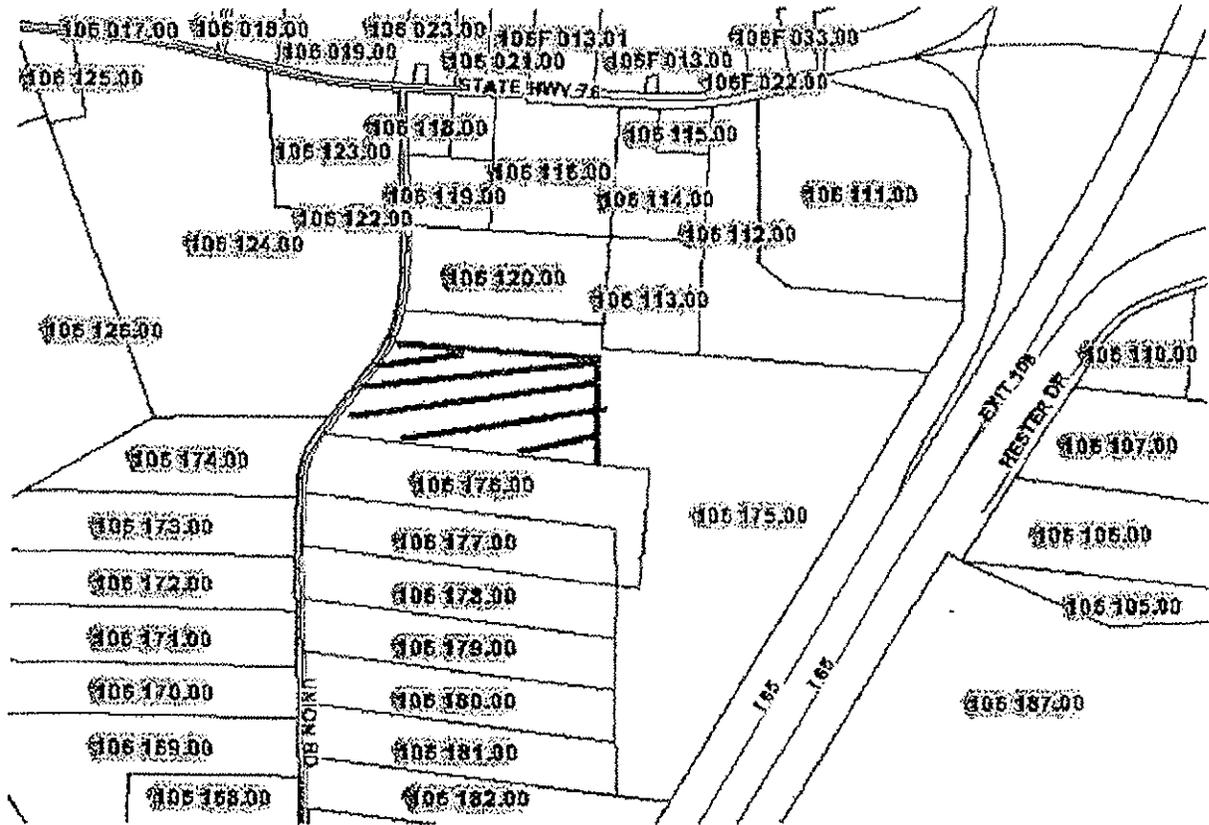
First Reading: October 15, 2009

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.

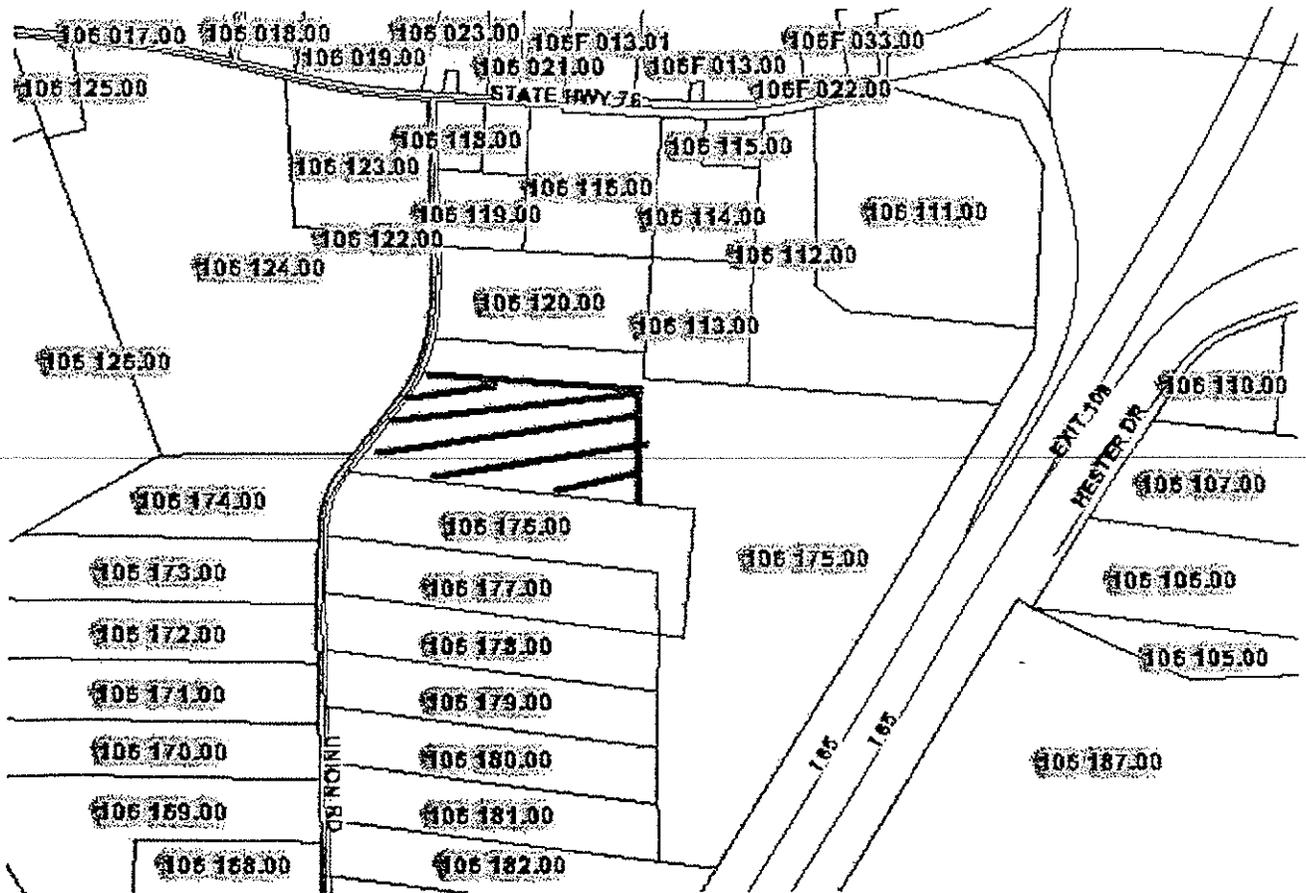
Sincerely,



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.

