



CITY OF WHITE HOUSE
Board of Mayor and Aldermen Meeting
Agenda
June 16, 2022
7:00 p.m.

1. Call to Order by the Mayor
2. Prayer by Community Pastor
3. Pledge by Aldermen
4. Roll Call
5. Adoption of the Agenda
6. Approval of Minutes of the May 19th Board of Mayor and Aldermen meeting
7. Welcome Visitors
8. Proclamation
9. Public Hearings
 - a. **Ordinance 22-08:** An ordinance to adopt the annual budget for the fiscal year beginning July 1, 2022 through June 30, 2023.
 - b. **Ordinance 22-09:** An ordinance establishing the tax rate for the tax year 2022.
 - c. **Ordinance 22-10:** An ordinance amending the Municipal Code Title 18, Chapter 3 Sewer Rates, Fees and Charges, Sections 18-301 and 18-302.
10. Communication from Mayor, Aldermen, City Attorney, and City Administrator
11. Acknowledge Reports
 - A. General Government
 - B. Finance
 - C. Human Resources
 - D. Police
 - E. Fire
 - F. Public Services
 - G. Planning & Codes
 - H. Parks & Recreation
 - I. Library/Museum
 - J. Municipal Court
12. Consideration of the Following Resolutions:
 - a. **Resolution 22-06:** A resolution authorizing appropriations for financial aid of non-profit organizations.
 - b. **Resolution 22-07:** A resolution declaring the intent to consider the adoption of a commercial property assessed clean energy and resilience (C-PACER) program.

13. Public Hearings

- a. **Resolution 22-08:** A resolution adopting the Commercial Property Assessed Clean Energy and Resiliency (C-PACER) program.

14. Consideration of the Following Resolutions:

- a. **Resolution 22-08:** A resolution adopting the Commercial Property Assessed Clean Energy and Resiliency (C-PACER) program.

15. Consideration of the Following Ordinances:

- a. **Ordinance 22-08:** An ordinance to adopt the annual budget for the fiscal year beginning July 1, 2022 through June 30, 2023. *Second Reading.*
- b. **Ordinance 22-09:** An ordinance establishing the tax rate for the tax year 2022. *Second Reading.*
- c. **Ordinance 22-10:** An ordinance amending the Municipal Code Title 18, Chapter 3 Sewer Rates, Fees and Charges, Sections 18-301 and 18-302. *Second Reading.*
- d. **Ordinance 22-11:** An ordinance amending the Municipal Code Title 16, Chapter 2 Street, Sidewalk, and Drainage Design Standards, Sections 16-234 and 16-235. *First Reading.*

16. Purchasing:

- a. None

17. Other Business:

- a. To approve or reject the Library Board Chair to enter into the Tennessee State Library and Public Library Service Agreement. The Library Director recommends approval.
- b. To approve or reject a variance of Resolution 20-22 to allow Safe Harbor Development to submit Phase 1 Final Plat for approval by the Planning Commission and begin construction of homes but allow no occupancy of completed homes until the traffic control signal is operational at Tyree Springs and South Palmers Chapel Road as indicated in Resolution 20-22.
- c. Board Appointments

18. Discussion Items:

- a. None

19. Other Information:

- a. CT-0253
- b. C-PACER project DMK Development & Group to be located in NCRPUD on Sage Road
- c. Kraft CPAs Letter of Communication

20. Adjournment:



CITY OF WHITE HOUSE
Board of Mayor and Aldermen Meeting

Mayor
May 19, 2022
7:00 p.m.

1. Call to Order by the Mayor

Meeting was called to order at 7:00 pm.

2. Prayer by Community Pastor

Prayer was led by Assistant Chief of Police Jim Ring.

3. Pledge by Aldermen

The Pledge to the American Flag was led by Vice-Mayor Hutson.

4. Swearing In Ceremony for Ward 2 Alderman position

Alderman Carlos Payne was sworn in to office by Vice-Mayor Hutson.

5. Roll Call

Mayor Bibb - Absent; Vice-Mayor Hutson – Present; Ald. Decker - Present; Ald. Corbitt – Present; Ald. Payne;
Quorum – Present.

6. Adoption of the Agenda

Motion was made by Ald. Corbitt, second by Ald. Decker to adopt the agenda. A voice vote was called for with all members voting aye. **Motion passed.**

7. Approval of Minutes of the April 21st Board of Mayor and Aldermen meeting and May 2nd Study Session

Motion was made by Ald. Decker, second by Ald. Corbitt to approve the minutes. A voice vote was called for with all members voting aye. **The April 21st Board of Mayor and Aldermen meeting and May 2nd Study Session minutes were approved.**

8. Welcome Visitors

Vice-Mayor Hutson welcomed all visitors.

9. Public Hearings

- a. **Ordinance 22-04:** An ordinance to amend the fiscal budget for the period ending June 30, 2022.

No one spoke for or against.

- b. **Ordinance 22-06:** An ordinance to amend the Zoning Ordinance to provide amendment to Article 5, Section 5.056.7, Design Development Standards.

No one spoke for or against.

- c. **Ordinance 22-07:** An ordinance to amend the Zoning Ordinance to provide an amendment to Article 4, Section 4.203, Development Standards for Campgrounds.

No one spoke for or against.

10. Communication from Mayor, Aldermen, City Attorney, and City Administrator

Ald. Decker welcome Ald. Payne to the Board of Mayor and Aldermen.

City Administrator Gerald Herman stated that the town center water line construction is still progressing. The bores under the roadways have been completed and that the contractor has been cleaning up and tying in water lines to the business and residences along its path. They started laying more pipe from in front of the library northward and are still on target to finish the project by the end of the fiscal year.

City Administrator Gerald Herman announced that the southern force main project is going well. The bore under the interstate is done and boring under Loves Lane and SR76 is in progress. Much of the pipe that will be going into the ground has been fused together in very long sections and the city is expecting the job to speed up once the bores under the roads are completed.

City Administrator Gerald Herman announced that the US31W/Sage/McCurdy intersection has had some delays as the contractor had a staffing shortage. The city is pushing hard for them to complete the project by the end of the fiscal year.

City Administrator Gerald Herman stated that the treatment plant expansion is progressing well. The Engineering company has been very efficient at preparing and submitting reimbursement requests to TDEC from SRF loan. TDEC has been very good about turning around payment to us. As a result, the city has been able to keep our fund balance for Wastewater high enough to offset expenditures.

City Administrator Gerald Herman announced that the cutting for the community center is set for June 16th. The Board of Mayor and Aldermen will be the first board/commission to be seated in the new board room at 7:00 p.m.

City Administrator Gerald Herman stated that on Saturday, June 18th the will be having an auction to sell off surplus items such as furniture. There will also be a "If these walls could talk" event opening to the public an opportunity to write on the interior walls of this building. The city hopes the public will have fun walking through the halls writing memories of their experiences in this building.

11. Acknowledge Reports

- | | | |
|-----------------------|-----------------------|--------------------|
| A. General Government | E. Fire | I. Library/Museum |
| B. Finance | F. Public Services | J. Municipal Court |
| C. Human Resources | G. Planning & Codes | |
| D. Police | H. Parks & Recreation | |

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

12. Consideration of the Following Resolutions:

- a. None

13. Consideration of the Following Ordinances:

- a. **Ordinance 22-04:** An ordinance to amend the fiscal budget for the period ending June 30, 2022.
Second Reading.

Motion was made by Ald. Decker, second by Ald. Corbitt to approve. A roll call vote was requested by Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Ald. Payne; Vice-Mayor Hutson - aye. Motion was approved. **Ordinance 22-04 was approved on Second Reading.**

- b. **Ordinance 22-06:** An ordinance to amend the Zoning Ordinance to provide amendment to Article 5, Section 5.056.7, Design Development Standards. *Second Reading.*

Motion was made by Ald. Decker, second by Ald. Payne to approve. A roll call vote was requested by Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Ald. Payne; Vice-Mayor Hutson - aye. Motion was approved. **Ordinance 22-06 was approved on Second Reading.**

- c. **Ordinance 22-07:** An ordinance to amend the Zoning Ordinance to provide an amendment to Article 4, Section 4.203, Development Standards for Campgrounds. *Second Reading.*

Motion was made by Ald. Decker, second by Ald. Corbitt to approve. A roll call vote was requested by Ald. Corbitt - aye; Ald. Decker – aye; Ald. Hutson - aye; Ald. Payne; Vice-Mayor Hutson - aye. Motion was approved. **Ordinance 22-07 was approved on Second Reading.**

- d. **Ordinance 22-08:** An ordinance to adopt the annual budget for the fiscal year beginning July 1, 2022 through June 30, 2023. *First Reading.*

Motion was made by Ald. Decker, second by Ald. Corbitt to approve. A voice vote was called for with all members voting aye. **Ordinance 22-08 was approved on First Reading.**

- e. **Ordinance 22-09:** An ordinance establishing the tax rate for the tax year 2022. *First Reading.*

Motion was made by Ald. Decker, second by Ald. Corbitt to approve. A voice vote was called for with all members voting aye. **Ordinance 22-09 was approved on First Reading.**

- f. **Ordinance 22-10:** An ordinance amending the Municipal Code Title 18, Chapter 3 Sewer Rates, Fees and Charges, Sections 18-301 and 18-302. *First Reading.*

Motion was made by Ald. Corbitt, second by Ald. Payne to approve. A voice vote was called for with all members voting aye. **Ordinance 22-10 was approved on First Reading.**

14. Purchasing:

- a. To approve or reject the original bid or revised bid from FTM Contracting for tennis courts at the Municipal Park. The Parks and Recreation Director recommends approval.

Motion was made by Ald. Corbitt, second by Ald. Decker to approve the full scope of the project with the extension on the deadline. A voice vote was called for with all members voting aye. **Motion passed.**

15. Other Business:

- a. None

16. Discussion Items:

- a. None

17. Other Information:

- a. None

18. Adjournment:

Meeting was adjourned at 7:23 pm.

ATTEST:

Clifton Hutson, Vice-Mayor

Derek Watson, City Recorder

REPORTS....

**Administrative & Legislative Services Department
May 2022**

Administration

City Administrator Gerald Herman attended the following meetings this month:

- May 2:
 - Department Head Staff Meeting
 - CPACE Program
 - Study Session- Budget
- May 4:
 - CPACE Program
 - Training for TDEC's Grant Management System
- May 9:
 - Bid Opening for Tennis Court
 - Mayor Update Meeting
- May 10:
 - Mid-TN TCMA Luncheon
 - Tour of Tate Ornamental Facility
- May 12:
 - Ribbon Cutting for Wreck Room
 - Leisure Services Board Meeting
 - Library Board Meeting
- May 16:
 - Department Head Staff Meeting
 - Americana Celebration Meeting
- May 17:
 - Chamber Luncheon- Sumner County Tourism
 - Police Department Awards Banquet
 - Board of Zoning Appeals
- May 18:
 - RTA Board Meeting
 - GNRC Transportation Policy Board
 - Economic Development Team Meeting
- May 19:
 - Community Development and Infrastructure Committee
 - Board of Mayor and Alderman Meeting
- May 22:
 - ICSC 2022
- May 23:
 - ICSC 2022
- May 24:
 - ICSC 2022
- May 25:
 - ICSC 2022
- May 30:
 - Memorial Day Ceremony
- May 31:
 - Meet and Greet for Alderman Carlos Payne

**Administrative & Legislative Services Department
May 2022**

Performance Measurements

Finance Update

The Administration Department's goal is to keep each budgetary area's expenditures at or under the approved budget as set by the Board of Mayor and Aldermen by the end of fiscal year 2021-2022.

Budget	Budgeted Amount	Expended/Encumbered*	% Over (↑) or Under (↓) (Anticipated expenditures by this point in the year)
General Fund	\$21,172,626	\$ 17,718,949	↓7.98
Industrial Development	\$77,000	\$ 63,358	↓9.38
State Street Aid	\$550,000	\$ 508,113	↑0.35
Parks Sales Tax	\$2,105,361	\$ 1,425,093	↓23.98
Solid Waste	\$1,175,418	\$ 1,034,148	↓3.68
Parks Impact Fees	\$16,000	\$ 16,000	↑8.33
Police Impact Fees	\$42,500	\$ 40,494	↑3.61
Fire Impact Fees	\$125,000	\$ 22,069	↓74.00
Road Impact Fees	\$235,000	\$ 235,000	↑8.33
Police Drug Fund	\$4,500	\$ 2,000	↓47.22
Debt Services	\$1,293,500	\$ 1,111,574	↓5.73
Wastewater	\$20,375,057	\$ 16,525,505	↓10.55
Dental Care	\$72,500	\$ 69,480	↑4.16
Stormwater Fund	\$1,491,663	\$ 1,001,382	↓24.53
Cemetery Fund	\$78,890	\$ 77,446	↑6.50

*Expended/Encumbered amounts reflect charges from July 1, 2021 – June 30, 2022.

Purchasing

The main function of purchasing is to aid all departments within the City by securing the best materials, supplies, equipment, and service at the lowest possible cost, while keeping high standards of quality. To have a good purchasing program, all City employees directly or indirectly associated with buying must work as a team to promote the City's best interests in getting the maximum value for each dollar spent.

Total Purchase Orders

	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018
July	325	261	269	346	362
August	132	128	106	151	166
September	98	106	98	126	119
October	98	79	97	91	147
November	103	72	78	120	125
December	73	71	58	72	104
January	117	123	81	122	177
February	105	75	93	119	113
March	145	106	107	131	142
April	105	154	85	138	185
May	153	133	82	129	121
June		47	45	50	52
Total	1,454	1,355	1,199	1,595	1,813

Purchase Orders by Dollars	May 2022	FY 2022	FY 2021	FY 2020	Total for FY22	Total for FY21	Total for FY20
Purchase Orders \$0-\$9,999	151	1,389	1281	1132	\$1,600,423.62	\$1,482,989.65	\$1,275,419.16
Purchase Orders \$10,000-\$24,999	1	24	29	34	\$404,406.65	\$417,161.17	\$551,938.89
Purchase Orders over \$25,000	1	40	45	33	\$11,687,700.37	\$11,050,535.17	\$4,035,346.92
Total	153	1,453	1355	1199	\$13,427,730.03	\$12,367,741.04	\$5,862,704.97

**Administrative & Legislative Services Department
May 2022**

Website Management

It is important that the city maintain a reliable web site that is updated as requests come in from various sources. The number of page visits confirms that we are providing reliable and useful information for staff and the public.

	2021-2022 Update Requests	2020-2021 Update Requests	2019-2020 Update Requests	2018-2019 Update Requests	2021-2022 Page Visits	2020-2021 Page Visits	2019-2020 Page Visits	2018-2019 Page Visits
July	54	15	152	61	32,401	11,536	1,164,517	1,080,668
August	66	20	126	133	25,635	9,145	752,932	835,519
September	48	17	43	22	24,833	8,335	679,248	214,406
October	52	10	78	86	23,816	8,390	386,735	864,091
November	63	174	56	40	23,022	7,587	695,971	812,527
December	39	13	156	82	22,904	17,483	847,724	1,055,111
January	56	108	67	68	26,942	17,123	720,531	934,562
February	52	135	22	40	23,253	19,796	N/A	762,985
March	57	39	85	61	30,026	22,930	N/A	879,671
April	68	101	43	56	31,127	20,881	N/A	820,505
May	54	38	27	29	31,335	23,514	5,998	946,897
June		214	48	123		30,909	10,251	901,328
Total	609	884	901	801	295,285	197,629	5,263,907	9,053,159

“City of White House, TN” Mobile App

	FY22 New Downloads	FY21 New Downloads	FY20 New Downloads
July	8	45	19
August	9	44	21
September	13	19	21
October	6	40	12
November	6	29	13
December	10	10	15
January	18	11	23
February	9	20	70
March	14	11	69
April	11	7	41
May	10	11	29
June		11	36
Total	114	258	369

	FY22 # of Request	FY21 # of Request	FY20 # of Request
July	38	20	36
August	54	27	39
September	46	16	18
October	64	15	40
November	19	20	27
December	42	27	20
January	41	18	24
February	41	72	41
March	38	36	34
April	26	26	35
May	39	48	26
June		58	28
FY Total	448	383	356

**The app went live on January 11, 2016*

**Administrative & Legislative Services Department
May 2022**

White House Farmers Market

The market is closed for the season. The reopening of the market will be in May 2022.

	Application Fees # (amount collected)	Booth Payments (\$)
January	0	0
February	4	\$150
March	3	\$360
April	5	\$1,260
May	2	\$60
June	0	0
July	0	0
August	0	0
September	0	0
October	0	0
November	0	0
December	0	0
Total	14	\$1,830

Building Maintenance Projects

The Building Maintenance Department's goal is to establish priorities for maintenance and improvement projects.