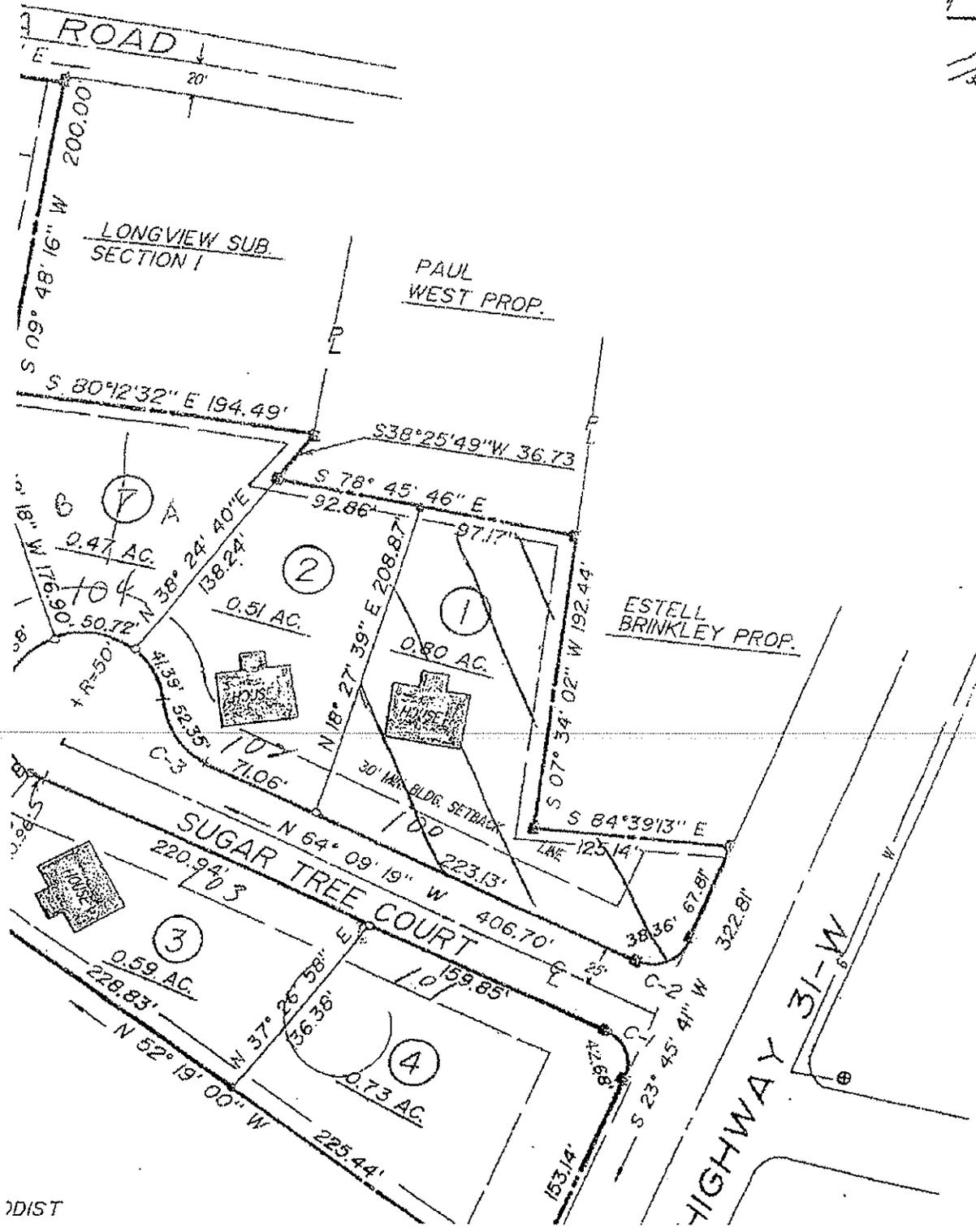
First Reading: October 15, 2009

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 14<sup>th</sup>:

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 14<sup>th</sup> 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](mailto: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

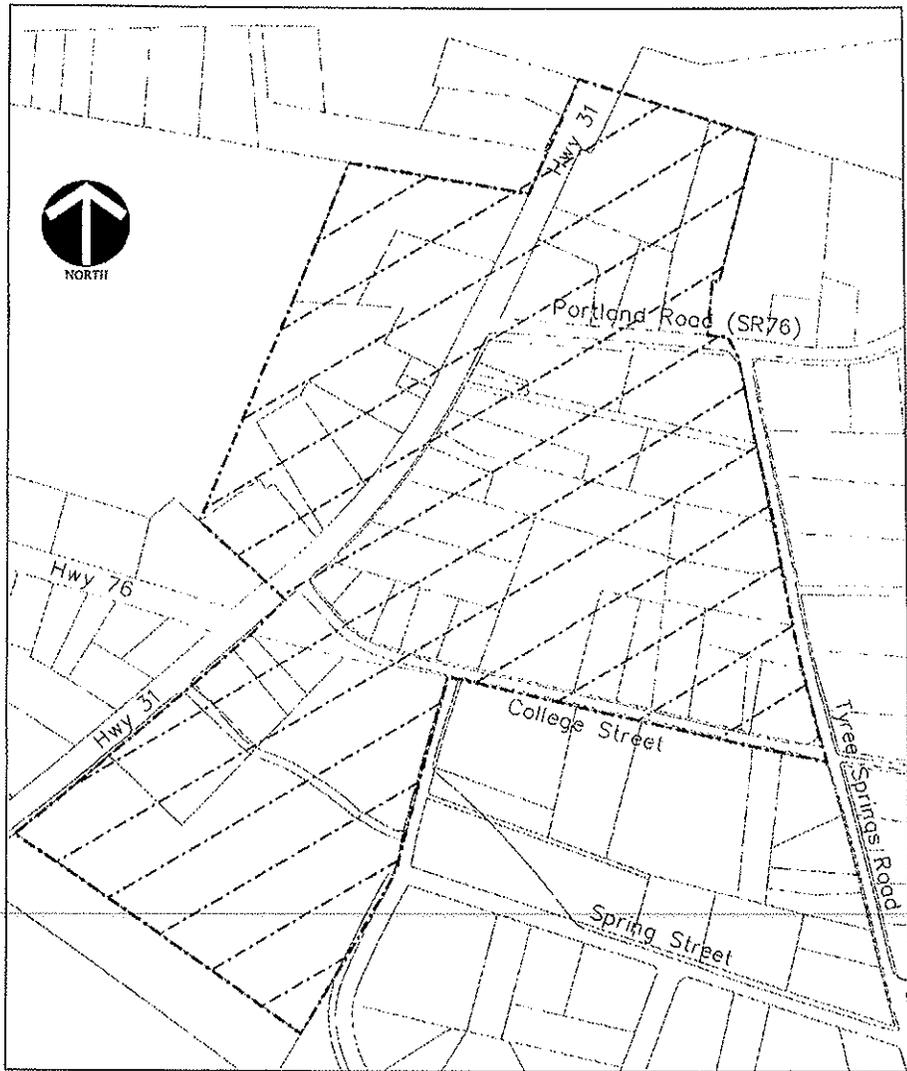
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John Decker, Mayor

ATTEST:

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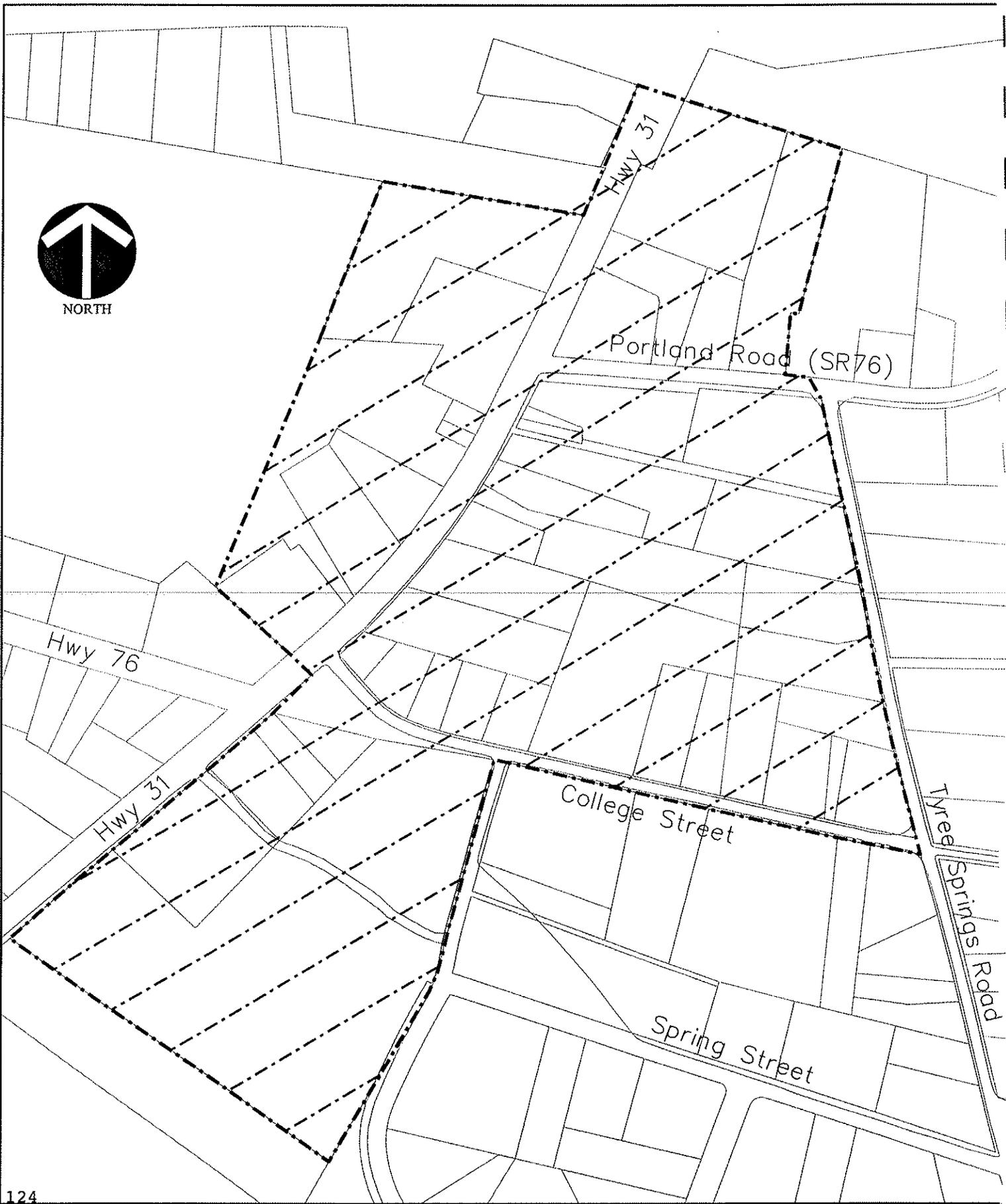
Christie M. Odenwald, City Recorder



**C-6, Town Center Zoning Properties:**

<b>Address</b>	<b>Owner</b>	<b>County Tax Map</b>	<b>Prior Zoning</b>
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, 3<sup>rd</sup> FLOOR  
NASHVILLE, TENNESSEE 37243  
TELEPHONE: 615-741-1322 FAX: 615-741-1583**

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**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