Special Maintenance Projects

- Took down and stored Christmas decorations
- Deiced City Hall and Library Complex during winter weather events

	2021-2022 Work Order Requests	2020-2021 Work Order Requests	2019 – 2020 Work Order Requests	2018 – 2019 Work Order Requests	2017 – 2018 Work Order Requests	2016 – 2017 Work Order Requests
July	19	11	10	22	21	27
August	8	27	10	26	24	28
September	12	9	13	19	22	13
October	10	6	7	14	18	12
November	23	16	7	18	34	12
December	17	19	3	8	19	9
January	6	11	16	14	16	23
February	8	16	18	7	21	6
March	14	12	11	7	17	16
April	13	17	2	12	25	14
May	20	25	11	6	26	27
June		31	10	9	23	14
Total	150	200	98	162	266	201

**Finance Department
May 2022**

Finance Section

During May the Finance Office continued scanning thousands of documents to reduce physical document storage space, continued collecting the current year property taxes, continued working on FYE 6/30/2023 budget tasks, continued training / planning for new utility customer application process changes, and began preparing to move to the new office. The cumulative total of real estate and personal property taxes for the 2021 tax year billed is approximately \$5 million. As of May 31st, approximately \$4.92 million (98.4%) of the 2021 property taxes were collected. Members of the Finance Office participated in the following events during the month:

- May 2: TDEC American Rescue Plan webinar
- May 2: BMA Budget Study Session
- May 3: Finance staff meeting
- May 4: TDEC grant management system webinar
- May 16: Public services personnel budget changes meeting
- May 19: Monthly BMA meeting
- May 24: Finance staff meeting
- May 31: Meet and greet with Alderman Carlos Payne

Performance Measures

Utility Billing

	May 2022	FY 2022 Total	FY 2021 Total	FY 2020 Total	FY 2019 Total	FY 2018 Total
New Builds (#)	37	242	357	171	62	102
Move Ins (#)	60	881	737	649	534	553
Move Outs (#)	70	818	743	602	534	576
New customer signup via email (#)	30	370	300	127	104	163
New customer signup via email (%)	31%	33%	27%	15%	17%	25%

Business License Activity

	May 2022	FY 2022 Total	FY 2021 Total	FY 2020 Total	FY 2019 Total	FY 2018 Total
Opened	9	86	76	69	75	72
Closed (notified by business)	0	6	6	10	9	18
Closed (uncollectable)	0	0	0	0	0	199

Accounts Payable

	May 2022	FY 2022 Total	FY 2021 Total	FY 2020 Total	FY 2019 Total	FY 2018 Total
Total # of Invoices Processed	351	3838	4079	4003	3940	4437

**Human Resources Department
May 2022**

The Human Resources staff participated in the following events during the month:

- May 03: Planning Technician Interviews
Board of Mayor and Aldermen Budget Study Session
- May 04: Stormwater Crew Leader Interviews
- May 10: Chamber of Commerce Board Meeting
Part Time Parks Attendant Interviews
- May 11: Part Time Library Clerk Interviews
- May 12: Chamber of Commerce Ribbon Cutting for Wreck Room
Police Officer Interviews
Library Board Meeting
- May 16: New Hire Orientation for Part Time Parks Attendant
New Hire Orientation for Library Supervisor
- May 17: Chamber of Commerce Luncheon - Sumner County Tourism
Board of Zoning Appeals Meeting
- May 19: Chamber of Commerce Ribbon Cutting for RUN Aesthetics
New Hire Orientation for Part Time Library Clerk
Board of Mayor and Aldermen Meeting
- May 24: Chamber of Commerce Power Hour
- May 25: Chamber of Commerce Ribbon Cutting for Moringa Tree
Assistant Parks and Recreation Director Applicant Testing
- May 31: Meet and Greet Alderman Carlos Payne
New Hire Orientation for Police Officer

Injuries Goal: To maintain a three-year average of less than 10 injuries per year.

	FYE 2022	FYE 2021	FYE 2020	FYE 2019
July	0	0	0	0
August	0	0	0	0
September	0	1	1	0
October	1	0	0	0
November	0	1	0	0
December	0	0	0	0

	FYE 2022	FYE 2021	FYE 2020	FYE 2019
January	0	1	1	1
February	1	0	3	0
March	0	2	0	0
April	0	1	2	0
May	1	0	1	0
June		3	0	2
Total	3	9	8	3

Three-year average: 6.67

**Human Resources Department
May 2022**

Property/Vehicle Damage Goal: To maintain a three-year average of less than 10 incidents per year.

	FYE 2022	FYE 2021	FYE 2020	FYE 2019
July	0	1	1	3
August	1	1	0	0
September	0	1	0	0
October	1	1	1	1
November	1	3	1	0
December	0	0	0	0

	FYE 2022	FYE 2021	FYE 2020	FYE 2019
January	0	0	1	0
February	0	0	0	0
March	1	0	0	0
April	1	0	0	1
May	0	0	0	1
June		0	0	0
Total	5	7	4	6

Three-year average: 5.67

Full Time Turnover Goal: To maintain a three-year average of less than 10% per year.

	FYE 2022	FYE 2021	FYE 2020	FYE 2019
July	1	1	1	0
August	1	1	1	1
September	2	0	2	2
October	0	0	3	0
November	0	1	2	1
December	1	2	1	0

	FYE 2022	FYE 2021	FYE 2020	FYE 2019
January	4	2	2	1
February	2	0	1	0
March	3	0	1	0
April	2	2	0	0
May	2	0	2	5
June		3	2	1
Total	18	12	18	11
Percentage	17.48%	11.65%	17.48%	11.34%

Current year turnovers that occurred within 90 day probationary period: 1

Three-year average: 13.49%

Employee Disciplinary Goal: To maintain a three-year average of less than 10 incidents per year.

	FYE 2022	FYE 2021	FYE 2020	FYE 2019
July	0	1 (T)	0	0
August	0	0	2 (S)	0
September	0	0	0	1 (T)
October	0	0	0	0
November	0	0	1 (S)	0
December	0	1 (T)	0	0

	FYE 2022	FYE 2021	FYE 2020	FYE 2019
January	1 (T)	1 (T)	0	1 (T)
February	0	0	0	0
March	0	0	0	1 (S)
April	0	0	0	0
May	0	0	0	1 (T)
June		0	1 (T)	0
Total	1	3	4	7

Three-year average: 4.666666667

Police Department May 2022

Highlights

May 15th to May 21st was National Police Week.

On May 17th, the White House Police Department held their Annual Awards Ceremony at Colorado Grill Banquet Room. We had outstanding attendance and a magnificent dinner with the awards presentation to follow.

*Officer of the Year	Detective Keith Anglin	
*Police Star Awards (15 Years)	Sergeant Joel Brisson Corporal David Segerson	
*Life Saving Award	Officer Zackary Parker Sergeant Joel Brisson Corporal Brandon Waller Sergeant Erinn Martin Corporal David Segerson	
*Exceptional Duty Award	Officer Zackary Parker Officer Brent Loveday	
*Enforcement Awards		
<i>Most Criminal Arrests</i>	Corporal Brandon Waller	
<i>Most DUI's</i>	Officer Brent Loveday Officer Zackary Parker Officer Lars Carlson	
<i>Most Citations</i>	Officer Jeremy Sisk	
*Citizen Commendations		
	Chris Davis	Austin Balding
	Jackie Davis	Olivia Balding
	Tracey Brooks	Bob Ellis
	Rick Shimer	Mike Wagahoff
	Anna Shimer	Nathan Booker
	Penny Andrews	Lynn Booker
	Jasmine Harrell	Eduardo Gomez
	Annie Medley	Lucas Dean Bunch

Meetings/Civic Organizations

- **Chief Brady attended the following meetings in May:** Department Head Meeting (May 2 and 16), White House Rotary Club (May 5, 12, 19, & 26), Robertson County Chief's Meeting (May 11), White House Police Department Applicant Interviews (May 12), Command Staff Meeting (May 19), White House Board of Mayor & Alderman Meeting (May 19) and Memorial Day Ceremony (May 30th).

➤ Police Department Administration Performance Measurements

Achieve re-accreditation from the Tennessee Law Enforcement Accreditation program by December 2023.

Susan Johnson, Accreditation Manager, is working on our 4th edition of our TLEA program into PowerDMS which includes 164 standards. Susan is still getting a few more proofs for 2021 and has done 50 proofs for 2022.

Our 3 year cycle will end in December 2023, which means our onsite should be in December 2023. This will be our 4th award for our accreditation.

**Police Department
May 2022**

1. Our department training goal is that each police employee receives 40 hours of in-service training each year. The White House Police Department has 27 Employees. With a goal of 40 hours per employee, we should have an overall Department total of 1,080 hours of training per calendar year.

Month	Admin Training Hours	Patrol Training Hours	Support Services Training Hours	Total Training Hours
January	0	105	0	105
February	0	49	16	65
March	15	41.4	0	56.4
April	3	222	14	239
May	4	45	0	49
Total	26	462.4	30	518.4

Patrol Division Performance Measurements

1. *Maintain or reduce the number of patrol shifts staffed by only three officers at the two-year average of 676 shifts during the Fiscal Year 2021-2022. (There are 730 Patrol Shifts each year.) *Three officer minimum staffing went into effect August 5, 2015.*

Number of Officers on Shift	May 2022	FY 2021-22
Three (3) Officers per Shift	62	530
Four (4) Officers per Shift	0	142

1. *Acquire and place into service two Police Patrol Vehicles.* We ordered three 2021 Police Interceptors from Lonnie Cobb Ford. We have received two of the new cars. Both cars have been equipped and Striped and are in service. We have one car we are still waiting for.
2. *Conduct two underage alcohol compliance checks during the Fiscal Year 2021-2022.* Compliance Checks were conducted in March. We had four businesses fail: Colorado Grill, Tavern 76, Love's Truck Stop and Cracker Barrel. **Complete.**
3. *Maintain or reduce TBI Group A offenses at the three-year average of 70 per 1,000 population during the calendar year of 2022.*

Group A Offenses	May 2022	Per 1,000 Pop.	Total 2022	Per 1,000 Pop.
<i>Serious Crime Reported</i>				
Crimes Against Persons	12	1	62	5
Crimes Against Property	26	2	122	9
Crimes Against Society	37	3	183	14
Total	75	6	367	28
Arrests	68		257	

**U.S. Census Estimate 4/1/2020 – 12,982*

**Police Department
May 2022**

4. *Maintain a traffic collision rate at or below the three-year average of 426 collisions by selective traffic enforcement and education through the Tennessee Highway Safety Program during calendar year 2022.*

	May 2022	TOTAL 2022
Traffic Crashes Reported	39	199
Enforce Traffic Laws:		
Written Citations	107	431
Written Warnings	30	139
Verbal Warnings	300	1,259

5. *Maintain an injury to collision ratio of not more than the three-year average of 11% by selective traffic enforcement and education during the calendar year 2021.*

COLLISION RATIO				
<u>2022</u>	COLLISIONS	INJURIES	MONTHLY RATIO	YEAR TO DATE
May	39	3 YTD 15	8%	8% YTD 199

Traffic School: There was no Traffic School in May.

Staffing:

- Ofc. Terry Brown (TJ) is currently on FTO and will be deployed in the next couple of months for eight months.
- Oral Board interviewed three applicants on May 12th. We hired two Officers from the interviews.
- Ofc. Austin Frye started on May 31st. He will be on FTO until he can attend the Academy. The other new hire will start June 27th.
- We currently have 3 positions open and are continuing to accept applications.

K-9: Ofc. Jason Ghee and K-9, Kailee attended their monthly training.

Sumner County Emergency Response Team:

- May 20th, ERT trained with members of the FBI's Hostage Rescue Team and Regional SWAT Team. We trained on small unit tactics, 3- and 4-man room entry, hallways, and stairwells.
- May 24th, we served a high-risk arrest warrant in Gallatin for the US Marshal Service Fugitive Task Force.
- May 25th, we served a narcotics search warrant in Gallatin for the 18th Judicial Drug Task Force. DTF investigators seized 1oz of meth, 16 grams of heroin, Xanax, marijuana, and \$800 cash.

Support Services Performance Measurements

1. *Maintain or exceed a Group A crime clearance rate at the three-year average of 83% during calendar year 2022.*

We are unable to provide the above stats at the present time. Tyler Technologies will be providing this capability to our new software in the future.

**Police Department
May 2022**

2022 CLEARANCE RATE		
Month	Group A Offenses	Year to Date
<i>May</i>		

Communications Section

	May	Total 2022
Calls for Service	1,061	4,883
Alarm Calls	39	192

Request for Reports

	May	FY 2021-22
Requests for Reports	17	164
Amount taken in	\$10.50	\$110.85
Tow Bills	\$200.00	\$375.00
Emailed at no charge	23	187
Storage Fees	\$0.00	\$0.00

Tennessee Highway Safety Office (THSO):

- May 17th, Picked up the Seatbelt convincer in Moore County Lynchburg TN.
- May 18th, Seatbelt convincer was used at White House High School with SCSO.
- May 25th, Law Enforcement Challenge Book for 2021 was submitted.
- May 27th, Sgt. Brisson was able to partake in Hands Across the Border in Clarksville TN. This was a DUI checkpoint with over 10 law enforcement agencies participating. This checkpoint was held on US Hwy 41 on the Tennessee/ Kentucky Line.

Volunteer Police Explorers: Nothing to report at this time.

Item(s) sold on Govdeals: Nothing to report at this time.

Crime Prevention/Community Relations Performance Measurements

1. ***Teach D.A.R.E. Classes (10 Week Program) to two public elementary schools and one private by the end of each school year.*** Sgt. Enck is instructing 7 D.A.R.E. classes at White House Middle School with approximately 155 students. Graduation took place May 5th, 2022. **Complete.**
2. ***Plan and coordinate Public Safety Awareness Day as an annual event.*** Discover White House Expo & Safety Day will be October 1st.
3. ***Plan, recruit, and coordinate a Citizen's Police Academy as an annual event.*** 2022 Citizen's Police Academy was cancelled.
4. ***Participate in joint community events monthly in order to promote the department's crime prevention efforts and community relations programs.***
 - May 4th, Sgt. Enck gave Daysprings Academy a tour of the Police Department.
 - May 9th, Sgt. Enck instructed S.P.E.A.R.E. class at Greenbrier High School for approximately 25 girls.
 - May 13th, Sgt. Enck instructed S.P.E.A.R.E. class at White House High School for approximately 30 girls.
 - May 17th, Sgt. Enck instructed a Defensive Tactics class for 10 Portland Police Officers.
 - May 18th, Sgt. Enck handed out approximately 50 badges at Deja Moo and the Farmers Market.
 - May 24th, Sgt. Enck instructed 12 Portland Police Officers in Defensive Tactics.

**Police Department
May 2022**

Special Events: *WHPD Officers participated in the following events during the month of May:*

- National Day of Prayer.

Upcoming Events:

- #No Filter (June 17th)
- Cool off with a Cop (June 22)
- Americana (July 9th)
- WHPD Dunkin Booth – Hot dogs at the Farmers Market.

<i>2022 Participation in Joint Community Events</i>		
	<u>May</u>	<u>Year to Date</u>
Community Activities	7	28

Fire Department
May 2022



Summary of Month's Activities

Fire Operations

The Department responded to 142 requests for service during the month with 96 responses being medical emergencies. The Department also responded to 5 vehicle accidents; 3 accidents reported patients being treated for injuries, and 2 accidents reported with no injuries. The Department also responded to 1 cooking fire, one dumpster fire, and a lawn mower fire inside of a structure. Of the 142 responses in the month of May there were 21 calls that overlapped another call for service that is 14.79% of our responses. That brings the overlapping call volume for FY21-22 to 16.86%.

UT MTAS recommends for the WHFD an average response time from dispatched to on scene arrival of first "Fire Alarm" to be six minutes and thirty-five seconds (6:35). The average response time for all calls in May from dispatch to on scene time averaged was, five minutes and twenty-seven seconds (5:27). The average time a fire unit spent on the scene of an emergency call was thirteen minutes and forty-four seconds (13:44).

Department Event

- May – Fire Hydrant maintenance and testing
- May 11th – Senior Day at WH Heritage High School
- May 19th – Career Day at HB Williams Elementary School
- May 24th – Water Day at HB Williams Elementary School
- May 25th – Child safety seat installation
- May 30th – Memorial Day Ceremony at City Hall

Fire Administration

- May 10th – Monthly Officer meeting
- May 16th – Americana Celebration preparation meeting
- May 19th – Sprinkler system test at Temple Baptist
- May 19th – Investigate nuisance smoke complaint in Springbrook Subdivision...Resolved
- May 31st – Meet and Greet with Alderman Payne

Emergency Calls Breakdown

The Department goal in this area is to display the different emergency calls personnel have responded to during the month as well as the response from each station.

Incident Responses FY to Date

Fires	39
Rescue & Emergency Services	1192
Hazardous Conditions (No Fire)	36
Service Calls	70
Good Intent Call	96
False Alarms & False Call	151
Calls for The Month	142
Total Responses FY to Date	1593

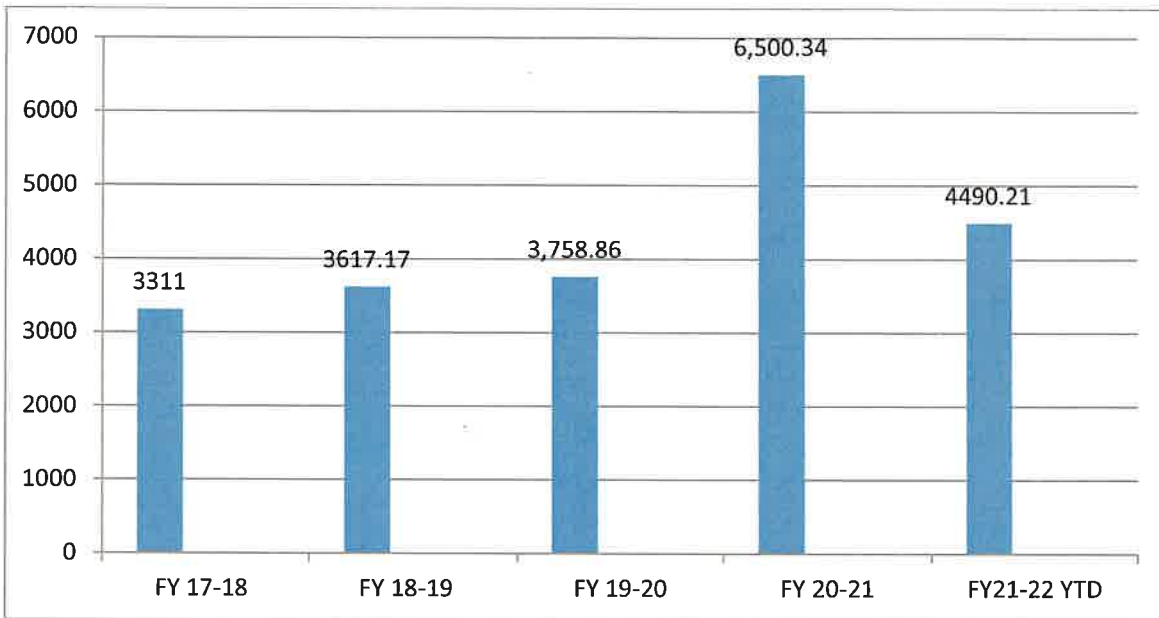
**Fire Department
May 2022**

Response by Station

	Month	FY to Date	%
Station #1 (City Park)	86	1107	69.66%
Station #2 (Business Park Dr)	55	482	30.33%

Fire Fighter Training

The Department goal is to complete the annual firefighter training of 228 hours for career firefighters. The total hours of 4104 hours of training per year is based on eighteen career firefighters.



	Month	YTD
Firefighter Training Hours	378.18	4490.21

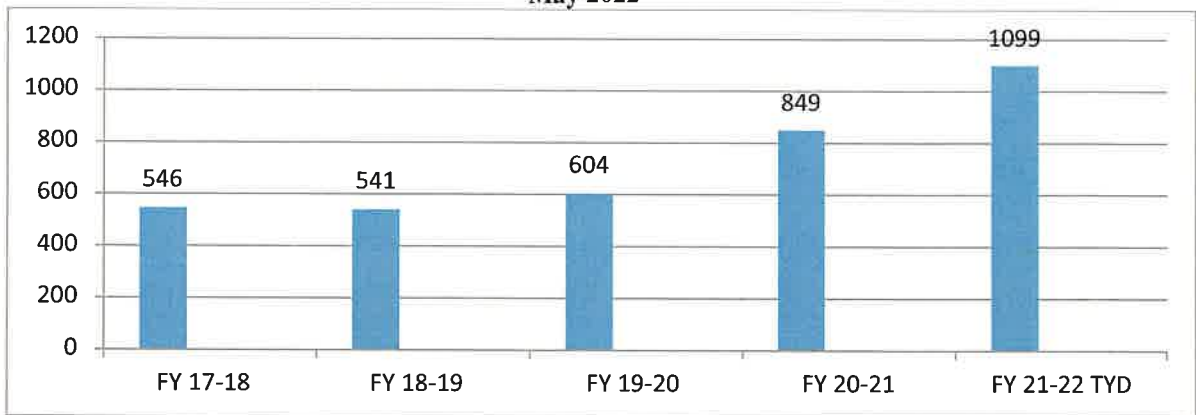
Training breakdown for ISO and NFPA

	Fire Officer	Company	Facilities	NFPA
Month	24.5	182	57	43.18
Total for FY	424.5	1505.75	547	1380.86

Fire Inspection

It is part of our fire prevention goals to complete a fire inspection for each business annually.

**Fire Department
May 2022**

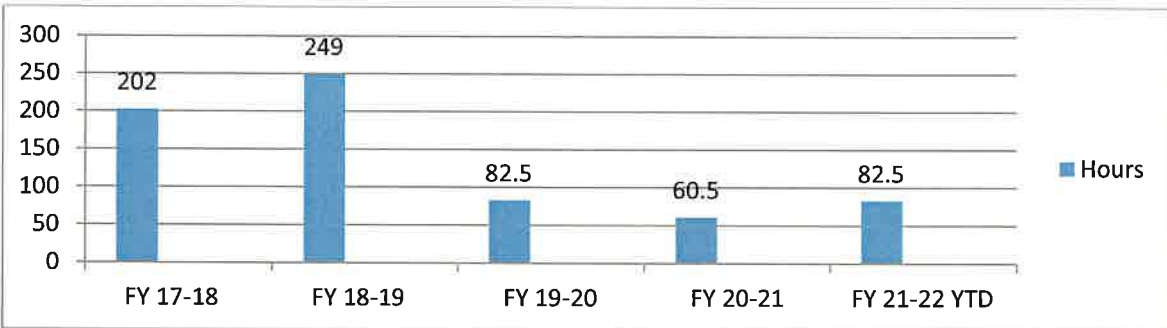
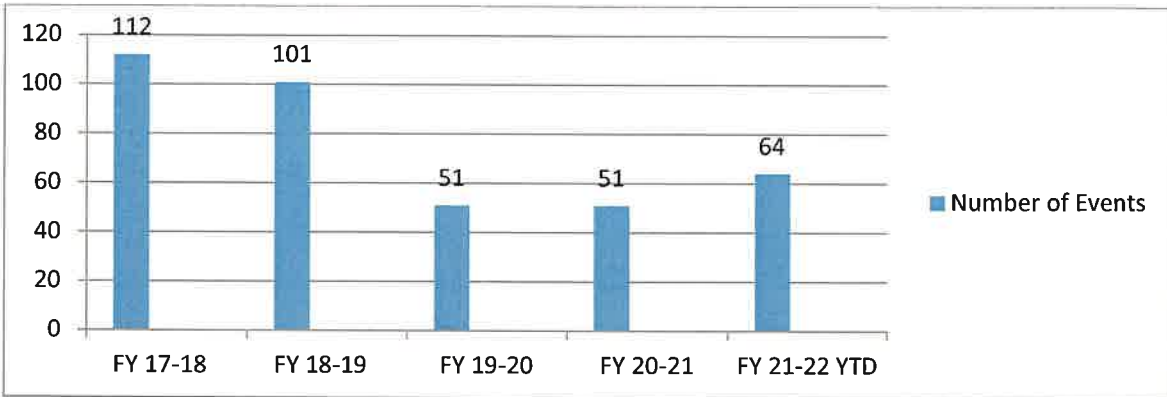
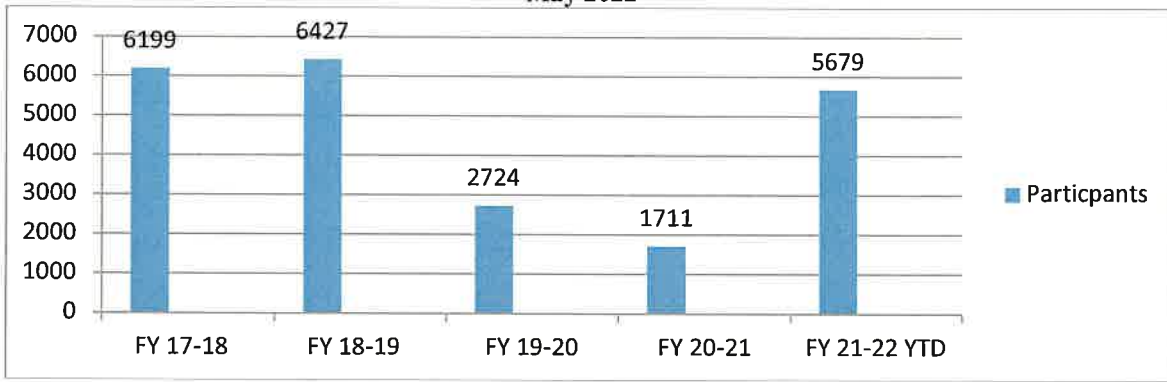


	Month	YTD
May Fire Inspection	142	1099
Reinspection	21	174
Code Violation Complaint	0	10
Violations Cleared	29	147
Annual Inspection	48	220
Commercial Burn Pile	1	11
Knox Box	2	22
Fire Alarms	0	16
Measure Fire Hydrant	0	5
Plans Review	2	46
Pre-C/O	1	20
Pre-incident Survey	52	302
Sprinkler Final	1	26
Final/Occupancy	2	31

Public Fire Education

It is a department goal to exceed our last three years averages in Participants (5720) Number of Events (112) and Contact Hours (215). The following programs are being utilized at this time; Career Day, Station tours, Fire Extinguisher training and Discover WH/Safety Day.

**Fire Department
May 2022**



	Month	YTD
Participants	602	5679
Number of Events	2	64
Education Hrs.	5.5	82.5

*Public education numbers were lower than normal due to COVID-19

Social Media Statistics for the Month

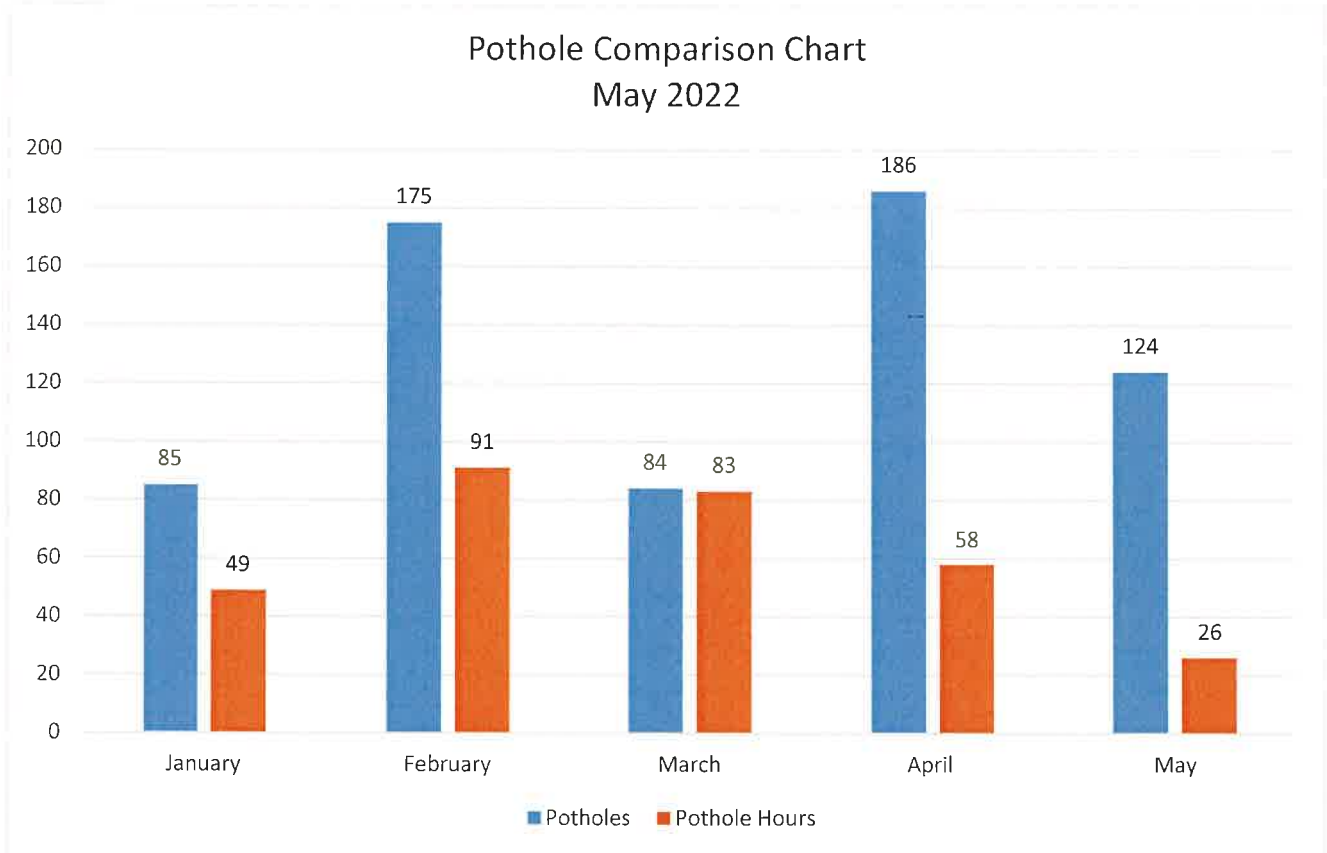
Post Reach	5374
Post Engagement	190
New Page Followers	33

**Public Services Department – Public Works Division
May 2022**

Pothole Comparison

The purpose of this chart is to gauge the amount of time spent repairing potholes and the number of potholes repaired in that time frame. It is also going to be used to show how long it currently takes to repair potholes in comparison to how long it will take when the milling head is used to make repairs.

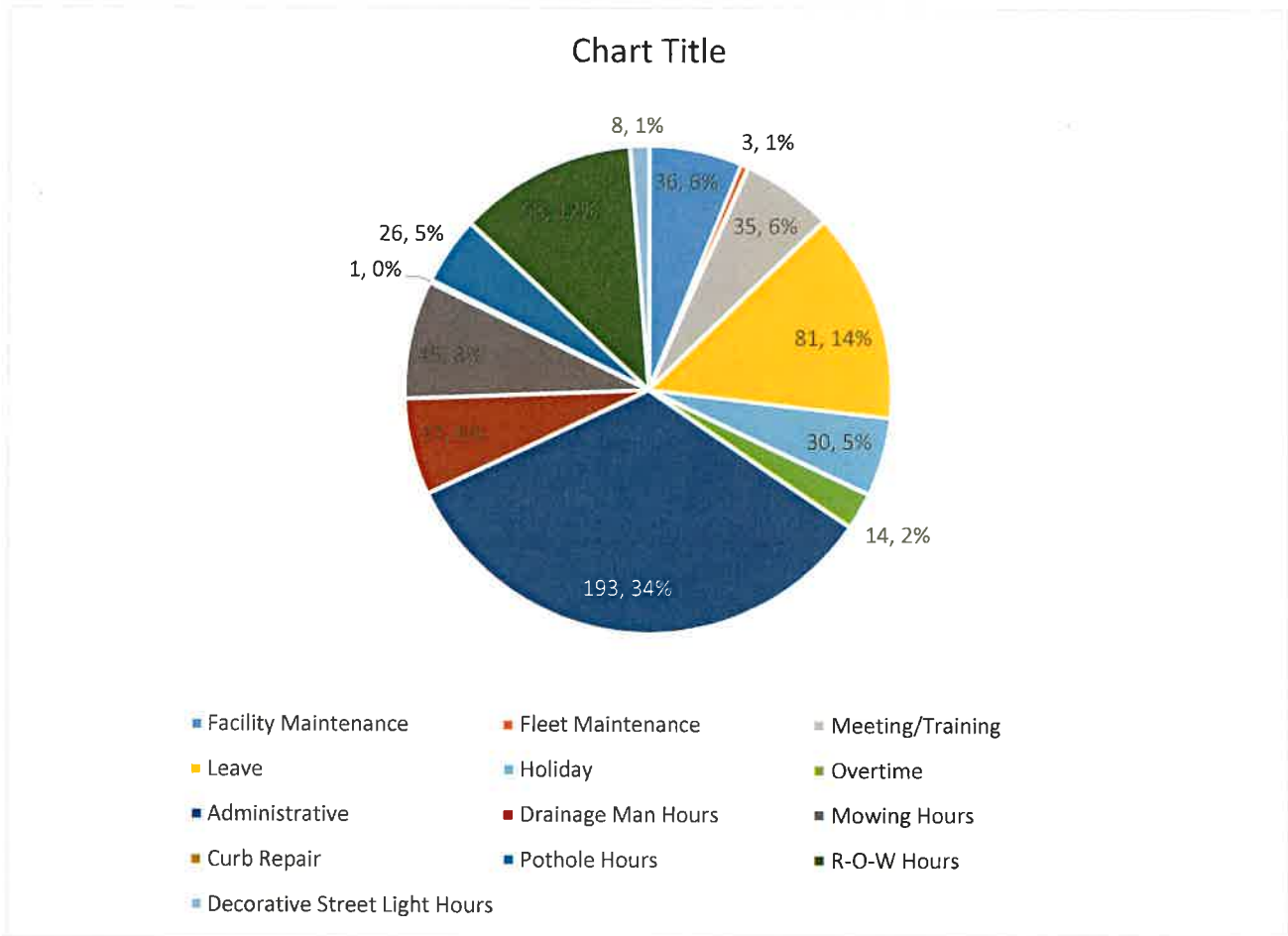
NOTE:



-The goal for this job task is 50 potholes per month. When this chart is completed each month consideration will be given to the size of the potholes that have been repaired that month.

**Public Services Department – Public Works Division
May 2022**

Total Hours Worked in The Public Works Department were 564 Hours. The chart below show what percentage of time was spent on each job task.



**Public Services Department – Public Works Division
May 2022**

Pothole Complaint Response Time

According to Ordinance the Streets and Roads Department is required to respond to a pothole complaint within 24 business hours from the time the complaint is made until time a satisfactory repair is made.

STREET ADDRESS OF COMPLAINT	DATE COMPLAINT LOGGED	DATE COMPLAINT RESOLVED	ELAPSED TIME BEFORE REPAIR MADE
7647-7653 Boyles Road	May 26, 8:14PM	May 27, 3:30 AM	4 Days 12 Hours
125 Kristen Court	May 20, 2022 7:23PM	No pothole found at the given address	NA
494-532 Hester Drive	May 23, 9:39 AM	Large Pothole reported (Not sure it is City Maintenance)	NA

Public Services Department – Public Works Division
May 2022

Monthly Work Log

Monday 5-2-2022

- Crew Meeting / Brush pick up on Carmack Drive done before rush hour for safety of motorists / Repaired Yellow Arrow at Hester Drive and SR-76 / Repaired Decorative Street Lights in Sumner Crossing / ROW Mowing

Tuesday 5-3-2022

- Provided traffic control during Stormwater operations / Ditch remediation at Dawn Court / Repaired Decorative Street Lights in Sumner Crossing / Vacuumed debris out of signal cabinet at Richard Wilks as identified by Transportation Control Systems Representative as needing done.

Wednesday 5-4-2022

- Repaired potholes on Calista Road, Donal Terrace, and Sunnybrook Drive / Cut and dug out road failing at Sundance Way, added Pug Milled Base Stone to repair the road properly.

Thursday 5-5-2022

- Repaired potholes on Cardinal Drive, South Palmers Chapel Road, Stephanie Drive, Rachel Court, Calista Road, Pleasant Grove Road, Maiden Lane, Shady Lane.

Monday 5-9-2022

- Crew Meeting / Installed pipe and prepared driveway area for headwall to be built later on Eastside Drive / 5:30-7:30 PM helped address power outage between Hester and Love's due to mowing contractor damaging transformer.

Tuesday 5-10-2022

- Repaired traffic signal in flash at Sage and 31W / Evaluated Decorative Street Light for repair on Pierre Place / Built headwall forms and installed them on Eastside Drive to prepare for concrete pour.

Wednesday 5-11-2022

- Repaired Decorative Street Light on Pierre Place / Fortified concrete forms and poured concrete on Eastside Drive / ROW Mowing / Facility and Fleet Maintenance.

Thursday 5-12-2022

- RoW Mowing City-wide / Installed Stormwater Grate on Picadilly Drive next to a house in the Drainage Easement / Stopped traffic from running into downed communication wire on Rolling Acres Drive.

Monday 5-16-2022

- RoW Mowing

Tuesday 5-17-2022

- Dropped boxes off at City Hall to assist in moving materials to new Community Center / Evaluation of Gridsmart Camera SB Ramps / Cleaned out drainage pipe on Lone Oak Drive / Installed drainage pipe and gravel on Wilkinson Lane.

Wednesday 5-18-2022

- Performed Traffic Control for brush collection operations / Facility Maintenance / Vehicle Inspections / Finished Lone Oak Project / Removed forms from Eastside Drive Project / Removed tree from communication lines on Tyree Springs and College Street Intersection.