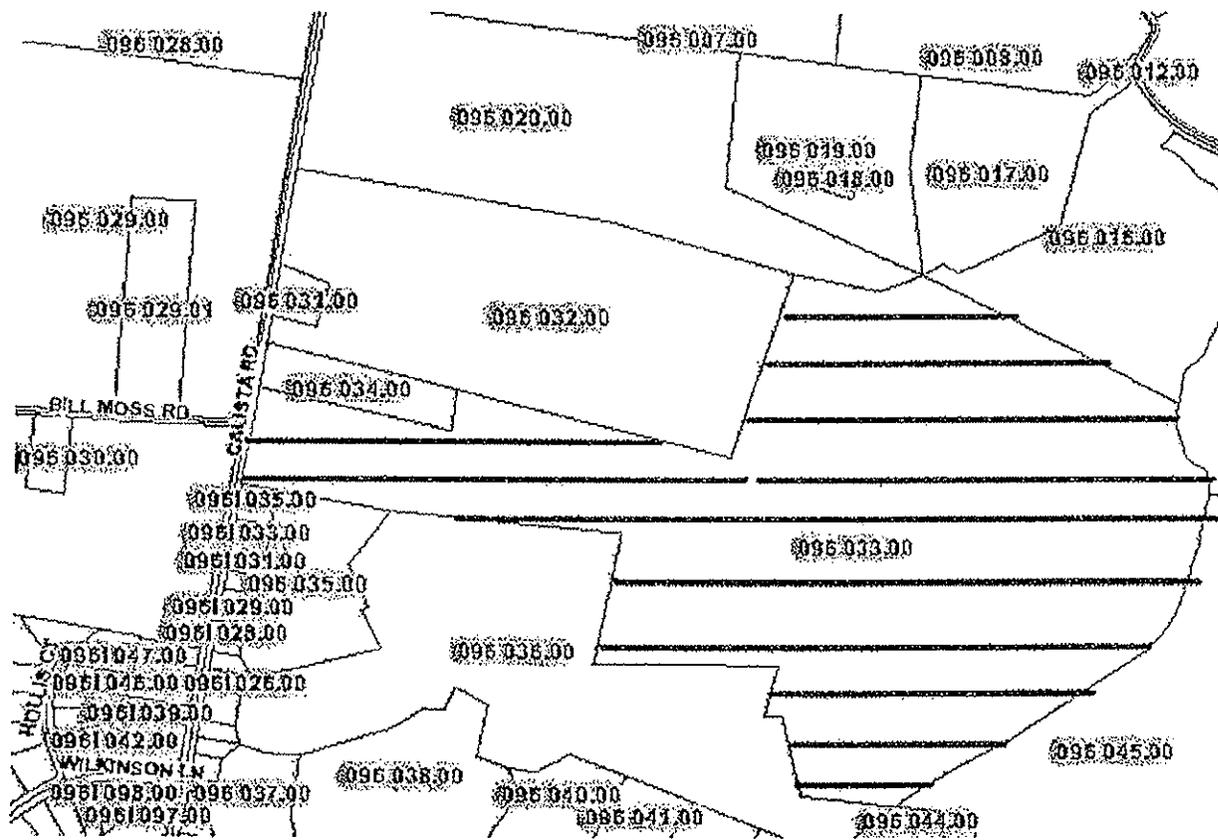
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John Decker, Mayor

ATTEST:

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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.

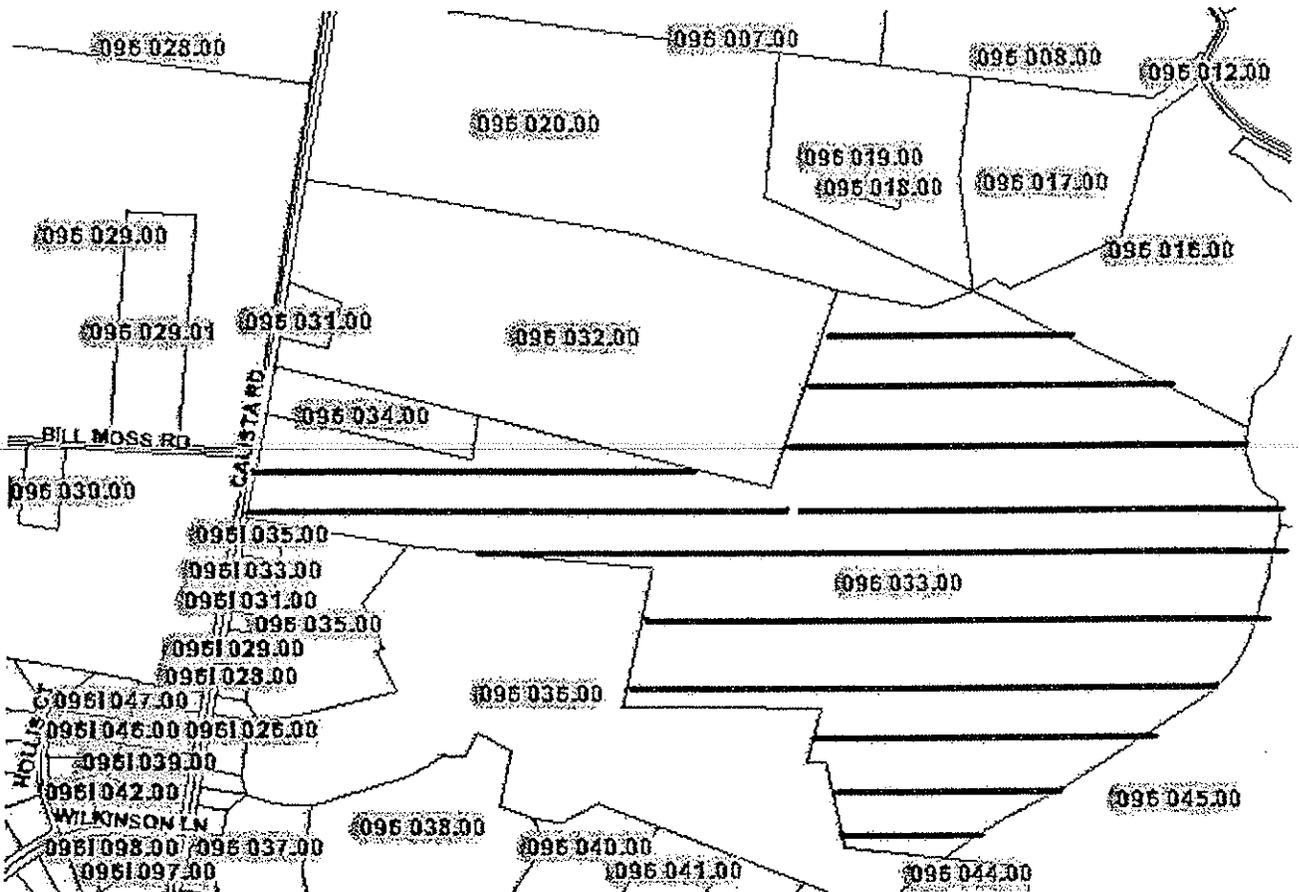
The improved common area at the rear of the neighborhood includes a walking trail integrated through the wooded buffer area and connects with the proposed sidewalk along the roadway, effectively creating an active open area with park benches and a 0.8 mile walking / jogging circuit which is half wooded,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

DATE: 08/17/00  
 DRAWN: PMPD

SCALE: 1" = 200'

PROJECT NO.: 17-000

PRELIMINARY MASTER DEVELOPMENT PLAN FOR:  
**CALISTA ROAD P.U.D.**  
 TAX MAP 98, PARCEL 18  
 WHITE HOUSE, ROBERTSON COUNTY, TENNESSEE