Thursday 5-19-2022

- Delivered Refrigerator and Warmer to Community Center / Tennessee Association of Utility Districts Expo for CEU's for Crew (Continuing Education Units)

Saturday 5-21-2022

- Removed tree from homeowners' fence that fell from City Park Property in the rear of the property at 401 South Aztec Drive

Monday 5-23-2022

- Cut curbing on Renee Court due to buckling issue so that concrete driveway and curbing would sit flat until proper repair can be made / Picked up furniture from City Hall / Facility maintenance

Tuesday 5-24-2022

- Picked up new refrigerator at Home Depot for break room / RoW Mowing

Wednesday 5-25-2022

- Staged digital message boards on SR-76 to alert motorists to Charles Drive, road closure for nighttime road repair operations / Nighttime operations meeting for Charles Drive Road repair / Facility Maintenance / Cut and removed tree from communication wires, again on Tyree Springs 9:25PM-11:25PM

Thursday 5-26-2022 (2:30PM -11:59PM)

- Charles Drive nighttime road closure and road repair. (Operations were conducted at night for crew safety due reduced traffic volumes in the overnight hours).

Friday 5-27-2022 (12:00AM – 3:30AM)

- Chales Drive nighttime road closure and road repair. (Operations were conducted at night for crew safety due reduced traffic volumes in the overnight hours).

Monday 5-30-2022

- Memorial Day

Tuesday 5-31-2022

- Repaired potholes on Boyles Road / RoW Mowing City-Wide

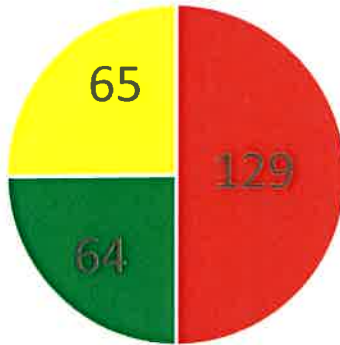
**Public Services Department – Public Works Division
May 2022**

Street Name Sign MUTCD Compliance List

The purpose of this list is to track the updating and bringing into compliance The City of White House’s Street name signs with the current requirements the Manual on Uniform Traffic Control Devices (MUTCD) Standards. Street name signs can no longer have all letters capitalized on the sign. (Harpers Way and Loves Lane Road Signs were installed in compliance with current MUTCD Standards).

NOTE: No Street Signs were replaced in the month of May

Street Name Sign Replacement



■ Total Signs To Be Replaced ■ Signs Replaced ■ Signs Left To Replace

Public Services Department – Public Works Division
January 2021

Public Works/Streets & Roads Division

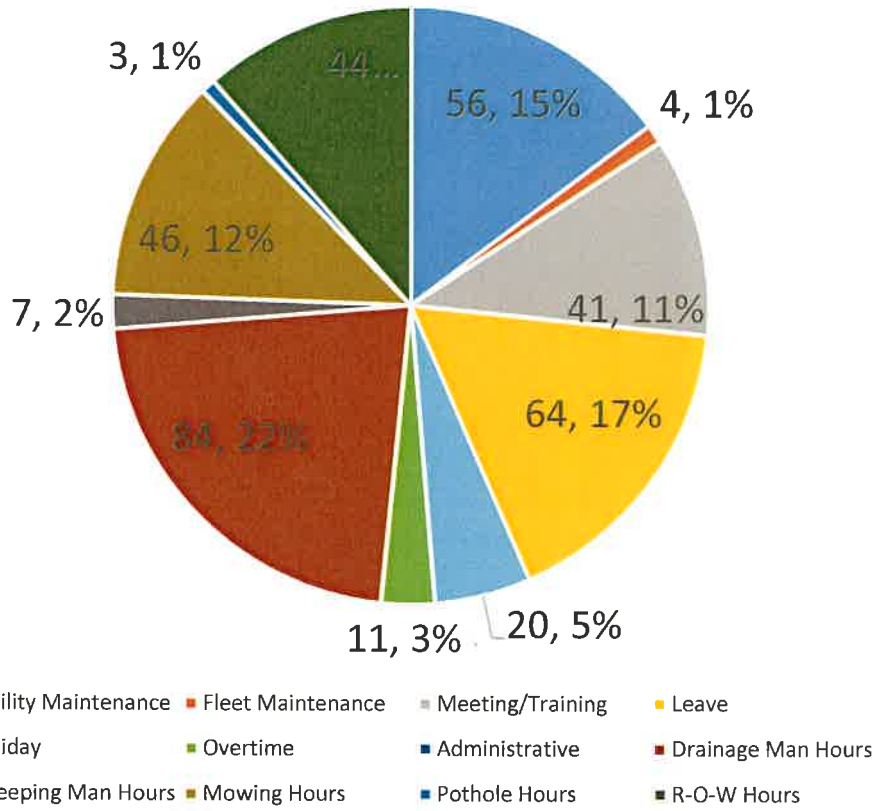
Total Hours Worked	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	22-Apr	22-May	YTD 21/22
Street	8,134	9,364	8,741	10,229	9191.25	484	564	14,073
Facility Maintenance	3494	2187	1,227	1,137	887.25	35	36	1411.25
Fleet Maintenance	1034	514	282	380	422.5	42	3	771
Meeting/Training	502	510	517	400	457	21	35	523
Leave	1,253	576	613	810	823	4	81	1677.65
Holiday	795	470	385	555	545	0	30	632
Overtime	508.5	488	414	311	152.75	4	14	523
Administrative	385	698	803	867	1153.25	163	193	3,011
Drainage Work (feet)	0	906	2749	10	0	0	0	546
Drainage Man Hours	0	1470	1045	170	14	0	37	624.28
Debris Removed Load	0	100	35	44	0	0	0	0
Sweeping Man Hours	0	18	13	0	0	0	0	0
Mowing Hours	0	22	175	219	221	44	45	722.5
Curb Repair	0	0	0	15	0	0	1	16
Shoulder LF	0	4485	630	5	640	0	0	30
Shoulder Hours	0	155	160	49	176	0	0	10
# of Potholes	0	250	473	346	385	186	124	803
Pothole Hours	0	759	734	1,181	831.5	58	26	842.25
R-O-W Hours	0	2835	2416	4,027	3044.5	98	68	3,238
Sign/Repaired	0	120	91	84	63	5	0	137
Sign Work Hours	0	289	179	234	109	18	0	304
Salt Hours	0	10	143	24	76.5	0	0	172.5
Salt Tons	0	12	20	23	18	0	0	66.69
Decorative Street Light Hours	0	57	46	125	133.5	2	8	79.5
Traffic Light Hours	0	0	65	20	158	0	0	81

Sanitation Division

Sanitation Division	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	22-Apr	22-May	YTD 21/22
Total Hours Worked	2,685	3,634	4,406	4,024	4200.5	320	360	6,588
Facility Maintenance	3494	723	446	574	394.5	40.5	23	784
Fleet Maintenance	1034	488	445	331	294.5	12	3	306
Meeting/Training	502	265	130	135	127.5	20	25	238
Leave	1,253	428	700	476	336	43.5	54.5	898
Holiday	795	270	230	230	230	0	20	350
Overtime	508.5	119	4	12	39.5	0	0	8
Administrative	385	167	1	0	72.5	3	3	61
Sweeping Man Hours	0	1	0	0	0	0	0	0
Pothole Identification Hours	NEW					25	14.5	70
R-O-W Hours	0	166	30	97	170	28	13.5	548
Salt Hours	0	0	0	0	0	0	0	0
Salt Tons	0	0	0	0	0	0	0	0

Sanitation	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	22-Apr	22-May	YTD 21/22
Brush Collection Stops	5,944	6,080	5,605	5,620	5161	646	646	9,253
Brush Truck Loads	459	551	522	578	584	52	46	814
Leaves Pickup Bags	3741	3,542	3,422	3,535	2934	364	379	6,334
Brush/Leaves Hours	1366	1,492	1,239	1,300	1225.5	123	113	1,890
Litter Pickup Bags	334	507	546	511	456	13	43	589
Litter Pickup Hours	1147	1132	985	957	892	24	83	1,055

Breakdown of Job Tasks Completed



Administrative Notes

1. 6: Fence Permits were inspected and approved
2. 37: Land Disturbance Permits were issued
3. 40: Public Works Inspection were completed
4. 30: Stormwater Final Inspections
5. 18: Final Road Inspections

Stormwater Complaints/Concerns

Concerns/Calls:

105 Dawn Court: Submitted online request and he mentioned that city workers are planning to come out and revitalize the heavily eroded drainage easement in his yard. I hope you will also plan to give attention to that same easement that also runs through our property, at 105 Dawn Court (along the back edge of the fenced backyard at 634 Tyree Springs Rd). The easement can be accessed via either property. **The team Investigated and determined the issue was on private property and offered suggestions on how to resolve the issue to the homeowner.**

107 Etude Court: Called again on May 2, 2022, looking for an update. **The team inspected and advise the homeowner to contact someone that could do French drains.**

107 Auxley Court: said that there is something dead in the storm drain at the corner where all of the lots meet in the back of her yard and also said that there is a hill behind her property with many trees, and she's under the impression that the City is in charge of it; she was wondering if someone could come to see if they could be taken down as she is concerned that a big rain will knock them into her house. **The team inspected and forward the message to Goodall Homes to address.**

223 Rolling Acres Drive: said sometime last year he'd spoken to the stormwater division regarding digging a ditch in his yard. At the time, he said that he was told that he could pay for the materials and labor and that the crew would be able to help him get the job done. He was wondering if that was still an available option. **The team Spoke with the homeowner and provided information to address concerns.**

499 Marlin Rd.: Online submission: Would it be possible to evaluate a drainage area from the 499 Marlin Rd driveway to Tyree Springs Rd (+-200 ft)? During prolonged/heavy rain, water ponds on either side of my driveway and eventually seeps into the ground under my drive entrance. A raised section in the middle keeps the water from draining down to the Tyree Springs culvert. **The team contacted the resident and scheduled to provide relief to the property.**







Potential Property Owner - is looking to buy a commercial property on Pleasant Grove Road near the storage units. He said that the parking lot holds a lot of water and puddles up badly. He wants to drain the parking lot onto their own land, but didn't know if that was even an option. He asked if maybe someone would be able to come and inspect it instead and give suggestions as to what's happening and what can be done to keep the parking lot from flooding.

**Public Services Department – Stormwater Division
May 2022**




Stormwater Work Orders

Our objective is to establish and maintain a proactive approach to minimize any potential for localized flooding within City limits. This includes but is not limited to ditch maintenance. In addition, a large part of this objective is to respond to citizen complaints in a timely manner.

Below are some work order requests and summaries that have been addressed for the Month of March:

<i>Address</i>	<i>Scope of Work</i>	<i>Status</i>	<i>Notes</i>
<i>Summerlin Inspections</i>	Site Inspections	Complete	 
<i>103 Dawn Ct.</i>	Drainage Mitigation	Complete	 
<i>434 Wilkinson Lane</i>	Drainage Mitigation	Complete	 

**Public Services Department – Stormwater Division
May 2022**

<p><i>1015 Picadilly</i></p>	<p>Drainage Mitigation</p>	<p>Complete</p> 
<p><i>321 Lone Oak Drive</i></p>	<p>Drainage Mitigation</p>	<p>Completed</p> 
<p><i>Temple Baptist Site Inspection</i></p>	<p>Site Inspection</p>	<p>Complete</p> 

**Public Services Department – Stormwater Division
May 2022**

Inspector/Inspection Notes:

Inspectors Notes:

May 2 – Fence inspection at 213 Hickory Trail. LD inspection at Lot 212 Carothers Way. C/O at 131 Newbury, Site Inspection at Summerlin. Hauled Equipment from Coleman Tractor to Dawn Ct. Updated Reports.

May 3 – C/O's at Fields at Oakwood lots 19,41,22,25. Proof Roll at Fields on Sub Grade for Phase 4 Section 2, Streamview Dr., Carothers Way, SaddleView Dr. Spoke to Goodall about inspections from Summerlin. Hauled Equipment Back to Shop.

May 4 – Fence Inspection at 233 Telavera Dr. Open Trench at Dorris Farms. Spoke to TJ with Safe Harbor about the Swppp box at Marlin Pointe. LD inspections at Palmers Lots 64,63,53, and re-inspections at Concord Lots 9,105,147. Spoke to David Murphy with TCA about work regarding NOV at 216 S. Palmers Chapel Rd.

May 5 – Proof roll at Fields for Carothers Way. (Sub-Grade) Inspection at Springbrook, Look into options for drainage at Winterberry. Updated Reports.

May 9 – Team Meeting, Re-inspection at Dorris Farms for Open trench. Fence Inspections at 5133 Owens Ln. 112 Louise Dr. C/O at the Parks Lots 349,350,351.

May 10 – Inspection @ Wilkinson and Meadow Ct. to verify Utilities and AT&T Install to ensure no potential conflicts for the upsizing project on Wilkinson Ln. Inspections on Concrete Forms at Legacy: 54,55,12,13., Fields: 37,27,34,36(Not complete). Summerlin: 166-168, 170. Phase 9 Inspection at Summerlin. Open Trench at Dorris Farms Phase 2.

May 11 – Pre-con w/ Barry Construction and Smith Douglas for Summerlin. Inspections at Concord lot 96,146,143,13,11,25,19,41,10. The Parks: 437(Form), 352-357(C/O). 303 Sage Rd. Site Inspections at Jackson Farms (Emailed TJ about missing Risers) Copes Crossing on Sewer tap Issue.

May 12 – Updated EnerGov, Reports, Etc. Employee Lunch, Form Inspections at Concord. 27,34,36,37. LD Inspections at The Parks, Concord, and Fields.

May 16 – Fence Inspection at 609 Volunteer Dr. and 2360 Brookshire. Form Inspections at Legacy:14,15. Concord:96,98,142. Summerlin: 162. LD Inspections at Reserve: 42,50,65. Final Drive Inspections at Summerlin:163,164,165. Reserve: 73. Spoke to Austin Creek about Pinson Pointe (NO LD Permit) Hauled Equipment to Cheyenne and Wilkinson.

May 17 & 18- EP&SC Level 2 Training.

May 19 – Moved Kitchen Equipment to City Hall. Operator Expo.

May 23 - Sidewalk inspections at Concord (lot 10), Summerlin (LOT 174,169) Reserve (Lots 27, 36, 32) Final Road at Summerlin (438,437,432,441,358,440) Final Storm: Concord (10) Parks (438,439,440,441,438) 3347 Pleasant Grove Rd. Site Inspections at Summerlin Phase6-9. Met Joey Tate and Donnie Eden at Towne Center.

**Public Services Department – Stormwater Division
May 2022**

May 24 – Vacation Day

May 25 - Delivered Equipment to Walmart for Charles Dr. Inspections: Final Storm: Summerlin(169,174) Concord (9,96,1425) Public Works: Concord (142,98,96). Highland Park EPSC Inspection. LD permits Oakwood (133,134)

May 26 – Inspections at Parks Phase 4.

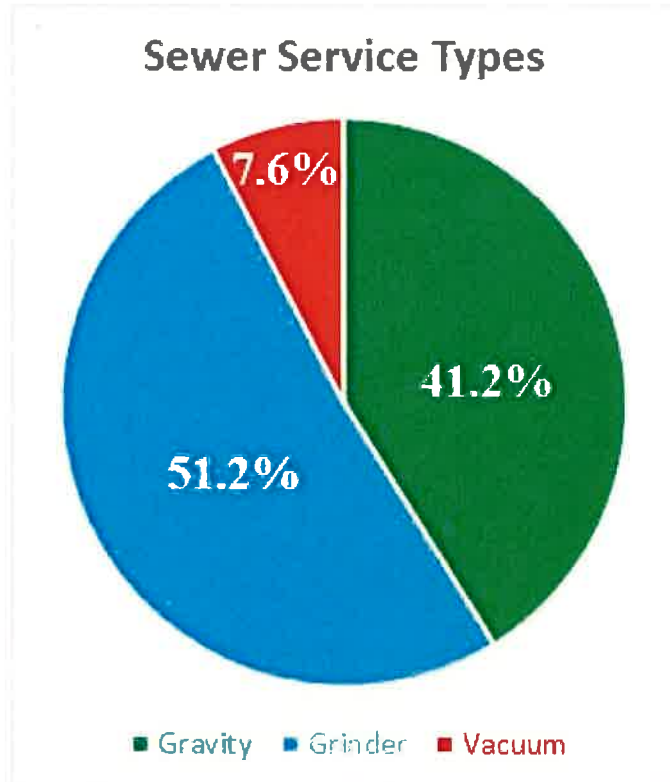
May 31 – Worked on Scheduling equipment and materials for Delivery to Wilkinson Lane. Pre-Con for Legacy Phase 2. LD inspection at MDK Assisted Living on Sage Rd.

**Public Services Department - Wastewater Division
May 2022**

Collections System Activities:

The City of White House operates a dynamic and unique sanitary sewer system consisting of gravity services, low-pressure grinder services, and vacuum services. As of **May 31st, 2022**, City personnel count a total of **5,827** sewer system connections, with **37** new applications for service in **May, 2022**. Totalized counts of each type of connection are provided below:

Gravity Sewer Connections	2,399
Low-Pressure Grinder Sewer Connections	2,984
Vacuum Connections	444



The City counts **187** commercial grinder stations, **2,797** residential grinder stations, and **26** major lift stations integrated into our system.

811 Utility Locate Service:

Tennessee 811 is the underground utility notification center for Tennessee and is not a goal-driven task: This is a service to provide utility locations to residents or commercial contractors. The 811 call system is designed to mitigate the damage to underground utilities, which each year public and private utilities spend millions of dollars in repair costs. TN 811 receives information from callers who are digging, processes it using a sophisticated software mapping system, and notifies underground utility operators that may have utilities in the area. The owners of the utilities then send personnel to locate and mark their utilities.

<u>Line Marking</u>	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>		<u>May 2022</u>	<u>YTD</u>
Tennessee 811	1,670	1849	2315	2680	2933		551	5709

SCADA (Supervisory Control and Data Acquisition) Alarm Response Goal:

Our goal is to reduce the number of responses through an ongoing, proactive maintenance program at the major lift stations. However, there are uncontrollable factors that create an alarm condition; such as high-water levels due to large rain events, loss of vacuum, power outages, and/or loss of phase. These types of alarms notify us that a problem exists. A service technician can access the SCADA system from any location via a smart device and acknowledge the alarm. The SCADA system at every lift station will allow the technician to remotely operate the components at the station. **We have upgraded the V-cards at four of the station to make them more compatible with the 5G signal.**

**Public Services Department - Wastewater Division
May 2022**

<u>Lift Station Location</u>	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>		<u>May 2022</u>	<u>YTD</u>
North Palmers Chapel	22	23	8	3	1		1	7
Calista Road	55	13	4	2	1		0	9
Wilkinson Lane	8	4	1	3	1		0	3
Portland Road	1	4	1	0	1		0	0
Cope's Crossing	17	15	7	8	6		0	8
Union Road	8	17	6	6	9		0	0
Meadowlark Drive	11	6	4	2	1		0	1
Highway 76 (Springfield)	1	0	1	1	0		0	0
Cambria Drive	0	0	1	4	3		0	4
Sage Road (Hester)	7	2	0	1	0		0	0
Kensington Green	n/a	n/a	n/a	1	0		0	0
Grove at Kendall	n/a	n/a	n/a	n/a	n/a		0	0
Settler's Ridge	0	1	1	1	1		0	0
Summerlin	0	0	2	5	22		0	0
Heritage High School	22	0	2	1	0		0	0
Loves Truck Stop	n/a	n/a	n/a	0	0		0	3
Concord Springs	n/a	n/a	n/a	0	0		0	2
Parks	n/a	n/a	n/a	0	0		0	0
Fields at Oakwood	n/a	n/a	n/a	n/a	2		1	2
Treatment Plant	1	6	4	6	3		0	0

Major Alarms:

Fields at Oakwood: On 05-15-2022, Wastewater personnel noticed a large increase in the number of pump starts for this station. Upon investigation, a check valve in the discharge line was found to be hung open. The check valve was repaired, and the station was returned to normal operation.

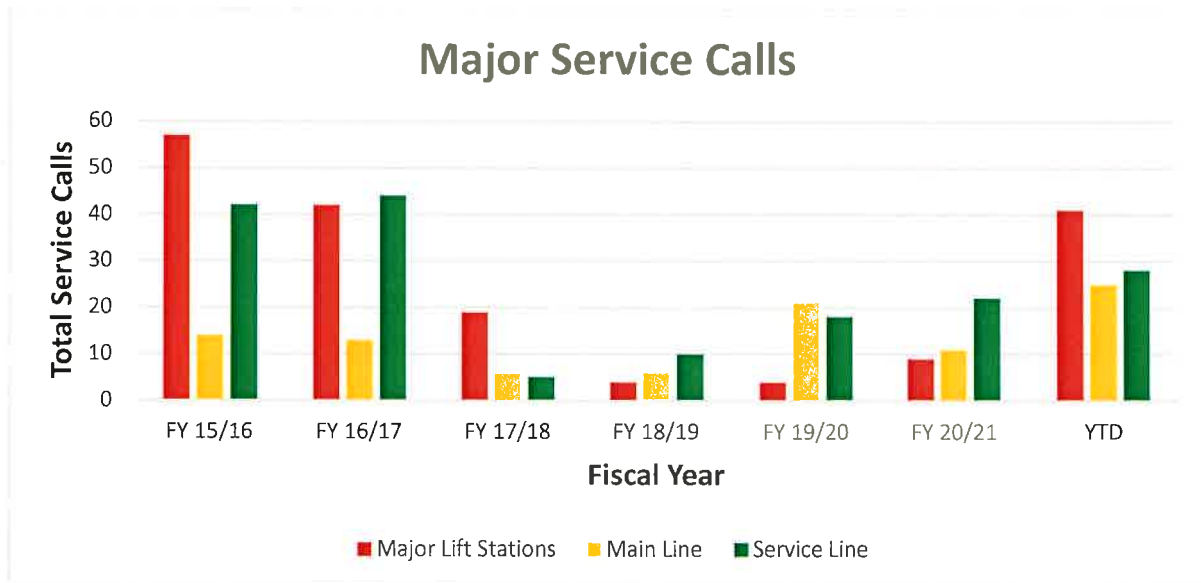
North Palmers Chapel: On 05-17-2022, a high-water alarm was received due to a clog in the vacuum tank equalization line. The clog was removed, and the station was returned to normal operation.

**Public Services Department - Wastewater Division
May 2022**

System Repair Goals:

The goal is to minimize failures with the major lift stations and the mainline gravity, low-pressure and high-pressure force-mains, and the air-vacuum systems. Key personnel have been trained over the last four (4) years on the proper operation and maintenance of the major lift stations. This program has been very successful in reducing the number of station failures. Some of the lift stations are either at or near their anticipated useful life. Therefore, we will continue to encounter equipment failures until the stations are replaced. The mainline and service line repairs are mitigated in a large part by the 811 line marking program. However, we do encounter residents or contractors that dig without notifying the 811 call center. Under these circumstances the City must make repairs; and if the line break was due to negligence, the responsible party will be billed. In some cases, the breaks are due to weather events or age.

<u>Repairs</u>	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>		<u>May 2022</u>	<u>YTD</u>
Major Lift Stations	42	19	4	4	9		2	41
Main Line	13	6	6	21	11		6	25
Service Line	44	5	10	18	22		5	28



- Settler's Ridge** – In August 2017, just days before Tropical Storm Harvey arrived in White House, a contractor ran over the pump station with a lull. The damage was evaluated the week after Harvey had passed. The tank, rails, and lid were all damaged beyond repair and therefore are on order for replacement. This is a pump station not yet taken over by the City. It shall be repaired and fenced for the City to take it over. **Tank has been delivered to the developer. The corrective action requirements for this station is for the developer and/or contractor to hire a company to patch the damage and supply the City with the replacement tank and a 2-year warranty on the repair, which has not yet been completed.**
- Wilkinson Lane Station** – Station is again running on both pumps. WASCON is working with the City and several different suppliers on installing HDPE piping in the station. The DIP discharge piping is showing severe signs of decay. We anticipate roughly one year of operation before the pipe fails again. This will be the 4th time this station has had to be re-piped, so we have chosen a rigid, yet flexible pipe.
- Vacuum-to-Gravity Conversion Projects:** The North Palmers Chapel vacuum-to-gravity conversion project has begun for the remaining vacuum service customers on North Palmers Chapel Rd and College St Extension from the greenway to Tyree Springs Rd. This project will remove 22 vacuum services from the North Palmers vacuum station, and reroute them to the Copes Crossing station via a new gravity line. A pre-construction meeting was held with L&G Construction on September 2nd. L&G installed their erosion control and began mobilizing materials to the site on September 3rd. The existing terminal manhole was re-surveyed on September 7th, and L&G crews began stripping soil and setting pipe. All services have now been removed from the vacuum network. Final site cleanup remains to be completed by the contractor.

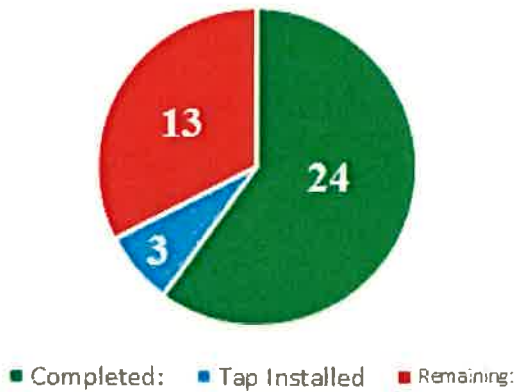
**Public Services Department - Wastewater Division
May 2022**

4. **New Southern Force-Main:** The sewer model and master plan updates completed by Jacobs Engineering revealed significant flow restrictions in our existing 12-inch Southern Force-Main, which currently takes approximately 60% of the City’s sewer flows. Replacement of the existing main will require running a new upsized line approximately four (4) miles from the Wastewater Treatment Plant at the end of Industrial Drive to the new Dorris Farm development on Tyree Springs Road. The first phase of the project has been bid out to Twin States, and consists of installing approximately 4,500 ft of 20” DR11 HDPE pipe, including a 490 ft bore under I-65, and running pipe from Hester Dr to the intersection of DeeCee CT and SCT Dr.

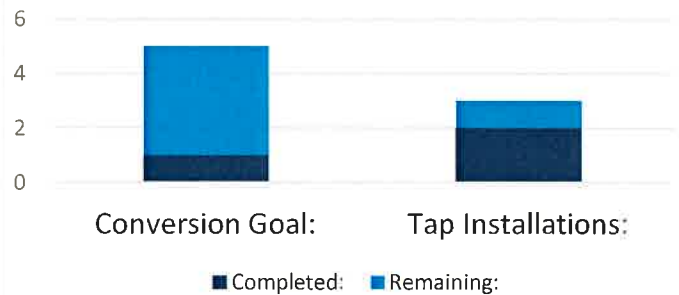
5. **Calista Vacuum Station:** One of the new Mink vacuum pumps installed in 2019 has failed prematurely, and metal shavings have been discovered in the oil pan of the pump. We are sending it back to the manufacturer to discover the cause of the failure, and for a quote on repairs. The replacement cost for a new pump is approximately \$30,000. One of the older model Busch pumps previously removed from the station is being retrofitted as a replacement until the Mink pump can either be repaired or replaced.

6. **Septic-to-Sewer Conversions –** The City continues to make progress on septic to sewer conversions. An additional eight (8) addresses have been approved by the Board to be added to the original list of septic-to-sewer conversion projects. Four (4) conversions were completed in the 2020/2021 budget year, and three (3) additional taps were pre-emptively installed in anticipation of additional projects. **In recent consultation with Public Works regarding upcoming paving schedules, the department plans to target five (5) conversion projects on Union Rd (requiring three (3) additional taps) in mid to late 2021. The department is evaluating bidding out the remaining conversions as a single project. An additional sewer tap has been installed for the storage units. The sewer conversion for 2966 Union Rd has also been completed. A total of 24 projects have now been completed on the list of 40.**

Septic-to-Sewer Conversions:



**Septic-to-Sewer Conversion Goals
July 2021 - June 2022**

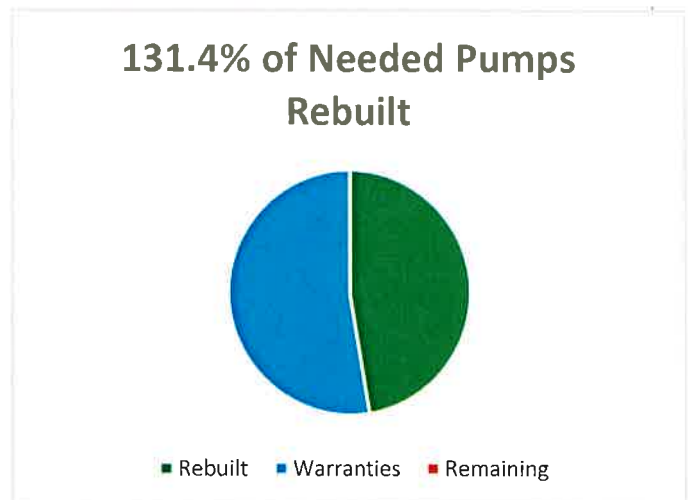


**Public Services Department - Wastewater Division
May 2022**

<u>Work Orders</u>	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>	<u>May 2022</u>	<u>YTD</u>
Vacuum System Service Request	172	143	112	82	78	21	165
Gravity Service Request	12	0	10	13	20	6	66
Low Pressure Service Request	716	621	728	770	702	72	674
Total Pumps Replaced	338	401	361	449	492	44	442
Total Pumps Rebuilt	n/a	n/a	n/a	n/a	135	12	109
Total Warranty Pumps Returned	n/a	n/a	n/a	n/a	n/a	9	121
Grinder Tank PM Program	58	63	358	267	219	12	106
Open Trench Inspections	23	54	103	226	409	72	625
Final Inspection for New Service	55	56	62	110	248	42	378
Sanitary Sewer Overflow (SSO)	9	1	3	49	19	2	28
Odor Complaints	17	28	43	43	35	3	19

Pump Rebuilds:

The capital outlay budget was designed for a total purchase of 275 new E-One grinder pumps for the 2020/2021 Fiscal Year. However, 492 grinder pumps were needed to meet all the service call requests for the year. To supplement the amount of pumps on-hand, the department rebuilt 135 pumps throughout the year, in addition to all warranty-return pumps received. For the 2021/2022 budget year, the department has budgeted for the purchase of approximately 350 new pumps, and anticipates that 525 pumps will be required throughout the year. To further supplement the number of pumps on-hand, personnel will rebuild an estimated 100 E-One pumps throughout the year, and anticipate approximately 100 warranty-returns. Wascon rebuilds all pumps that fail prior to expiration of their 5-year and 3-month warranty period. Production issues have caused backorders for new pump deliveries.



**Public Services Department - Wastewater Division
May 2022**

Treatment System Activities:

Wastewater Treatment Plant Goals:

The primary goal for the treatment plant is to provide an effluent quality that meets or exceeds the TDEC required limits as set forth in our NPDES permit. This is measured by a violation occurrence that must be notated on the monthly report. The secondary goal is to provide a high-level operation and maintenance program to ensure the plant runs as designed. This plant was built in 2001 and has been experiencing mechanical failures on components that operate 24/7.

<u>Parameter</u>	<u>Feb - 22</u>	<u>Mar - 22</u>	<u>Apr - 22</u>	<u>May - 22</u>	
Flow – To Creek	0.829 MGD	0.736 MGD	0.767 MGD	0.668 MGD	MGD = Million Gallons/Day
Flow – To Spray Field	0.000 MGD	0.000 MGD	0.000 MGD	0.000 MGD	
Total Flow Through Plant	0.829 MGD	0.736 MGD	0.767 MGD	0.668 MGD	
Capacity	1.400 MGD	1.400 MGD	1.400 MGD	1.400 MGD	
% of Plant Throughput	59.2%	52.6%	54.8%	47.7%	(0.668 MGD) / (1.400 MGD)
Actual Capacity	1.120 MGD	1.120 MGD	1.120 MGD	1.120 MGD	(1.400 MGD x 80%)
% of Allocated Capacity	74.0%	65.7%	68.5%	59.6%	(0.668 MGD) / (1.120 MGD)
Rainfall	12.41”	4.48”	5.86”	2.89”	

<u>Effluent</u>	<u>FY 15/16</u>	<u>FY 16/17</u>	<u>FY 17/18</u>	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>		<u>May 2022</u>	<u>YTD</u>
Violations	7	7	13	7	12	7		11	31

1. **Violations:** One violation for Total Phosphorus Rolling Average in pounds per year. This will continue until the new plant is operational. Violations may continue for several months after completion of construction until the annual rolling average can be reduced below the violation limits by the new facility. Additionally, ten (10) daily/weekly ammonia violations occurred. These violations are a result of a failure of another rotating aerator in the oxidation ditch on 04-13-2022. Parts and equipment availability for the repair were delayed due to parts being on backorder, though the repair was completed on 05-15-2022. Attempts to aerate were made with improvised equipment, though unfortunately proved unsuccessful.

TDEC Order and Assessment: On July 15th, 2020, TDEC issued the City of White House an Order and Assessment notice in the amount of \$63,040 for a total of 29 violations that occurred between March 2018 and February 2020 (the only unresolved violation being the rolling total phosphorous average). An initial payment in the amount of \$12,608 was required within 30 days, with other penalties only being applicable if the provisions of the order and assessment were not met. Two (2) provisions were of concern to City staff: The City must begin to initiate the implementation of the state-approved plans for the WWTP expansion within 90 days; and the City must remain within “significant compliance” of the facility’s permit for a period of two (2) years following completion of construction of the new facility. City personnel spoke with TDEC officials on July 29th, and were able to confirm that the City is already compliant with the 90-day initiation period as a result of the progress made with the SRF Loan process for the facility, and received an extension of the “significant compliance” period to begin one (1) year after completion of construction, to allow for the influence of the old facility’s treatment effectiveness on annual rolling averages to be completely phased out. An estimated approximate timeline of anticipated steps required to complete the SRF process and to move forward with plant bidding/construction has been provided below. **The City received written confirmation of this arrangement from TDEC on August 7th, 2020.**

Public Services Department - Wastewater Division
May 2022

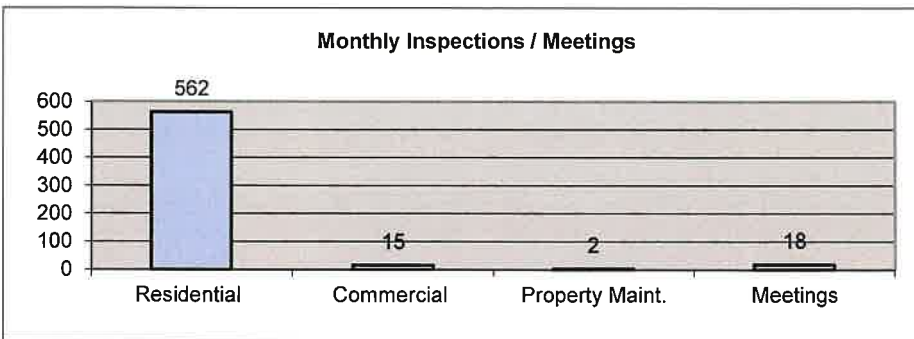
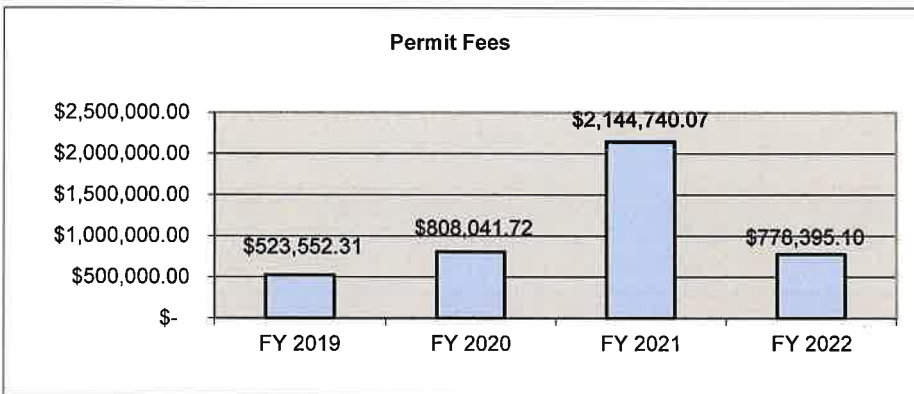
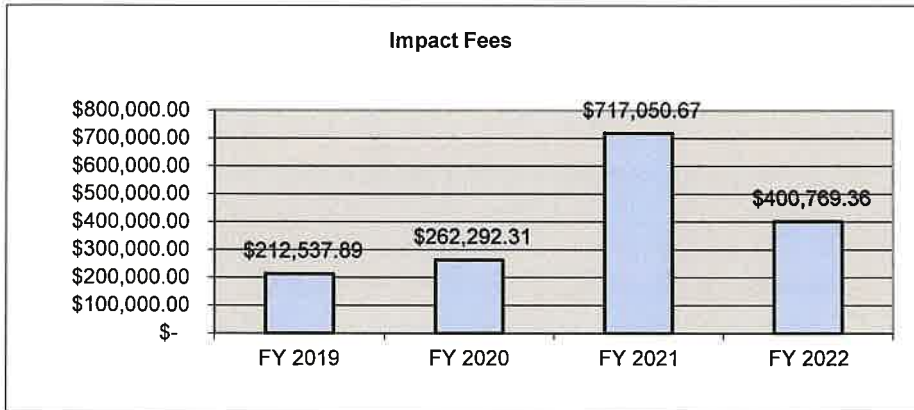
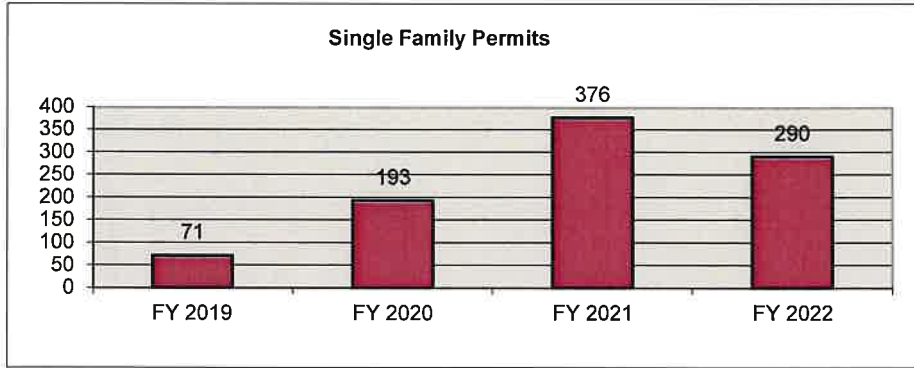
2. **H₂S & Ferric Sulfate**: We have moved away from the Ferric Sulfate feed. The City has installed air scrubbers that pull the H₂S through a series of filters. These units have been installed at the Cope's Crossing and Wilkinson Lane stations.