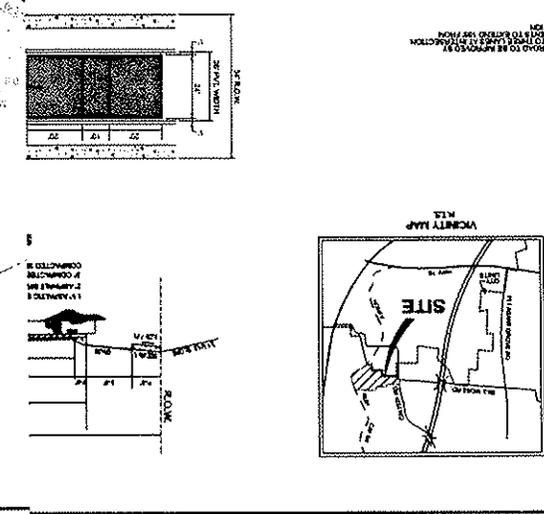
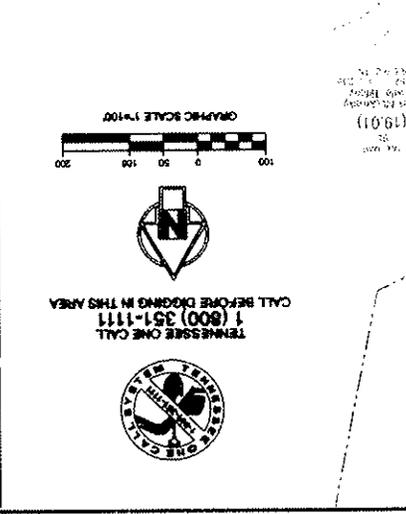
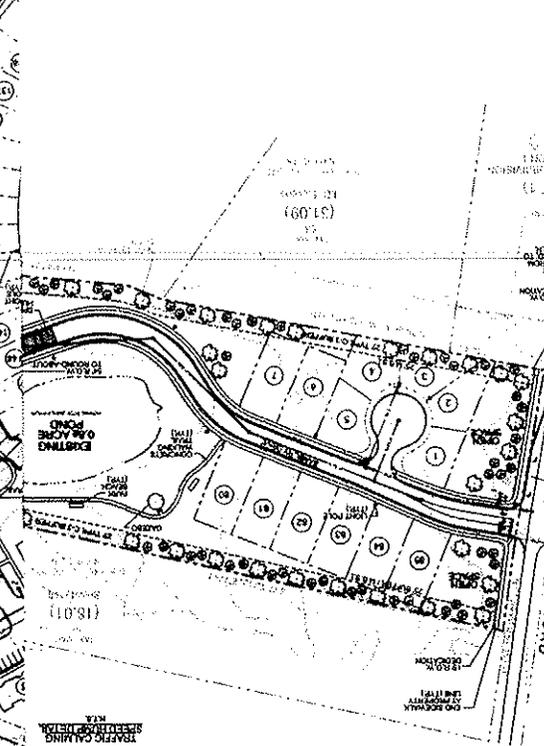
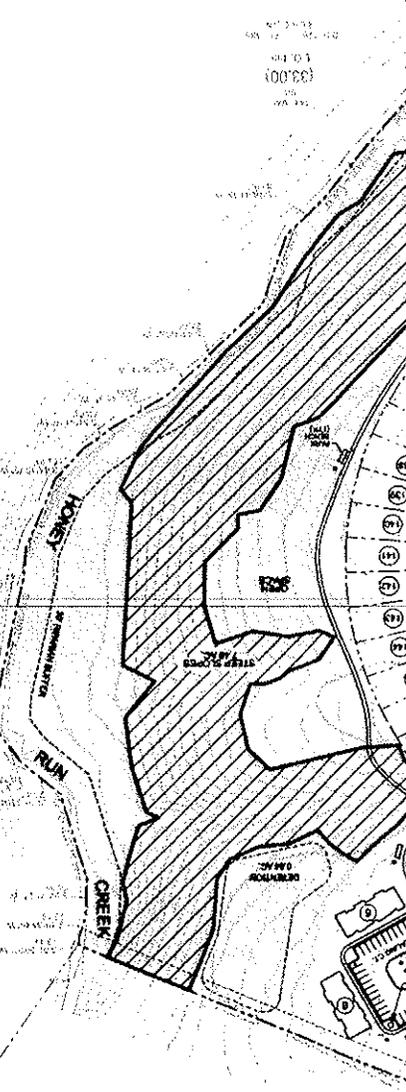
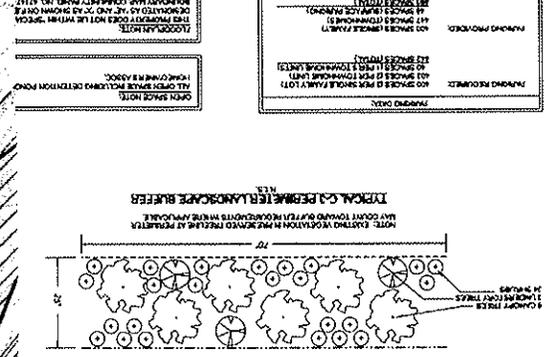
DEVELOPER:  
**Gallardia Properties**  
 1700 HAVES STREET, SUITE 104  
 MARIETTA, TENNESSEE 37057  
 PH: 615-251-9422 FAX: 615-253-3400

DESIGNER:  
**PERRY**  
 100 NORTH MAIN STREET, SUITE 1  
 COOKLEVILLE, TENNESSEE 38577  
 PH: 615-453-2288 FAX: 615-454-0271

REVISIONS:

1. REMOVE EXISTING DRIVE ON THE PROPERTY MOVED BY MARYN BOWENING
2. ADD DRIVEWAY TO PROPERTY FROM CALISTA ROAD
3. ALL CONSTRUCTION OF THIS DEVELOPMENT TO BE IN ACCORDANCE WITH THE
4. RECOMMENDATIONS OF THE CITY OF WHITE HOUSE REZONING
5. PROPOSED LOTS FOR THIS DEVELOPMENT SHALL BE 1/2 ACRES
6. DRIVEWAY SHALL BE 12 FEET WIDE WITH 5 FOOT SIDEWALK
7. EXISTING DRIVE SHALL BE 12 FEET WIDE WITH 5 FOOT SIDEWALK
8. IF RECONSTRUCTION OF DRIVEWAY IS REQUIRED, IT SHALL BE PROVIDED WITH
9. A 5 FOOT SIDEWALK AND 12 FOOT DRIVEWAY
10. ALL UTILITIES BE UNDERGROUND INCLUDING POWER, PHONE, AND CABLE
11. EXISTING TREES AND LANDSCAPE TO BE MAINTAINED WHERE POSSIBLE.
12. ALL DRIVEWAYS TO BE 22 FEET WIDE, 12 FEET SIDEWALK, AND CONSTRUCTED OF CONCRETE.
13. ALL DRIVEWAYS SHALL BE 12 FEET WIDE WITH 5 FOOT SIDEWALK.
14. ALL DRIVEWAYS SHALL BE 12 FEET WIDE WITH 5 FOOT SIDEWALK.

<p>GENERAL NOTES:</p> <p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WHITE HOUSE REZONING ORDINANCES.</p> <p>2. ALL UTILITIES SHALL BE UNDERGROUND INCLUDING POWER, PHONE, AND CABLE.</p> <p>3. EXISTING TREES AND LANDSCAPE TO BE MAINTAINED WHERE POSSIBLE.</p> <p>4. ALL DRIVEWAYS TO BE 22 FEET WIDE, 12 FEET SIDEWALK, AND CONSTRUCTED OF CONCRETE.</p> <p>5. ALL DRIVEWAYS SHALL BE 12 FEET WIDE WITH 5 FOOT SIDEWALK.</p> <p>6. IF RECONSTRUCTION OF DRIVEWAY IS REQUIRED, IT SHALL BE PROVIDED WITH A 5 FOOT SIDEWALK AND 12 FOOT DRIVEWAY.</p> <p>7. EXISTING DRIVE SHALL BE 12 FEET WIDE WITH 5 FOOT SIDEWALK.</p> <p>8. DRIVEWAY SHALL BE 12 FEET WIDE WITH 5 FOOT SIDEWALK.</p> <p>9. ALL CONSTRUCTION OF THIS DEVELOPMENT TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CITY OF WHITE HOUSE REZONING.</p> <p>10. PROPOSED LOTS FOR THIS DEVELOPMENT SHALL BE 1/2 ACRES.</p> <p>11. DRIVEWAY SHALL BE 12 FEET WIDE WITH 5 FOOT SIDEWALK.</p> <p>12. IF RECONSTRUCTION OF DRIVEWAY IS REQUIRED, IT SHALL BE PROVIDED WITH A 5 FOOT SIDEWALK AND 12 FOOT DRIVEWAY.</p> <p>13. EXISTING DRIVE SHALL BE 12 FEET WIDE WITH 5 FOOT SIDEWALK.</p> <p>14. ALL UTILITIES BE UNDERGROUND INCLUDING POWER, PHONE, AND CABLE.</p> <p>15. EXISTING TREES AND LANDSCAPE TO BE MAINTAINED WHERE POSSIBLE.</p>	<p>PROPERTY OWNER:</p> <p>NO. 18, PARCEL 18, TAX MAP 98, WHITE HOUSE, ROBERTSON COUNTY, TENNESSEE</p> <p>OWNER'S REPRESENTATIVE:</p> <p>NAME: _____ TITLE: _____</p> <p>DATE: _____</p>
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*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

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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 31<sup>st</sup> 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 31<sup>st</sup> 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 31<sup>st</sup> 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 31<sup>st</sup> 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 31<sup>st</sup> 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 of 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

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John Decker, Mayor

ATTEST:

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Christie M. Odenwald, City Recorder

November 2, 2009

# MEMORANDUM

To: Board of Mayor and Aldermen  
From: Charlotte Soporowski, Finance Director *CKS*  
Cc: Angie Carrier, City Administrator  
Re: Budget Amendment I

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The following budget amendment is recommended for approval. Item one is to shift both revenue and expense related to a grant received by the Police Department to fund hand held laser units. The amounts were originally included in the Drug Fund, but on the recommendation of the MTAS Police consultant, we are moving them to the General Fund. Items two through four are all related to ARRA (American Recovery and Reinvestment Act) funds. The State of Tennessee has issued directives that require more stringent accounting practices than the federal government initially prescribed on the stimulus funds. One of these directives requires that all monies spent and received in association with each ARRA project be accounted for in a separate and distinct account structure. These amendments move the revenue and expenses as they were originally budgeted into the separate and distinct structure that has been established by the State of Tennessee. Finally, item five is to increase the depreciation estimate that was made in the original 2008-2009 budget for the transition of the Sanitation fund from a Special Revenue to a proprietary fund. Should you have any questions related to this budget amendment, please let me know. Thanks.