3. **Peracetic Acid**: TDEC has approved our use of PAA as the method of disinfection and has modified our NPDES permit accordingly.

The PAA feed rate is operating at a constant **1.90** parts per million (ppm). The average residual was **0.06** PPM with a max residual of **0.22** PPM. *Last month the feed rate was 2.50 ppm.*

Our TDEC permit states in part that, "The concentration of the E. Coli group after disinfection shall not exceed **126 CFU's** (colony forming units) per 100 ml." Additionally, our *daily maximum* concentration limit is **941/1000ml**. Our E Coli testing for the month was an average of **14.8 CFU's** which is well below the limit. *Last month the average was 15.7 CFU.*

**Planning and Codes Department
MAY 2022**



**Planning and Codes Department
MAY 2022**

	Month	FY2022	FY2021	FY2020	FY2019
MEETING AGENDA ITEMS#					
Planning Commission	0	67	74	69	66
Construction Appeals	0	0	0	0	0
Zoning Appeals	2	5	4	5	6
Tech. Review/Study Session	0	5	2	0	1
Property Maintenance	0	0	0	0	0
PERMITS					
Single Family Residential	43	290	376	193	71
Multi-Family Residential	0	0	22	0	13
Other Residential	14	89	83	91	93
New Commercial	1	7	6	6	3
New Industrial	0	0	2	0	1
Other Com/Ind	6	25	23	23	33
Sign	2	11	17	14	25
Occupancy Permits	18	319	21	14	25
Meat Sweats BBQ-143 Edenway Drive					
101 Vape & Smoke-619 Hwy 76					
Advanex-508 Hester Drive					
Other	4	7	11	12	3
BUILDING INSPECTIONS					
Residential	562	4504	2621	2858	2411
Hours	140	13475.3	533	699.58	414.98
Commercial /Industrial	15	135	92	110	179
Hours	3.75	58.75	18	12.83	165
CODE ENFORCEMENT					
Total Cases	2	35	98	330	179
Hours	1.5	2.3	35.75	70.24	86.75
Complaints Received	2	55	41	116	98
MEETINGS					
Administration	11	113	72	58	68
Hours	15	119	99	38.26	103.67
Planning	6	115	53	76	135
Hours	6	183.5	96.58	155.5	86.82
Codes	1	7	11	28	35
Hours	4	9	9	37.85	40.16
FEES					
Permit Fees	\$97,018.21	\$ 778,395.10	\$ 2,144,740.07	\$ 808,041.72	\$523,552.31
Board Review Fees	\$2,925.00	\$ 12,300.00	\$ 84,775.00	\$ 11,000.00	\$3,750.00
City Impact Fee	\$57,013.21	\$ 400,769.36	\$ 717,050.67	\$ 262,292.31	\$212,537.89
Roads	\$18,177.68	\$ 636,905.28	\$ 301,769.60	\$ 77,860.90	\$98,885.80
Parks	\$17,028.00	\$ 114,114.00	\$ 150,326.00	\$ 74,646.00	\$ 23,140.00
Police	\$13,139.91	\$ 107,844.14	\$ 191,431.41	\$ 59,096.30	\$ 11,704.30
Fire	\$8,667.62	\$ 64,827.06	\$ 79,900.66	\$ 36,749.61	\$ 23,344.29
OTHER ITEMS					
Subdivision Lots	0	0	0	235	51
Commercial/Ind. Sq Ft	0	0	15,216	214,206	27,006
Multi-Family Units	0	375		0	144
Other	n/a	n/a	n/a	n/a	n/a
Subdivision Bonds: 20	\$ 4,092,000.02	\$3,791,061.30	\$3,374,092.67	\$1,633,984.00	\$922,141.63
Builders Bonds	0.00	\$ -	\$ 18,000.00	\$ 69,366.43	\$45,366.43
Workings Days in Month	17		17	16	15

Parks, Recreation, & Cultural Arts Department
May 2022

Update on ongoing projects:

Greenway Trailhead Clock Repair

- Should be complete by next month.
- Sign company recently received the plate they need to place on the topper
- All that remains is to connect plate and put lettering on topper and then we will install

Design Work – Splash Pad Maintenance Building & Municipal Park Concession Stand

- Still nearing completion of this project

Fencing – Maintenance Shop, Field 5, Cemetery

- Maintenance Shop
 - Opening mechanism installed this month
 - Project now complete
- Field 5
 - Complete
- Cemetery
 - Company is waiting on materials
 - Still thinks they can get it done before the end of budget year
 - We have been clearing the back portion of Cemetery in the meantime in order for fence to go in

Greenway paving

- Just a reminder we are forgoing the Dog Park parking lot paving for this year in lieu of the opportunity to get access to the Wayside section of the Greenway for asphalt overlay.
- Sessions Paving showed up to start on this project on May 31st
- Should be complete early next month

Tennis Courts

- Bid opening was May 9th
- FTM Contracting was lone bidder
- Bid came in much higher than anticipated
- Board decided to approve full scope of project which will in-turn force phase 2 of the soccer renovation project to slow down.
- Board also decided to accept FTM offer of a \$50,000 cost reduction if City agreed to allow 210 days to complete.
- Project should start next month and hopes are for it to be complete by January.

Grading

- Field 7 work is complete
- Soccer will be done in June
 - Field 1 (the new field) is the only field we will be adding sand to and topdressing. This should allow it to be ready to officially open for the 3v3 Tournament on July 16th.

Upcoming Projects:

Soccer Complex Renovation Phase II – New Parking Lot, pavilion, sidewalks, etc. – Received \$500,00.00 grant for this phase

- TDEC to start drafting contract which should take a couple months
- Once signed, we will have three years to complete
- Meanwhile we will work more on the land portion of the grant requirements and design and then submit plans to planning commission for review and approval
- Decided to go a little slower on this project to allow more funding for Tennis Court project that came in over projected cost

Parks, Recreation, & Cultural Arts Department
May 2022

Rec Center

- Board approved \$24 million bond for this project
- Design is still nearing completion



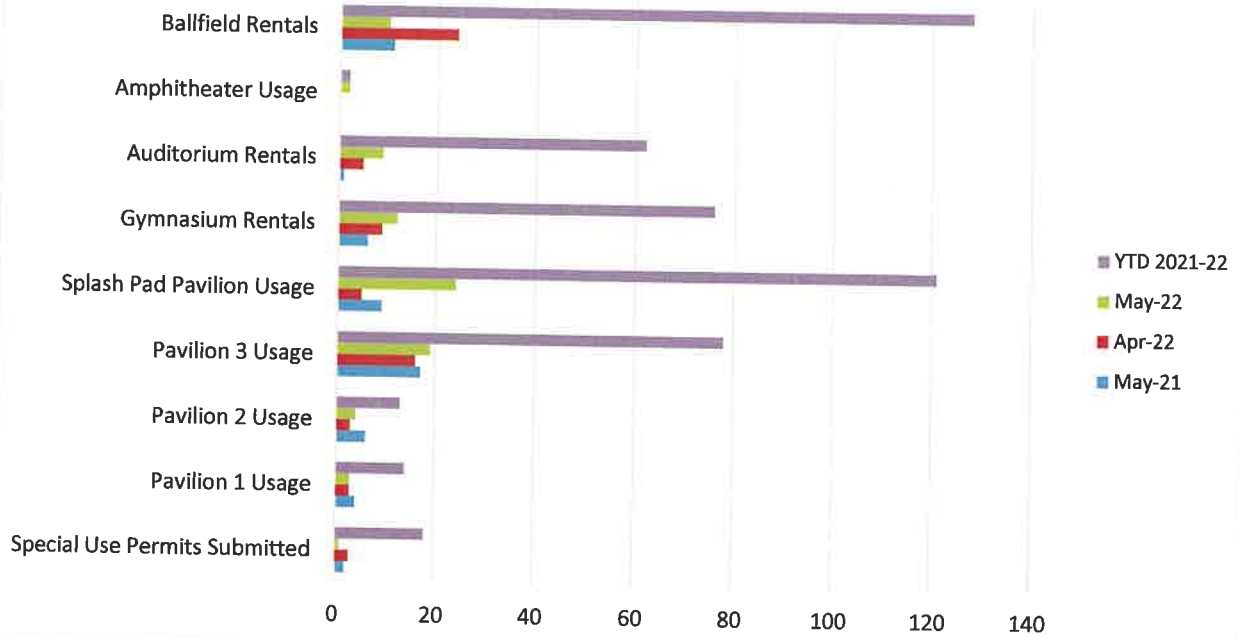
EXTERIOR - SOUTH WEST CORNER



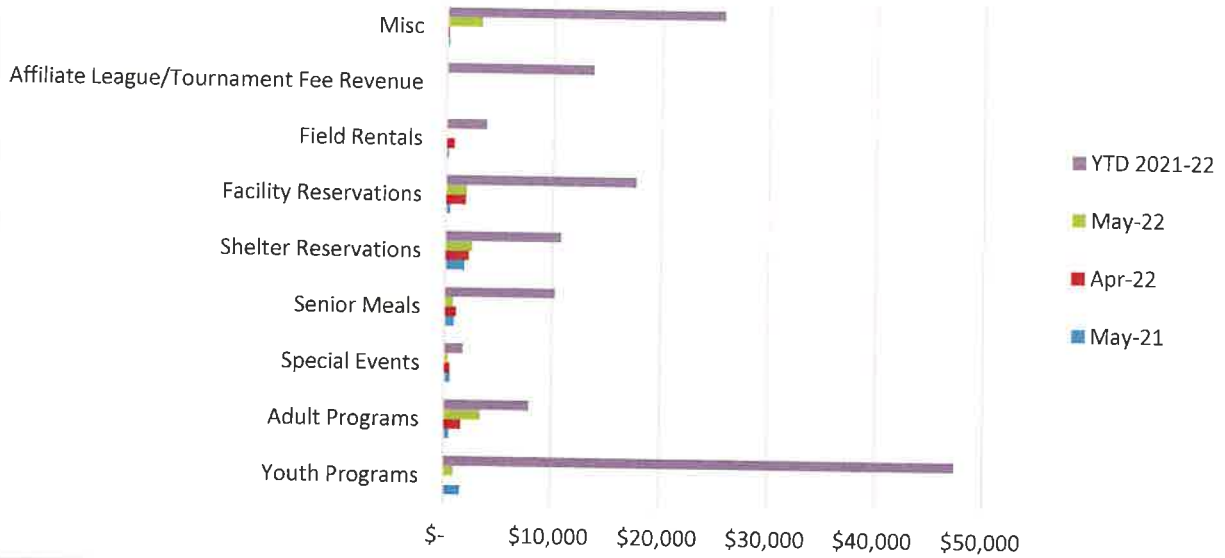
INTERIOR - MAIN GYMNASIUM

**Parks, Recreation, & Cultural Arts Department
May 2022**

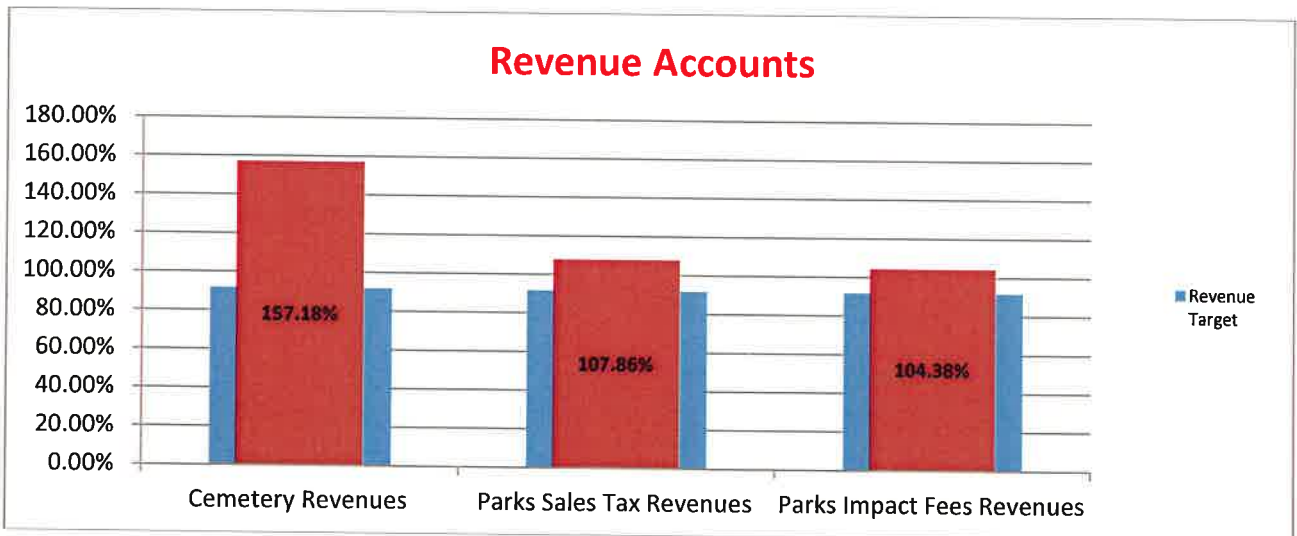
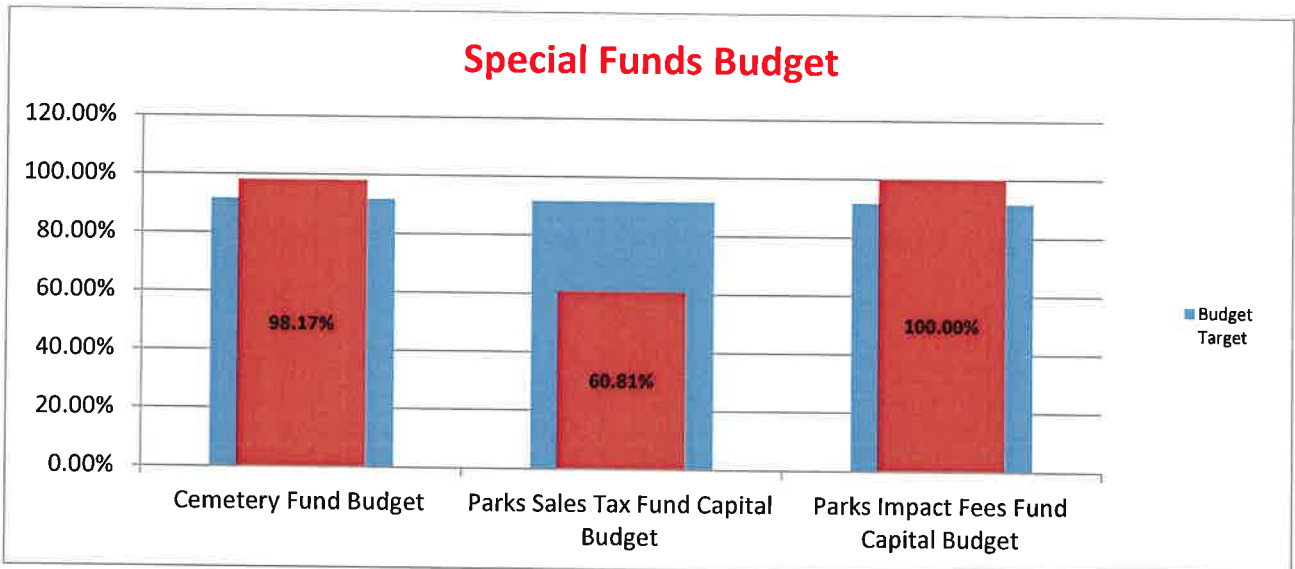
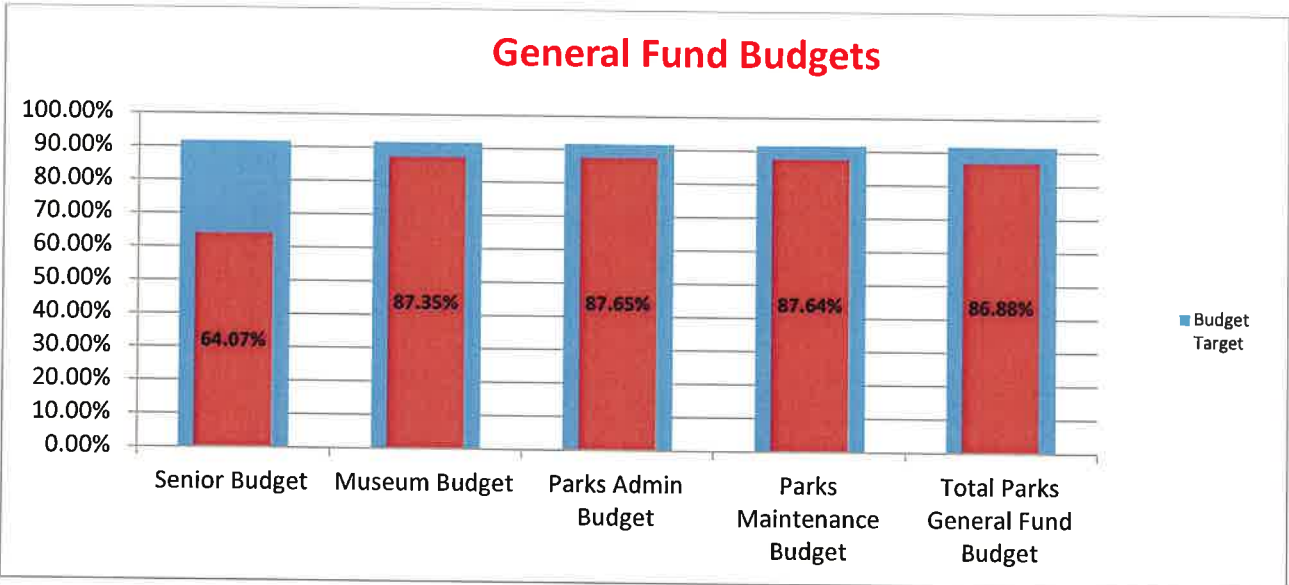
Facility Usage