**ORDINANCE 09-22**

**AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE, AMENDING THE FISCAL BUDGET FOR THE PERIODS ENDING JUNE 30, 2009 AND JUNE 30, 2010.**

WHEREAS, it has become necessary to amend the current year's annual budget to move revenue and expense related to the receipt of a grant for hand held laser units from the Drug Fund to the General Fund on the advice of the Municipal Technical Advisory Service; and

WHEREAS, it has also become necessary to amend the current year's annual budget to ensure compliance with the provisions of the American Recovery and Reinvestment Act (ARRA) for projects in both the Wastewater and General Funds; and

WHEREAS, it has become necessary to amend the previous year's annual budget to recognize depreciation expense resulting from the transition to a proprietary fund from a special revenue fund.

**NOW, THEREFORE, BE IT ORDAINED**, by the Board of Mayor and Aldermen that the Fiscal Budget ending June 30, 2009 is hereby amended as part of the attached exhibit.

This ordinance shall become effective upon final reading the public welfare requiring it.

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First Reading: November 19, 2009

Second Reading: December 17, 2009

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John Decker, Mayor

ATTEST:

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Christie M. Odenwald, City Recorder

City of White House  
Budget Amendment I  
November 19, 2009

					Current Budget	Proposed Budget	Amendment
140	42129	900	Police Drug Fund	Capital Outlay	15,938	11,048	(4,890)
140	33400		Police Drug Fund	State Grants	15,938	11,048	(4,890)
110	42100	900	General Fund - Police Patrol	Capital Outlay	0	4,890	4,890
110	33400		General Fund	State Grants	1,031,000	1,035,890	4,890
1. To amend current 2009-2010 budget to move revenue and expense related to grant for hand held laser units from Drug Fund to General Fund on the advice of MTAS.							
412	58801	900	Wastewater Fund - ARRA Assistance - Copes Crossing Project	Capital Outlay	0	1,000,000	1,000,000
412	52117	900	Wastewater Fund - Administration	Capital Outlay	1,046,700	46,700	(1,000,000)
2. To amend current 2009-2010 budget to ensure compliance with the provisions of the American Recovery and Reinvestment Act (ARRA).							
110	33142		General Fund	ARRA Grant #1 - Fiber Optic Installation	0	660,000	660,000
110	33100		General Fund	Federal Grants	1,671,160	1,011,160	(660,000)
110	58802	900	General Fund - ARRA Grant #1 - Fiber Optic Installation	Capital Outlay	0	960,000	960,000
110	41670	900	General Fund - Engineering	Capital Outlay	2,069,000	1,109,000	(960,000)
3. To amend current 2009-2010 budget to ensure compliance with the provisions of the American Recovery and Reinvestment Act (ARRA).							
110	33143		General Fund	ARRA Grant #2 - Calista Road Project	0	514,000	514,000
110	33100		General Fund	Contractual Services	1,011,160	497,160	(514,000)
110	58803	900	General Fund - ARRA Grant #2 - Calista Road Project	Capital Outlay	0	514,000	514,000
110	41670	900	General Fund - Engineering	Capital Outlay	1,109,000	595,000	(514,000)
4. To amend current 2009-2010 budget to ensure compliance with the provisions of the American Recovery and Reinvestment Act (ARRA).							
123	43200	540	Sanitation Fund	Depreciation	0	28,424	28,424
5. To amend the 2008-2009 budget for depreciation expense resulting from the transition to a proprietary fund from a special revenue fund.							



# City of White House Memorandum

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Date: November 9<sup>th</sup>, 2009

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

From: Ashley Smith, Director  
Parks & Recreation Department

Re: Recommendation from the Leisure Services Board to amend the Municipal Code

At the November 5<sup>th</sup> meeting of the Leisure Services board, there was a recommendation to amend the Municipal Code as it relates to membership because of the recent appointment of Mr. Bracey by Mayor Decker to serve in his place on the board. Changes to the code are recommended below.

**2-101** Board created, membership, terms, appointments and vacancies.  
Insert the words "or the mayor's designee from the board of mayor and aldermen".

**2-102** Powers and duties of the board, (6) Duties of officers, (b) Vice-Chairman

Strike the words "~~The mayor shall act as vice-chairman and~~" and insert the words "The vice-chairman".

(7) Appointment of chairman: Insert the words "and vice-chairman".

**ORDINANCE 09-23**

**AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE  
AMENDING THE MUNICIPAL CODE TITLE 2, CHAPTER 1 LEISURE  
SERVICES, SECTIONS 2-101 AND 2-102.**

WHEREAS, the Board of Mayor and Aldermen desire to update the Municipal Code regarding Leisure Services;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Mayor and Aldermen that the White House Municipal Code Title 2, Chapter 1 Leisure Services, Section 2-101 and Section 2-102 be amended as follows:

Title 2 – Boards and Commissions  
Chapter 1 Leisure Services Board

2-101. Board created, membership, terms, appointments and vacancies. There is hereby created the White House Board of Leisure Services, hereinafter called “the board.” The board shall consist of seven (7) members who shall serve without compensation and who shall be appointed by the mayor. The board shall be composed of the mayor, or the mayor’s designee from the Board of Mayor and Aldermen, one alderman elected by the mayor and aldermen and five (5) citizens who are residents of the City of White House and appointed by the mayor. The term of office for the five (5) citizens shall be staggered three (3) years or until their successors are appointed. Vacancies in such board shall be filled by the mayor for the unexpired term.

2-102. Powers and duties of the board. (6) (b) Vice –chairman: ~~The mayor shall act as vice-chairman and~~ vice-chairman should preside over any meeting in which the chairman is not present.

(7) Appointment of chairman: The chairman and vice-chairman shall be appointed annually by a majority vote of the board at its July 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: November 19, 2009

Second Reading: December 17, 2009

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John Decker, Mayor

ATTEST:

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Christie M. Odenwald, City Recorder

*FINANCE AND  
OTHER BUSINESS . . .*

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## City of White House Memorandum

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Date: October 21, 2009

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

From: Ashley Smith, Director  
Parks and Recreation Department

Re: Surplus Equipment-Toro Workman Utility Vehicle

The memo is to request permission to surplus a 2001 model year Toro Workman utility vehicle, 2100 series, used by the Parks Department.

Serial number 07253-200001357

Thank you.

## MEMORANDUM

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

FROM: Addam McCormick, Planning/Codes Department

DATE: October 6, 2009

RE: Low Voltage State Electrical Permits

The State of Tennessee Department of Commerce and Insurance Fire Prevention-Electrical Section administers State Electrical Code and Inspectors. The State recently adopted the 2008 National Electrical Code. The White House area inspector is Mark Kirk. Mr. Kirk has requested for the City of White House to require permits and inspections for low voltage wiring. Low Voltage includes wiring under 120 volts. Examples of low voltage items include thermostats, phone and cable lines, alarm systems, and central HVAC systems, and irrigation systems. The reason for the inspections is to ensure that all wiring that produces a current is inspected for shock and fire prevention. The State permits local cities to require low voltage inspections and permits thru letter signed by City Mayor. Brentwood, Hendersonville, Goodlettsville, and Gallatin (in-process) are local examples of Cities that require low voltage permits and inspections.

A Low Voltage Permit will typically be \$ 32, (\$ 27 State Permit and \$ 5 City of White House). If the same electrical contractor or heating/air contractor installs low voltage wiring in addition to regular electrical wiring or HVAC installation, then an additional low voltage permit would not be needed. If a separate contractor is completing low voltage inspections, typically one rough-in permit will be required at total of \$ 32, except for irrigation which will require a second permit at \$ 59. The second permit is necessary for separate rough-in (ditch) and final inspection. An average house is required to obtain five electrical inspections that would be \$ 140. With the low voltage permit and inspection requirements, staff anticipates that with an average residential project, 1-2 additional permits at \$ 27-64 in additional electrical permit fees.

During 08-09 Fiscal Year, the City issued 506 electrical permits for the White House/Millersville Area. The City received \$ 2,530 in revenue for issuing State Electrical Permits during this period. Staff anticipates an increase in number of permits with low voltage permit and inspection requirement.

If approved by the Board of Mayor and Aldermen, then approval could have a deferred start day of 60-90 days to allow notice be sent to contractors in the area.

City of White House  
White House Inn Library and Museum

MEMO

TO: Board of Mayor and Alderman

FROM: Rebecca Whipple

DATE: November 12, 2009

RE: Maintenance of Effort Agreement

Enclosed you will find a copy of the annual Maintenance of Effort Agreement. This agreement is renewed annually between the Office of the Secretary of State, Tennessee State Library and Archives, the City of White House, and the White House Inn Library notifying the State that public funds were appropriated for and expended by the Library in the previous fiscal year. It also states that this amount will be matched or exceeded during the current fiscal year. You will note that the amounts reported on the document are in compliance with the agreement. The Maintenance of Effort requires the signatures of the Mayor as well as the Library Board Chairman.

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The Maintenance of Effort requirement was established to assure that local public libraries can rely on ongoing local support while receiving state and federal support through the Regional Library and the State Library and Archives. Regional Library support includes:

1. Professional and technical assistance to the library board and staff
2. A collection of materials which may be considered temporary or indefinite
3. A collection of professional materials utilized by the library board and staff
4. Assistance to city officials and the library board in developing a system of public library service
5. Annual statistical information and data
6. Workshops and training for library board and staff
7. Professional consultant services

**OFFICE OF THE SECRETARY OF STATE  
 TENNESSEE STATE LIBRARY AND ARCHIVES  
 Planning and Development  
 2009/2010 Public Library Maintenance of Effort Agreement\***

County **WHITE HOUSE**                      Region **WARIOTO**

**Information for Regional Library Service \***

The Office of the Secretary of State, Tennessee State Library and Archives, Regional Office is hereby notified that public funds were appropriated and expended in the fiscal year just completed. This amount will be matched or exceeded during the current fiscal year.

**Public funds appropriated and expended for operation of local libraries. Do not include one-time expenditures or pass-through money appropriated by another county or city.**

**A. Appropriated and Expended by the County Commission:**

COUNTY	Appropriated 2007-2008	Expended 2007-2008	Appropriated 2008-2009	Expended 2008-2009	Appropriated 2009-2010
<b>TOTAL</b>					

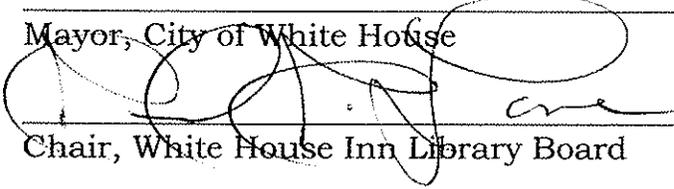
**B. Appropriated and Expended by City of:**

CITY	Appropriated 2007-2008	Expended 2007-2008	Appropriated 2008-2009	Expended 2008-2009	Appropriated 2009-2010
<b>White House</b>	\$173,568.00	\$172,047.60	\$182,798.00	\$182,405.36	\$182,798.00
<b>TOTALS</b>	\$173,568.00	\$172,047.60	\$182,798.00	\$182,405.36	\$182,798.00

**C. TOTALS**

	Appropriated 2007-2008	Expended 2007-2008	Appropriated 2008-2009	Expended 2008-2009	Appropriated 2009-2010
County					
City	\$173,568.00	\$172,047.60	\$182,798.00	\$182,405.36	\$182,798.00
<b>TOTALS</b>	\$173,568.00	\$172,047.60	\$182,798.00	\$182,405.36	\$182,798.00

**D. Official Signatures**

Mayor, City of White House	Date
	10/22/09
Chair, White House Inn Library Board	Date

For Regional Office Use Only

I have reviewed this document and find the information correct

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Warioto Regional Library Director

Additional notes:

**\*This document will be signed where applicable and will be returned to TSLA, Planning and Development each year as soon as budget information is available. (Revised December, 2003)**

*November 12, 2009*

# MEMORANDUM

To: Board of Mayor and Aldermen  
From: Christie Odenwald, City Recorder  
Re: Taxicab Franchise Application

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The City has received one application for a taxicab franchise and driving permit. I am currently waiting for the background check and motor vehicle check to come back for Mr. Sanford Levine.

Copies of the two character references required, follow this memo.

Mr. Levine has been asked to attend the Board of Mayor and Aldermen meeting, should you have any questions regarding his application.



November 6, 2009

To Whom It May Concern:

The letter is to verify that Sanford I. Levine has been a resident of White House and a customer of First State Bank since 2006. I have met with Mr. Levine on numerous occasions and visited with him here at the bank. Based on my dealings with him and his dealings with First State Bank, it is my opinion that Mr. Levine is a good citizen of White House and a trustworthy individual.

Feel free to contact me at 615-285-1018.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Randy Cline'.

Randy Cline  
Assistant Vice-President

Christensen Financial, Inc. dba

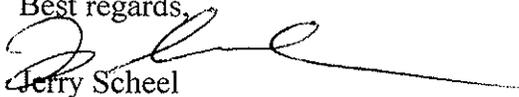
# *Crown Mortgage Services*

FHA/VA/Conventional/Rural Development

November 6, 2009

I have had business dealings with Mr. Sanford Levine and have found him to be a very respectful and pleasant person to deal with. In my opinion he is a very upstanding individual. Please feel free to call me with any questions you may have.

Best regards,



Jerry Scheel

Branch manager

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127 Raymond Hirsch Parkway Suite C, White House, TN 37188  
615-672-9515, fax 615-672-9520

**Memo**

TO: Board of Mayor and Aldermen

FROM: Ron Bailey, City Engineer

DATE: November 9, 2009

SUBJECT: Unsuitable soils – Parks Grant for baseball fields upgrade

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Choice Construction has uncovered what appears to have been a small dump site located in the proposed outfield of the new Field 7. The dump materials consist mainly of tires, metal scrap, and construction debris but the surrounding soils mixed with this trash is unsuitable as compactable fill. The quantity in question has not been determined but is estimated at about 2000 cubic yards. The geotechnical testing firm on site, Littlejohn's representative, and I have all examined the soil in question and agree that the material will not pass the required compaction requirements.

There are two options available for the unsuitable soils in question:

1. Choice Construction shall remove the unsuitable soils from the site, dispose off-site, and import and place equivalent quantity of suitable material.
  - This option has an estimated Change Order cost of \$10,000 - \$15,000.
2. Waive the compaction requirement for the first five feet of fill within the 15'+ fill areas of Field 7. Install the unsuitable soils in the bottom of these fill areas. As subsequent layers of good soils are applied, the compaction requirement will be met.
  - This option could produce settlement in the outfield requiring additional topsoil to re-level that area. Depending on the extent of settlement, there could be damage to the proposed outfield irrigation system

For either option, the Contractor must remove the dump materials from the unsuitable soils. These dump materials can be disposed of by the City or by the Contractor at additional expense. Dump material disposal off-site is estimated at less than \$2,000.

The City Engineer recommends Option #2 and that the Contractor stockpiles the dump material for the City to remove. Although the possible settlement could be as much as several inches, it could also be negligible. The Option #1 cost does not outweigh the risk of large settlement and potential future repair costs.

*November 12, 2009*

# MEMORANDUM

To: Board of Mayor and Alderman

From: Angie Carrier  
City Administrator

Re: PILOT Program

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Recommendation: Approval

As I mentioned in my report, I have met with an attorney to assist in the wording of a PILOT (Payment-In-Lieu-Taxes) program for the City of White House. A PILOT program will give the City of White House Industrial Development Board guidelines to negotiate with industry. In the marketplace today, it will be a good tool to offer this baseline and will show a willing environment to be "business friendly." Of course, these incentives will be offered to existing business as well as newly recruited business and the same guidelines and criteria will be used for expansion projects. The draft will be available to you on Monday and will be e-mailed at that time. Please review carefully and call with any questions once you receive on Monday.

***OTHER INFORMATION . . .***

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## MEMO

TO: Board of Mayor and Alderman  
FROM: Ron Bailey, City Engineer  
DATE: November 19, 2009  
SUBJECT: Briarwood Phase1 – Street Acceptance correction

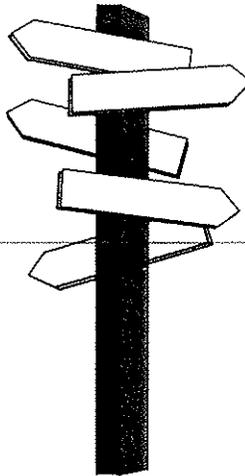
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### Clarification:

Last month, the listing of streets to be accepted did not include Cassandra Drive. The quantities and costs for the infrastructure associated with that street were included within the numbers for Denise Circle. This issue has been corrected on the assets list and the Street Index.

# TENNESSEE CITY MANAGERS ASSOCIATION

## Strategic Planning Session Report



A. Tyler St.Clair  
205 Madison Street  
Lynchburg, VA 24504  
434-846-2428  
ats6t@virginia.edu

**TENNESSEE CITY MANAGERS ASSOCIATION**  
**Strategic Planning Session Report**  
**October 29, 2009**



**ENVIRONMENTAL SCAN**

- External: What issues or problems are affecting the local government profession in Tennessee that TCMA must address?
- Internal: What are the most significant trends affecting TCMA as an association right now?

**Red Group**

External

- Funding - Unfunded mandates; recession; loss of State Share
- Employment - Unemployment issues; Retraining/education; Health and benefits
- Impact of State legislature trying to run the cities
- Attracting young people into the profession
- Demographics

Internal

- Funding - cost on the rise
- Attracting new people to the profession
- Raise awareness of TCMA -What should our role be? Define the role
- Professional development
- Increase participation and membership
- Diversity
- Communication

**Light Blue Group**

External

- Economic
- Demographic change
- Help first time managers
- Response to Council Manager plan in trouble
- Succession planning
- Expectations of service are still high
- Bloggers
- Decline in quality of reporters
- Lack of discourse
- Shifting legislative leadership
- Federal issues - labor, cap and trade, health care
- Green issues

- Ethics

#### Internal

- Diversity
- New faces
- Participation
- Lack of long term focus
- Inconsistent college participation
- TML Board representative only there one year
- Improve legislative analysis and input
- Financial

#### **Lime Group**

#### External

- Economy
- Elected officials (federal and state)
- Unions
- Agendas
- Qualifications of elected officials
- Lobbying for city manager form at the State level
- Media (various forms;) social networking

#### Internal

- Age of profession - recruitment
- Diversity
- Money - lack of resources [orientation toward keeping dues low]
- Organizational structure of TCMA; independent staff for organization
- Education on city manager form of government
- Standard of MTAS consultants