Revenues



**Parks, Recreation, & Cultural Arts Department
May 2022**



**Parks, Recreation, & Cultural Arts Department
May 2022**

Recreation

Girls' Volleyball

- Spring League games ended May 26th
- Fall league sign-ups started May 31st – end July 7th in-person -- May 29th - July 10th online
- Registration is open for 3rd – 8th grades

Adult Basketball

- Ended up with 11 teams
- Games started May 23rd
- Games are on Monday/ Wednesday Nights
- Regular Season ends July 27th – Tournament ends August 3rd

Challenger Baseball

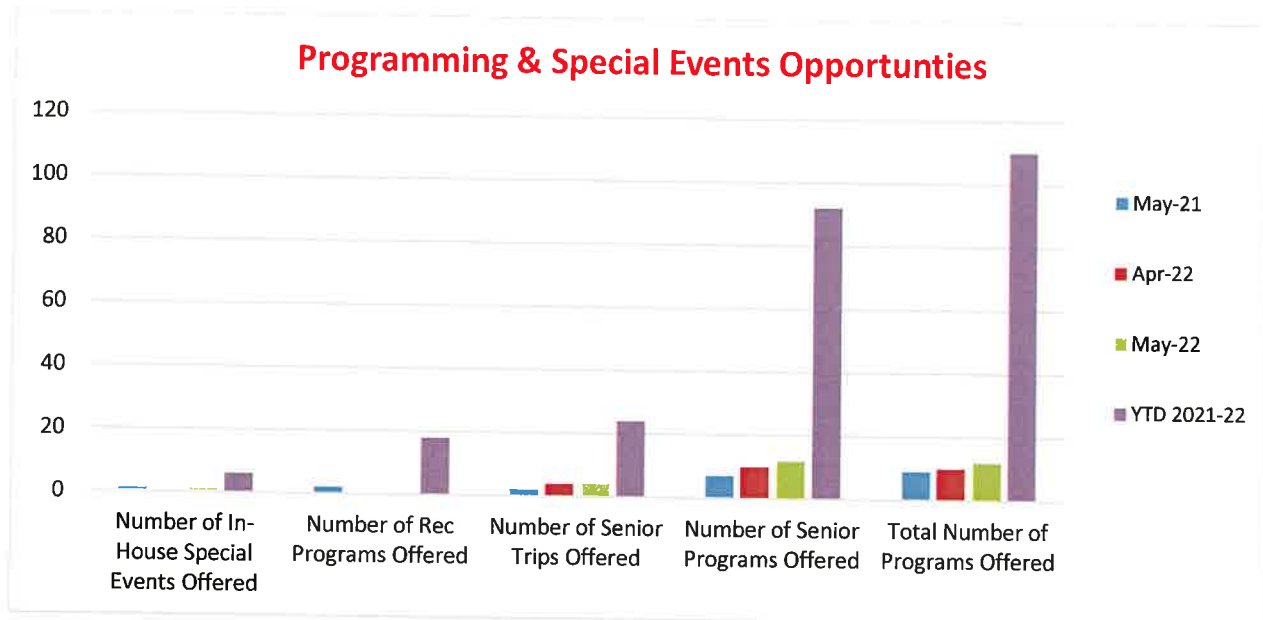
- Coach was found
- 8 players total
- Practices started May 14th – Games start June 4th
- Sponsors:

Independence 5K

- Race is July 2nd
- T-shirt order almost complete – had to change color to baby blue in order to get enough in all sizes
- Early Bird Registration ends June 6th
- Ended up with 5 Sponsors: Colorado Grill, Cumberland Pediatric Dentistry & Orthodontics, Gerald Printing, Tate Ornamental, White House Community Initiative for the Arts

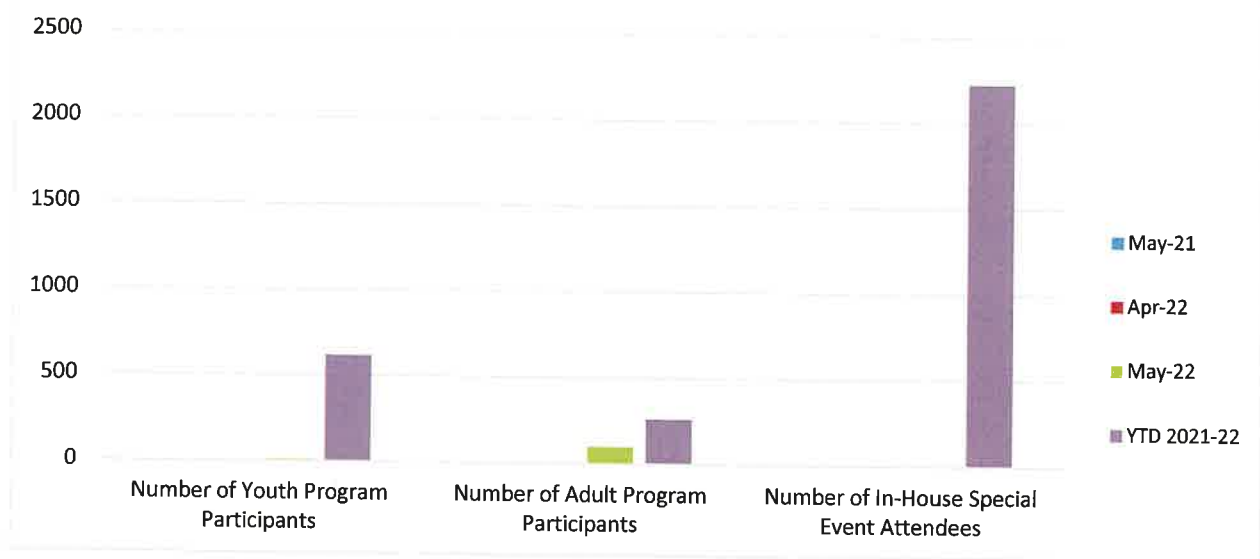
Fall Ball

- Registration started May 31st online – ends July 7th in-person/ July 10th online
- Taking ages 4 – 12 for baseball and softball



Parks, Recreation, & Cultural Arts Department
May 2022

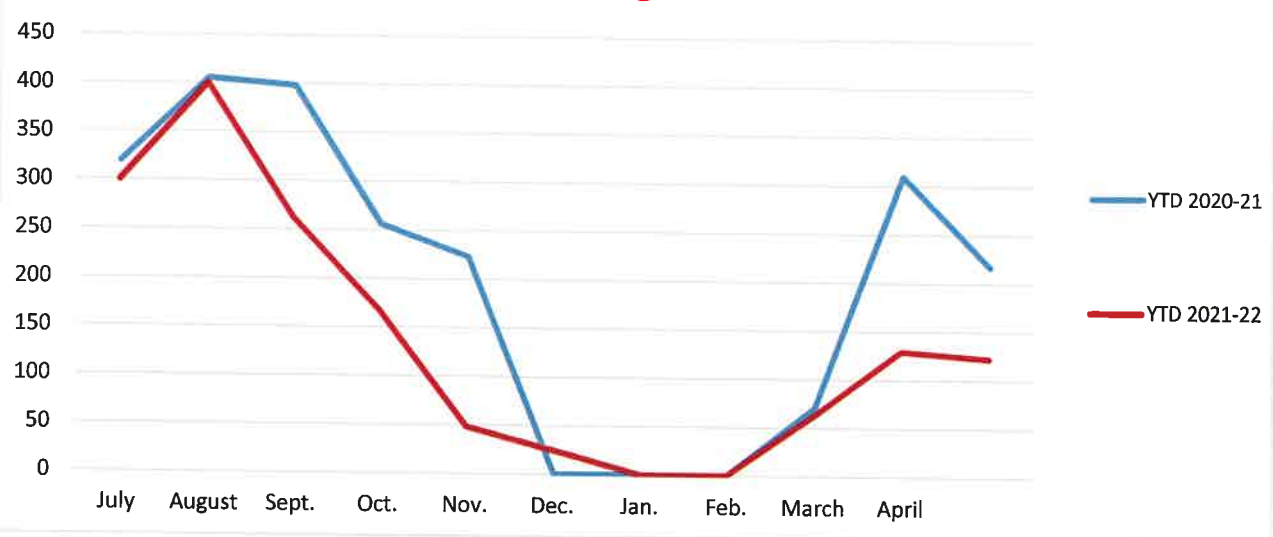
Programming & Special Events Attendance



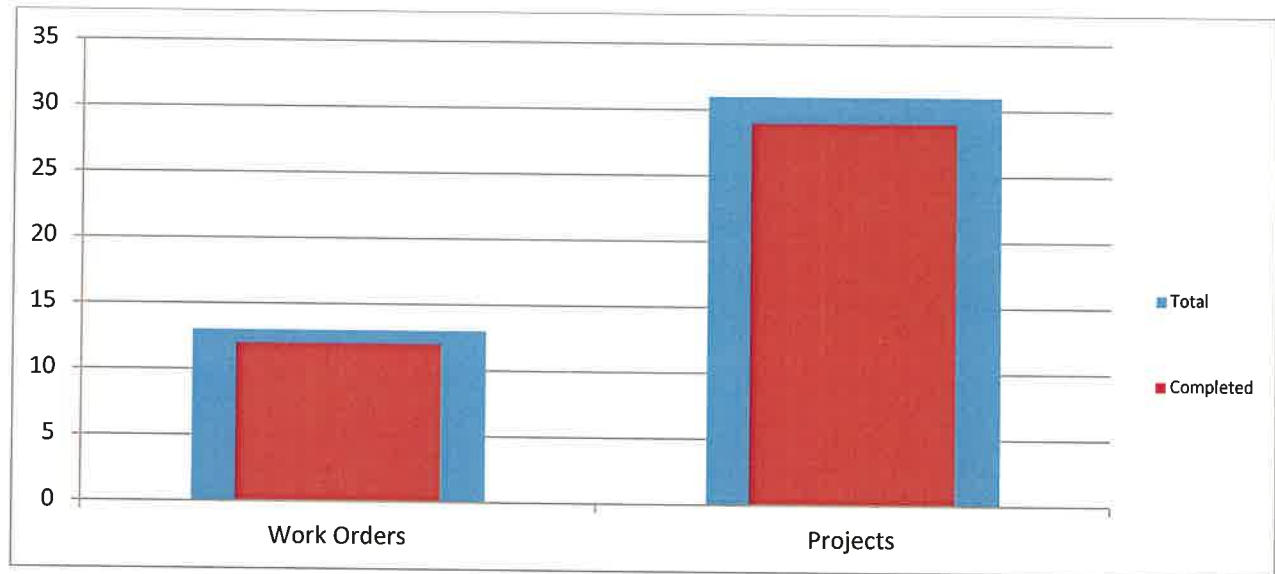
Maintenance

- We added topsoil and put down 6 skids of sod in an area of the cemetery that has continued to give us problems with washout and bare spots.
- We aerated the new soccer field and put down some special fertilizer to with grow-in.
- We have been working at the dog park to get it ready for the Annual event on June 4th.
- We fixed a few boards that were loose on the Greenway bridge by the high school.
- We started cleaning out the back of the cemetery for the new fence that will be going up soon.
- We cleaned up the spur trail fence (trimmed limbs back, etc.).
- We sprayed outfields on Fields 5, 6 and 8 to kill broadleaf weeds.
- Pure Green sprayed all of our overseeded fields to kill out the rye.
- We put up the new field sign for the new soccer field.
- We have been spot spraying round-up in beds and around fences and curbs.

Mowing Hours



Parks, Recreation, & Cultural Arts Department
May 2022



Museum

Volunteers

The Museum volunteers and I have been collecting items concerning Mrs. Evelyn Palmer Guill for an exhibit celebrating her life and contributions to the City of White House during her birthday month of August. The volunteers provided the Museum with 9 hours of service in May.

Exhibits



The rotating exhibit area continues to portray Hamilton's Fort and shows the type of items that those settlers would have used during that period in time.

Social Media Promotion



**Parks, Recreation, & Cultural Arts Department
May 2022**

White House History Wednesday's monthly edition was posted on Wednesday, May 24, 2022 with a repeat episode on Boyhood Companions off to WWII. This episode was chosen since it was close to Memorial Day. Additional posts have been made during the month.

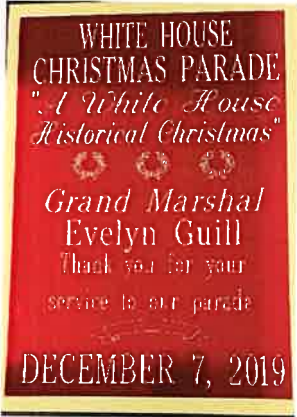
Tours at Museum

Tours were given to walk ins.
Staff from Sumner County Tourism visited Museum.

Marketing

Signage out at Farmers' Market each Wednesday.

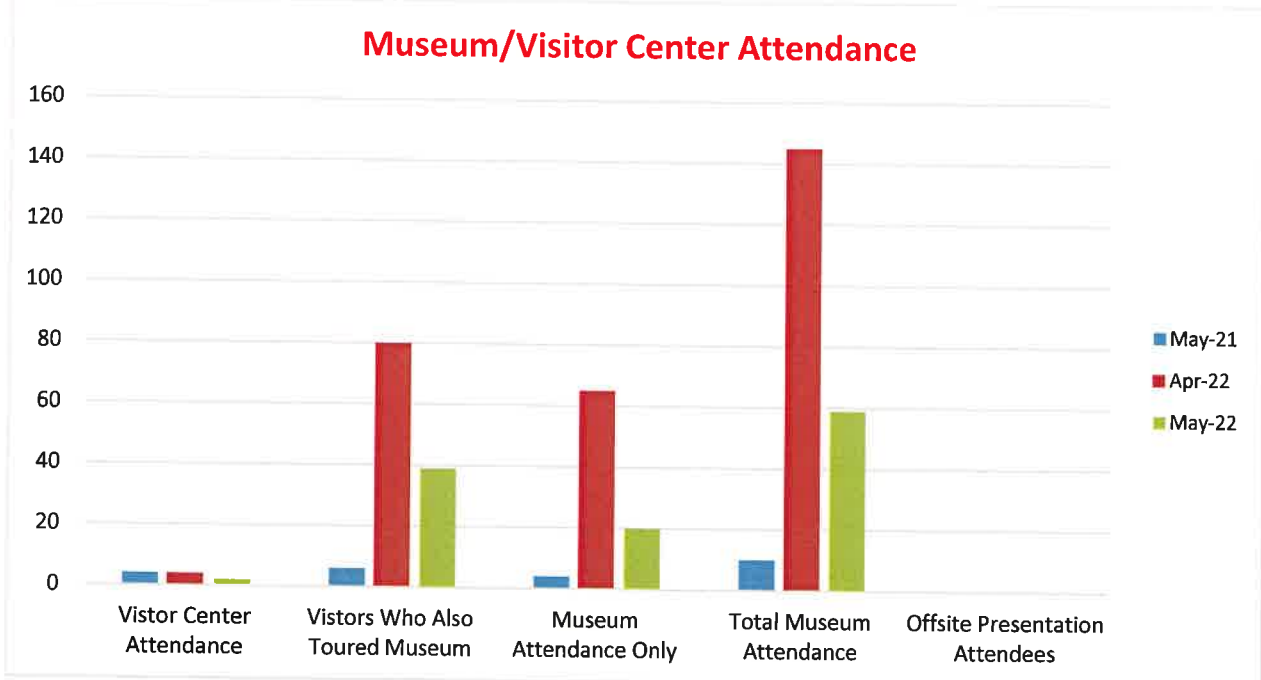
Donated Artifacts



The museum received a donation from Danny Guill of several items and documents that belonged to Mrs. Evelyn Guill. We plan to use them for her upcoming display in August 2022.