#### **Orange Group**

#### External

- Uneducated public officials/citizens
- Pro-county bias in Tennessee
- Unfunded mandates
- Antiquated charters
- Unpredictable state government/lack of political identification
- Difference in responsibilities of city managers across the state
- Lack of flexibility in local funding
- Disparity of local government affiliate legislative focus

#### Internal

- Constraints on time to devote to TCMA
- Geographical complications
- Expand ICMA focus to city administrators, not just city managers

## Dark Blue Group

### External

- TCMA's relationship with the Tennessee General Assembly should be strengthened; our influence should be greater than other municipal related associations
- TCMA's relationship with state departments
- Public education/outreach on the value of the city management profession (ethics and competency)

### Internal

- Turnover in profession (age, gaps, retirement)
  - Intern program
  - Continue to build knowledge base
- Geography
  - Spouse programs (retreat like)

## Dark Green Group

### External

- Form of government education
- Operational vs. political responsibilities
- Blogs; instant and inaccurate information
- Profession's messages not clear to legislature; messages conflict with other interest groups
- Unions on the way

### Internal

- Not all managers are TCMA members
- TCMA sees as something you just do twice per year
- No TCMA professional development requirement

## Purple Group

### External

- State Legislature
  - Project financing
- News media
  - Set tone for public
  - Transparency
  - Assumption of dishonesty

### Internal

- TCMA should serve to inform cities of legislation and leadership training
- News reporter seminars; update on media laws

## Yellow Group

### External

- West Tennessee dominated by small cities, strong mayors, fewer city manager towns
- TML is mayor oriented
- Uneducated constituencies (lack of education about local government)
- Age of TCMA members
- Lack of respect in legislature
- Recruitment of next generation
- Too many towns and counties with no service provisions
- Tennessee tax structure; economy

### Internal

- Nomadic lifestyle of managers
- Age of membership; recruitment
- Geographic bias in by-laws
- Preach the gospel of city manager form
- Generational change; culture/inclusion
- Women/minorities in city management

## CURRENT TCMA PURPOSE

- To increase the proficiency of city managers and other local government administrators
- Strengthen the quality of local government through professional management



## INVENTING THE FUTURE OF TCMA: VISION BRAINSTORM

Thinking about the TCMA organization that you want for 2019 and keeping an ideal, possibility oriented perspective:

2. What do you want to keep?
3. What do you want to change?

## Dark Green Group

### Keep

- Conferences, training sessions
- Strong participation; keep percentage of membership same or higher
- Relationship with MTAS (consulting, resources, etc.)
- Relationship with students and interns
- Participation on TML Board
- SEI scholarships
- Social networking

### Change

- Recruit students from outside Tennessee
- Members take more responsibility to educate professors and students
- More student members
- Full time paid executive director?
  - Funding issue
    - Share executive director with other organizations?
    - Open up membership? (Be careful not to lose focus)
    - Willingness to pay higher dues
  - Value of executive director might be to speak for TCMA and/or spearhead education efforts
- Members take responsibility to educate elected officials, recruit members, and encourage higher participation
- More active participation
- Higher visibility through education
- Add more content to [tncma.org](http://tncma.org)
- More input from wider membership on conference locations
- TCMA board succession planning; long range plan
- Promote SEI scholarships so that everyone is aware of them
- Include information on the profession, not just city news, in the newsletter
- Marketing plan; use resources ICMA already offers
- Keep retired managers involved
- Does TCMA offer free membership and registration in members in transition?

### **Purple Group**

#### Keep

- Training and continuing education programs
- Relationship with TML
- Internships
- Relationships among city managers through directory and website
- Welcoming atmosphere for new and existing professionals

#### Change

- More professional presentations from private sector and third parties
- More emphasis on training through reoccurring established schedules
- Expand TML Board appointment to include a TCMA appointed person (not exclusive to the TCMA President)
- More flexibility for city managers regarding internship duties
- Frequent updates to directory
- Develop an in-transition program for consulting services (TCMA develop compensation standard)
- Specific training for known issues (i.e. collective bargaining)

## Orange Group

### Keep

- Open environment for newcomers
- Foster networking and socialization among members
- Maintain education and idea-sharing component
- Maintain relationship with TML and MTAS

### Change

- Bring back structured idea exchange
- Establish a formal mentoring program
- Speakers bureau in high schools and colleges
- Reach out to other state and municipal associations
- Create a long-term financial plan and provide for staffing and student development
- Strategic influence on:
  - TML District director and
  - TCMA representative on TML (and one year term)

## Light Blue Group

### Keep

- 2 meetings per year
- Minimum continuing ed hours
- Welcoming atmosphere
- ICMA University sessions
- Free student memberships
- Link to MTAS, IPS
- Social function at ICMA
- News clip service

### Change

- Rotation of meeting locations to include West Tennessee
- Strengthen relationships with other affiliates
- TCMA ethics pledge
- Improve perception of legislators; want them to see that managers are local government experts
- Want to be more proactive in providing manager input on review of legislation
- How to utilize social media
- Cultivate new persons into the profession (internships); intentional outreach to all universities (network with professors)
- Link/make commitment to ICMA's "Life, Well Run" campaign (civics classes)
- Visit by TCMA and MTAS to new managers (retired managers, too)
- Tennessee Range Riders program (?) - Interim managers, legislative review?
- Review dues structure/amounts
- Keep retired managers engaged
- Create formal Manager-in-Transition program

## Dark Blue Group

### Keep

- At least two meetings annually (balance programs and networking)
- Social programs
- City manager development and core competencies
- Newsletter
- Continue to encourage students (no charge)
- Continue with diverse board - geographic, etc.
- Continue with joint state conferences; expand states (every other year)

### Change

- Revisit rotation on TCMA Board (with continued diverse representation)
- Expand meeting program
  - Include spouse program (family component)
  - At least one inclusive social event (at night)
- More spring meeting concurrent with Tennessee General Assembly in Nashville
- A minimum of one continuing education program each conference
- Evaluate other associations' best practices for success (i.e. staffing; funding; relationship with municipal league, general assembly, etc.)
- Evaluate other state city manager associations (i.e. explore conferences, funding, staffing, etc.)
- Depend on MTAS for staffing?

## Red Group

### Keep

- Keep two conferences and the one business meeting
- Positive impact of professional management
- Maintain strong relationship with MTAS
- Networking opportunities
- Free student opportunities

### Change

- Association establishes regional boundaries; each region represented on the Board
- Regional representatives will be responsible for 2 regional meetings and report back to the Board
- Develop a rapid information and communication system
- Remove conference location from the bylaws
- Restructure revenues for growth
- Hire full time employee(s)
- Develop relationships with other professional organizations
- Increase ethics education
- Board membership time in queue (8 years)
- Improve website

- Board report at all meetings
- Examine our relationship with TML
- Longer TML Board member
- Re-examine sponsorships

### Lime Group

#### Keep

- Hospitality room
- Two meeting per year
- SEI scholarship
- Newsletter
- Partnership with ICMA
- Strategic planning every 5 years

#### Change

- More involvement with state universities
- Expand newsletter to include columns from managers
- Have \$100K in bank for [desired needs]
- Organizational structure; job descriptions
- Full time staff person/lobbyist
- Improve relationship with TML
- Conference planning committee
- Involve the mayors every two years
- Educational materials
- Need website improvement/update
- Have more regional luncheons
- Increase ICMA conference attendance
- Participation in ICMA range rider program
- Develop a proactive legislative agenda for the organization
- Provide assistance to cities moving toward the city manager form of government
- Sponsorship for conferences

### Yellow Group

#### Keep

- Professional standards
- Support of graduate education/stipends
- Ethics

#### Change

- TCMA structure
  - Continuity
  - Commitment
  - Committee structure (i.e. Membership, Recruitment, Training, Funding, Ethics)
  - Chairs with functional responsibilities
  - Upgrade website (Blog, Tweet, Facebook)
  - Consider one expanded conference

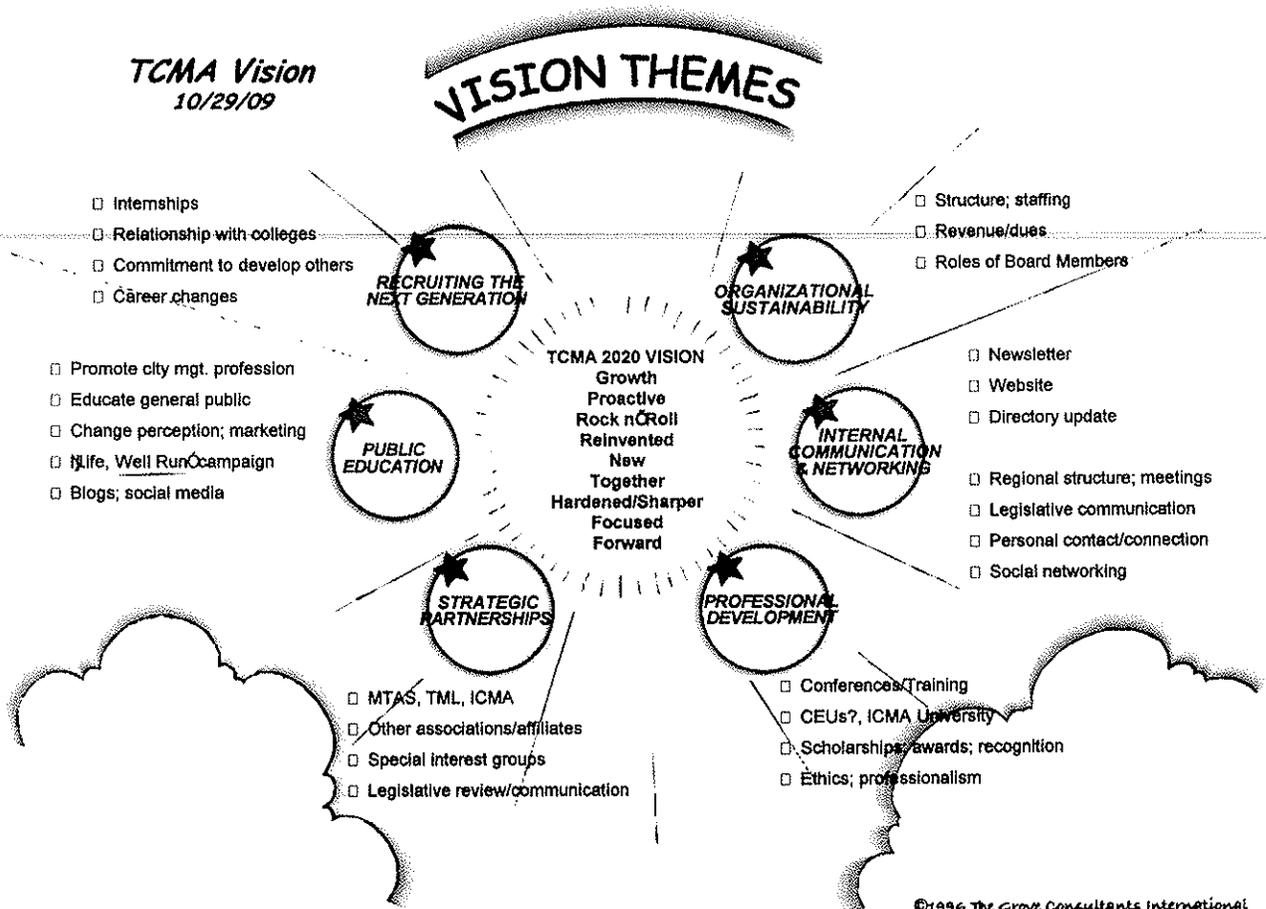
- Go west
- Develop award criteria
- Terminate KY partnership
- TCMA more visible with TML and other places
- Create funding horizon
- TCMA admin support function



## OUR CORE VISION AND STRATEGIC TARGETS

Growth  
 Proactive  
 Rock n' Roll  
 Reinvented  
 New  
 Together  
 Hardened/Sharper  
 Focused  
 Forward

*TCMA Vision*  
 10/29/09





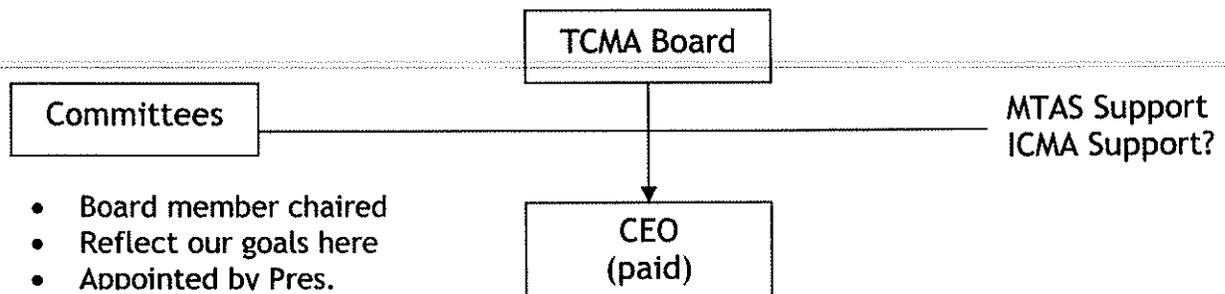
## BIG BOLD STRATEGIES

Members initiated a strategic plan framework by addressing these strategic questions:

1. Goal - What is the strategic goal that we really want to achieve?
2. Supports - What will help us achieve this goal? (i.e. resources, assets, conditions)
3. Challenges - What challenges will we need to overcome to address this goal?
4. 5 Bold Steps - Given the supports and challenges, what 5 Big, Bold Steps do we recommend to help in achieving this strategic goal for TCMA?

### Organizational Sustainability

#### 1. Structure:



#### 2. Revenue

Revenue structure driven by goals and our structure

#### 3. Recruitment should include existing personnel

#### 4. Other actions:

- Board meets in January-February 2010 to develop goals, budget, timetable, and bylaws changes
- Present to membership in June 2010 at TML

## Public Education

Goal: Create an understanding of the local government management profession

Supports	Challenges
<ul style="list-style-type: none"> <li>• Other professional groups</li> <li>• Other strategic management best practices</li> <li>• Schools, civic organizations, neighborhood groups</li> <li>• Electronic technology (web, PEG), city website, social network</li> <li>• Local newspaper</li> <li>• New citizen packet</li> <li>• Higher education</li> <li>• Deep personal commitment</li> </ul>	<ul style="list-style-type: none"> <li>• Time</li> <li>• Money</li> <li>• Not exciting</li> <li>• Stereotypes</li> <li>• Lack of teaching aids (materials)</li> </ul>

**Bold Steps:**

1. Create public education aid
2. Membership criteria - make it a minimum requirement in TCMA to speak to groups
3. Build distribution network

## Recruiting the Next Generation

Goal: Insure that there is a new generation of enthusiastic, well-prepared managers to succeed current city managers in Tennessee

Supports	Challenges
<ul style="list-style-type: none"> <li>• City managers and administrators</li> <li>• Universities and schools</li> <li>• Funding</li> <li>• ICMA</li> </ul>	<ul style="list-style-type: none"> <li>• Time available to managers</li> <li>• Awareness of opportunities</li> <li>• Budget for interns</li> <li>• Pay within the field (public vs. private)</li> <li>• Knowledge of educational regulations</li> <li>• Barriers and curriculum requirements in schools</li> </ul>

**Bold Steps:**

1. Develop materials/programs that promote city management/administration to use in schools
2. City managers become involved in recruitment at universities (undergraduate and graduate) through career fairs, receptions, and as guest speakers
3. Encourage a commitment to internships
  - Create an endowment fund for smaller communities
  - Develop a guideline for using interns
4. Reach out to interested individuals and recent graduates to form a mentoring relationship; include older individuals and those seeking a change in careers
5. Encourage professional development among internal staff

### Internal Communication and Networking

Goal: Inform the membership regarding issues pertinent to our profession

Challenges
<ul style="list-style-type: none"> <li>• Lack of staffing</li> <li>• Money</li> <li>• Inactive city managers</li> <li>• Distance</li> <li>• Workload</li> <li>• Current irregularity of communication</li> </ul>

**Bold Steps:**

1. Continue the present newsletter, but add more articles from our perspective
2. Contract/staff to improve the website; add contacts and directory
3. Work with MTAS to establish TCMA communication districts
4. Hold regularly scheduled monthly luncheons within the districts
5. Incorporate quarterly training sessions (with MTAS) to coincide with district luncheons
6. Establish partner programs at conferences
7. Formalize evening networking at conferences

Note: Need to incorporate actions related to legislative review in this strategic goal

### Strategic Partnerships

Goal: Establish and enhance relationships

Supports	Challenges
<ul style="list-style-type: none"> <li>• Some relationships</li> <li>• Willingness to adapt</li> <li>• Recognition of challenges</li> </ul>	<ul style="list-style-type: none"> <li>• Difference in focus</li> <li>• Lack of relationships</li> <li>• Lack of knowledge of what others are doing</li> <li>• Staffing/time/money</li> <li>• Ethical dilemma (should city managers lobby?)</li> <li>• Conflicting internal opinions</li> </ul>

**Bold Steps:**

1. Create a task force to identify all partners (i.e. ICMA, sponsors, TML, MTAS, state professional organizations, others)
2. Identify TCMA members who hold other memberships
3. Identify/SWOT each partner
4. Make contacts bases on analysis (SWOT)
5. Get more ICMA recognized cities

Note: Need to incorporate actions related to legislative review in this strategic goal

## Public Education

Goal: Advance the professional capabilities of Tennessee city management

Three Components: (to be further developed)

Continuing Education	Annual Conference Design	Mentories
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### Bold Steps:

1. Increase funding for continuing education
2. Establish a committee to develop mentoring
3. Establish a committee on professional development
4. Explore new concepts in credentialing
5. Individual analysis [Be aware of and pursue one's own needs for professional development]

### Legislative Review

- Group members resolved that legislative review is not a core issue of TCMA or independent of TML
- Recommend that this issue be addressed as a part of goals on communication and strategic partnerships
- Explore a position in TML that reports to TCMA



### NEXT STEPS

1. Tyler will send Strategic Planning Session Report to David by 11/2/09
2. David will distribute Strategic Planning Report to the membership
3. Complete Phase 2 strategic planning
  - Think strategically about how to move in the direction endorsed by the membership at the October conference and to achieve big, bold plans
  - Develop new structure
  - Develop specific strategies/action plans
  - Rough out the timetable
  - If research support is needed, seek from MTAS with support of the membership
4. Present TCMA Strategic Plan at June General Business Meeting