Events and Meetings Assisted with and/or Attended

- May 17 – Chamber Luncheon with Barry Young of Sumner County Tourism
- May 23 – Sumner County Tourism Luncheon with NowPlaying Nashville/Sumner Training
- May 24 – Power Hour at Café 31
- May 25 – Ribbon Cutting at Moringa Tree



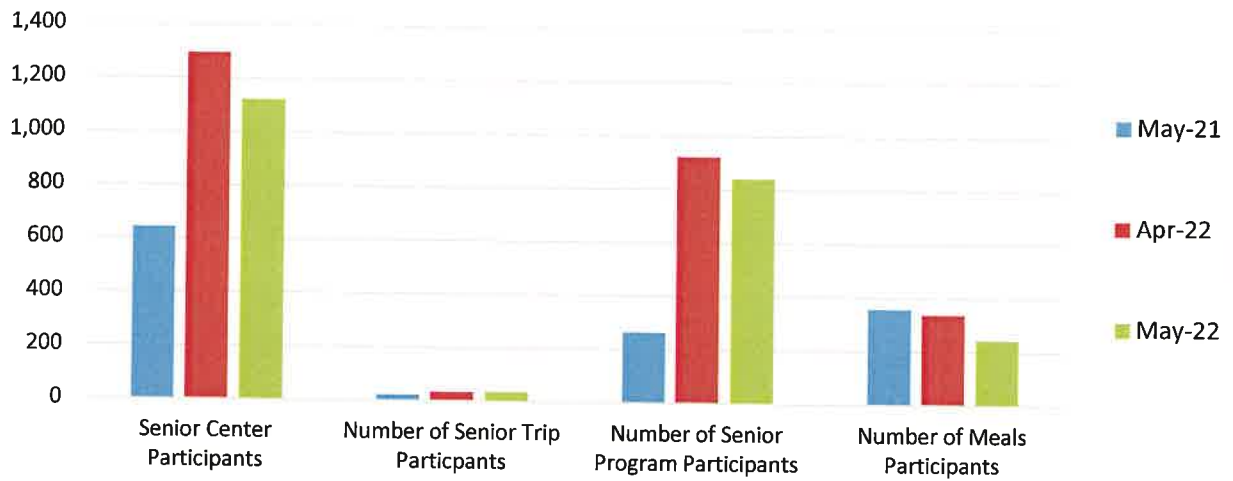
**Parks, Recreation, & Cultural Arts Department
May 2022**

Senior Center

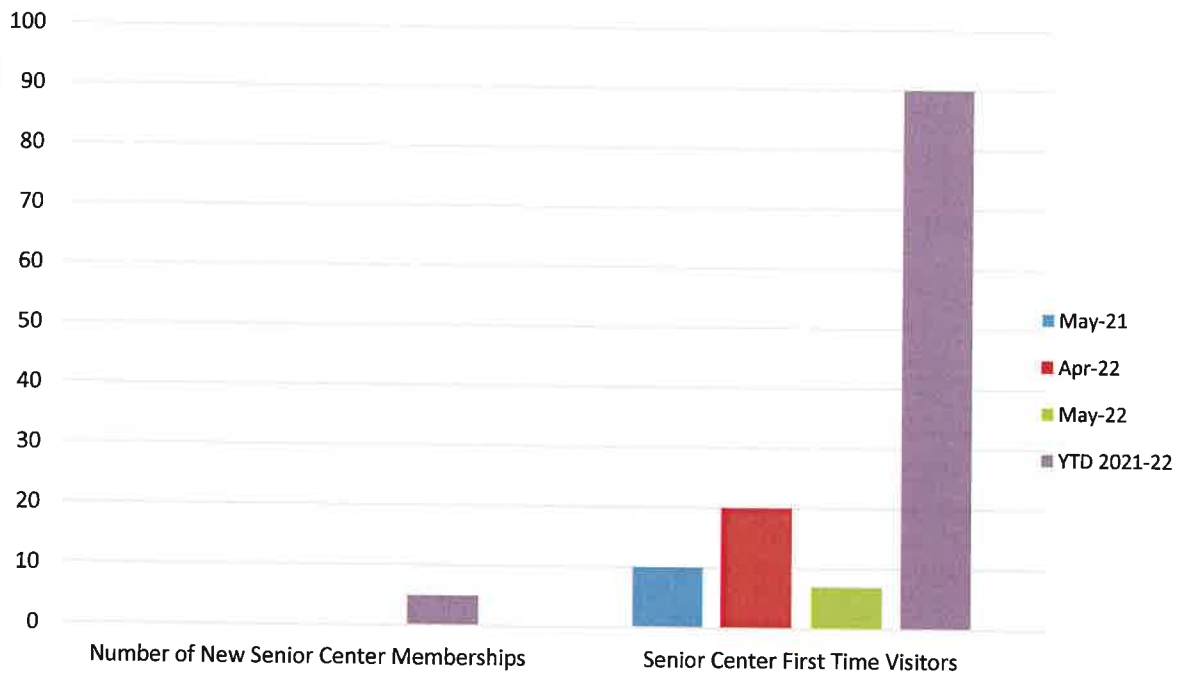
Senior Center Participation - May 2022			
<u>Outings/Events:</u>			
Birthday Potluck	10		
Bowling	5		
Crafts	7		
Bunco	5		
Tea Party	24		
Bowling Green Mall	6		
White House Garden	19		
Bible Study	7		
Farmers Rummy	6		
Movie at Center	5		
Granny's Briar Patch Lunch	6		
Veterans Café	6		
Total	106		
		<u>Sr Meals Wednesdays</u>	
		104	
		61	
		79	
		244	TOTAL
<u>Programs:</u>			
Fittercise-Strength, Yoga	500		
Walk	164		
Bingo	45		
Cards, Games, Pool	63		
TOTAL	772		
NEW MEMBERS			
FIRST TIME ATTENDEE	7		
TOTAL Sr Center Participants:	1365	Total	1122

Parks, Recreation, & Cultural Arts Department
May 2022

Senior Programming Participation/Attendance



New Senior Memberships/First Time Visitors



**Parks, Recreation, Cultural Arts Department
May 2022**

	FYE 2019	FYE 2020	21-May	Apr-22	May-22	YTD 21-22
Facility Usage						
Special Use Permits Submitted	13	15	2	3	1	18
Pavilion 1 Usage	3	7	4	3	3	14
Pavilion 2 Usage	11	5	6	3	4	13
Pavilion 3 Usage	106	38	17	16	19	78
Splash Pad Pavilion Usage	177	106	9	5	24	121
Total Number of Pavilions Usage	297	156	36	27	50	226
Gymnasium Rentals	130	79	6	9	12	76
Cafeteria Rentals	54	0	0	0	0	0
Auditorium Rentals	4	10	1	5	9	62
Amphitheater Usage	3	0	0	0	2	2
Total Number of Facility Rentals	196	89	7	14	23	140
Ballfield Rentals	7	45	11	24	10	128
Vistor Center Attendance	6	21	2	2	6	27
Vistors Who Also Toured Museum	14	84	21	39	11	289
Museum Attendance Only	85	668	12	20	23	1102
Total Museum Attendance	99	752	33	59	34	1396
Programming						
Number of Youth Program Participants	679	578	0	0	8	615
Number of Adult Program Participants	240	76	0	0	100	260
Number of In-House Special Events Offered	8	7	1	0	1	6
Number of In-House Special Event Attendees	2987	2964	0	0	0	2223
Number of Rec Programs Offered	34	18	2	0	0	18
Number of Senior Center Memberships	319	1768	200	205	205	2249
Number of New Senior Center Memberships	16	16	0	0	0	5
Senior Center Participants	14,966	9594	642	1,294	1,122	10192
Senior Center First Time Visitors	32	59	10	20	7	90
Number of Senior Trips Offered	54	37	2	4	4	24
Number of Senior Trip Participants	896	613	22	34	36	194
Number of Senior Programs Offered	117	76	7	10	12	92
Number of Senior Program Participants	9,989	6798	263	922	842	6387
Number of Senior Meals Served	54	34	4	4	3	43
Number of Meals Participants	4052	2235	357	338	244	3611
Offsite Presentation Attendees	0	15	0	0		120
Total Number of Programs Offered			9	10	12	110
Revenues						
Youth Programs	\$ 55,825.00	\$ 41,183.00	\$1,572.00	\$77.00	\$1,014.00	\$47,393.00
Adult Programs	\$ 8,460.00	\$ 3,580.00	\$510.00	\$1,675.00	\$3,425.00	\$7,925.00
Special Events	\$ 4,355.00	\$ 2,009.00	\$565.00	\$600.00	\$425.00	\$1,790.00
Senior Meals	\$ 10,875.00	\$ 5,961.50	\$895.50	\$1,142.00	\$830.50	\$10,252.50
Shelter Reservations	\$ 12,135.00	\$ 4,780.00	\$1,830.00	\$2,270.00	\$2,535.00	\$10,755.00
Facility Reservations	\$ 19,305.00	\$ 8,046.88	\$431.25	\$1,950.00	\$1,962.50	\$17,694.25
Field Rentals	\$ 2,521.00	\$ 1,203.34	\$255.00	\$805.00	\$148.00	\$3,803.00
Affiliate League/Tournament Fee Revenue	\$ 13,286.00	\$ 16,017.20	\$0.00	\$0.00	\$0.00	\$13,666.50
Misc	\$ 11,744.00	\$ 15,394.74	\$215.54	\$171.36	\$3,250.00	\$25,764.31
Workflow						
Mowing Hours	1,554	2,601	216.5	129	122	1514.25
Work Orders Received	N/A	8	1	1	3	13
Work Orders Completed	N/A	8	1	1	3	12
Number of Projects Started	27	40	4	4	2	31
Number of Projects Completed	18	35	4	3	2	29
Number of ballfield rainouts				61	5	156
Bags of Field Dry Used				8	82	100

White House Library
May 2022

Summary of Activities

The library director attended the BMA budget study session on May 2nd. At this meeting, the library director presented to the BMA the lines that she was asking for an increase, the new full time youth services librarian and her CIP requests.

The library director had her final mentorship phone call with Martha at Clarksville Public Library. Martha is retiring on June 6th. The region is going to try to find a new mentor for the library director possibly from another region.

The library director did interviews for our seasonal part time library clerk position. The director hired Gracie Whitaker and her first day was May 23rd.

The library board met on May 12. The board voted to update the library by-laws. They also discussed the con and state standards. The Marketing Committee also met before the board meeting to discuss final details of the con, all of which was presented at the board meeting.

The Friends of the Library received \$2,000 from the Dollar General Summer Reading Grant. This grant will help pay for the con and other Summer Reading expenses.

Rebecca Melvin, the new library supervisor, started on May 16. In addition to receiving training, she also attended the May Chamber Luncheon with the library director and helped to promote the Fandomcon at the farmer's market.

Preventia installed a new satellite fire alarm system. This system will now monitor our fire alarms since landlines are no longer being supported by companies.

The library director purchased plants with a member of the master gardener. This group planted what was purchased in the outdoor flowerpots.

The library director attended a regional training on space planning on May 19th. This was very helpful and the library director hopes to change some of the space and item placement around the library to make them be noticed and utilized more by patrons.

The library director attended the May BMA meeting on May 19. The board passed the first reading of the budget. If they pass it at the second reading in June, then the library will receive everything it requested.

The library director had a meet and greet with Carlos, the new alderman from ward 2. During this meeting, the director went over what her role is here at the library, the library and regional board and some of the programs she puts on at the library.

Department Highlights

The highlights for the month were having Rebecca and Gracie start, the space planning workshop, receiving the Dollar General Summer Reading Grant, and the budget passing its first reading.

**White House Library
May 2022 Performance Measures**

Official Service Area Populations

2018	2019	2020	2021
14,035	14,202	14,363	14,455

Membership

May	2018	2019	2020	2021	2022
New Members	151	102	7	91	116
Updated Members	373	528	58	333	366
Yearly Totals	2018	2019	2020	2021	2022
Total Members	7,073	8,376	9,496	7,027	7,931
% of population with membership	51	59	66	49	55

The library has switched its system so that all new users register online. Patrons without Internet can use one of our computers at the library and receive help from staff should they need assistance.

Total Material Available: 40,604

Estimated Value of Total Materials: \$1,015,100

Total Materials Available Per Capita: 2.80

State Minimum Standard: 2.00

Last Month: \$1,003,925

Last Month: 2.78

Materials Added in May

2018	2019	2020	2021	2022
222	127	145	339	228

Yearly Material Added

2018	2019	2020	2021	2022
3,123	3,004	3,025	3,035	2,113

Physical Items Checked Out in May

2018	2019	2020	2021	2022
6,043	5,434	1,141	4,329	6,616

Cumulative Physical Items Check Out

2018	2019	2020	2021	2022
62,536	62,522	50,042	59,515	30,565

The library is happy that our checkout numbers have to exceed pre-covid checkouts.

Miscellaneous item checkouts

May	2018	2019	2020	2021	2022
Technology Devices	53	36	13	54	71
Study Rooms	95	83	0	25	42
Games and Puzzles	48	82	8	124	134
Seeds	142	96	5	147	171
STEAM Packs	*	31	0	0	15
Cake Pans	*	3	0	1	7

Yearly Totals

2018	2019	2020	2021	2022
644	137	381	725	305
1,082	253	305	395	272
743	222	955	1,263	743
586	112	302	878	493
148	61	25	160	86
6	1	28	21	19

Library Services Usage

May	2018	2019	2020	2021	2022
Lego Table	215	246	195	0	0
Test Proctoring	8	24	29	3	12
Charging Station	7	19	0	6	2
Notary Services	*	*	1	9	13
Library Visits	5,002	4,255	0	2,725	3,884
Website Usage	*	1,148	1,088	2,238	2,472
Reference Questions	11	5	11	5	1

Yearly Totals

2018	2019	2020	2021	2022
1,891	553	459	0	0
152	27	74	108	32
90	19	47	45	8
*	16	88	144	54
52,565	55,728	30,007	38,913	17,981
2,517	16,935	17,977	27,907	11,721
59	77	60	73	16

Library Volunteers

May	2018	2019	2020	2021	2022
Library Volunteers	11	13	1	6	9
Volunteer Hours	78	82	20	127	146

Yearly Totals

18-19	19-20	20-21	21-22
82	36	20	39
809	1,286	1,204	1,319.5

Since teens are needing service hours again for clubs, the number of volunteer hours has gone up again.

Computer Users

May	2018	2019	2020	2021	2022
Wireless	588	658	41	250	472
Adult Users	321	384	13	142	224
Kids Users	141	152	0	72	319

Yearly Computer Users

2018	2019	2020	2021	2022
9,535	2,017	3,829	3,878	1,747
4,642	1,103	2,138	2,235	1,096
2,088	556	427	957	1,154

White House Library
May 2022 Performance Measures

Universal Class Counts

May	
Sign ups	0
Courses started	0
Lessons viewed	1
Class Submissions	0

Yearly Totals

2018	2019	2020	2021	2022
24	9	10	13	9
52	16	53	39	15
661	194	1,771	1,008	365
445	105	800	515	126

Programs

1,000 books	2018	2019	2020	2021	2022
Monthly Sign-ups	7	2	1	1	3
total Sign-ups	29	60	83	84	116

Achievements	2018	2019	2020	2021	2022
100 Mark	2	0	0	22	40
500 Mark	2	2	0	2	5
Completion	0	1	2	4	5

Face-to-face Kids Programs

May	2018	2019	2020	2021	2022
Programs	9	10	0	5	9
Attendees	233	181	0	32	200
Yearly	2018	2019	2020	2021	2022
Programs	146	154	43	91	58
Attendees	4,260	4,201	1,185	2,167	1,410

Virtual Kids Programs

May	2020	2021	2022
Videos	7	2	0
Views	1,352	9	0
Yearly	2020	2021	2022
Videos	24	19	0
Views	4,182	230	0

Grab & Go Kits

May	2020	2021	2022
Kits	0	5	0
Taken	0	147	0
Yearly	2020	2021	2022
Kits	38	44	0
Taken	1094	1,699	0

Story time was halted half way through May to allow staff to prepare for Summer Reading.

Face-to-face Teen Programs

May	2018	2019	2020	2021	2022
Programs	5	3	0	0	0
Attendees	10	5	0	0	0
Yearly	2018	2019	2020	2021	2022
Programs	47	82	68	13	0
Attendees	481	432	518	81	0

Tween Face-to-Face Programs

May	2020	2021	2022
Programs	0	0	0
Attendees	0	0	0
Yearly	2020	2021	2022
Programs	5	0	0
Attendees	18	0	0

Combined Face-to-Face

May	2020	2021	2022
Programs	0	4	8
Attendees	0	16	46
Yearly	2020	2021	2022
Programs	11	43	42
Attendees	77	370	207

Virtual Teen & Tweens

May	2020	2021	2022
Videos	3	0	0
Views	577	0	0
Yearly	2020	2021	2022
Videos	12	6	0
Views	1,591	95	0

Grab & Go

May	2020	2021	2022
Kits	0	3	0
Taken	0	25	0
Yearly	2020	2021	2022
Kits	13	24	0
Taken	152	409	0

The library is going to continue to hold combined tween/teen programs at this time due to being short staffed and because both age groups enjoy the programs.

Face-to-face Adult Programs

May	2018	2019	2020	2021	2022
Programs	17	11	0	4	6
Attendees	61	50	0	20	43
Yearly	2018	2019	2020	2021	2022
Programs	175	157	42	63	35
Attendees	1,009	1,343	214	351	170

Virtual

May	2020	2021	2022
Videos	2	0	0
Views	48	0	0
Yearly	2020	2021	2022
Videos	18	1	0
Views	4,972	20	0

Device Advice

May	2019	2020	2021	2022
Sessions	*	42	8	14
Yearly	125	51	81	44

Grab & Go

May				
May	*	*	0	0
Yearly	*	*	0	0

The library has added an adult creative writing class and a craft day. Both new programs are doing well.

Interlibrary Loan Services

May	2018	2019	2020	2021	2022
Borrowed	49	60	0	52	90
Loaned	27	35	0	20	35

Yearly Interlibrary Loan Services

2018	2019	2020	2021	2022
690	690	534	673	346
410	410	151	226	184

May	R.E.A.D.S
Adults	1,794
Juvenile	145

Yearly Totals	2018-2019	2018-2019	2019-2020	2020-2021	2021-2022
Adults	15,773	21,138	23,138	19,466	19,294
Juvenile	725	1,430	1,189	1,032	1,892

The READS statistics come from the state.

CITY COURT REPORT

May 2022

CITATIONS

TOTAL MONIES COLLECTED FOR THE MONTH \$4,848.00
TOTAL MONIES COLLECTED YTD \$73,362.26

STATE FINES

TOTAL MONIES COLLECTED FOR MONTH \$2,365.97
TOTAL MONIES COLLECTED YTD \$24,306.64

TOTAL REVENUE FOR MONTH \$7,213.97
TOTAL REVENUE YTD \$97,668.90

DISBURSEMENTS

LITIGATION TAX \$429.55
DOS/DOH FINES & FEES \$503.50
DOS TITLE & REGISTRATION \$365.75
RESTITUTION/REFUNDS \$0.00
ON-LINE CC FEES \$0.00
CREDIT CARD FEES \$0.00
WORTHLESS CHECKS \$0.00
TOTAL DISBURSEMENTS FOR MONTH \$1,298.80
TOTAL DISBURSEMENTS YTD \$13,295.69

ADJUSTED REVENUE FOR MONTH \$5,915.17
TOTAL ADJUSTED REVENUE YTD \$84,373.21

DRUG FUND

DRUG FUND DONATIONS FOR MONTH \$767.60
DRUG FUND DONATIONS YTD \$7,266.06

Offenses Convicted & Paid For Month	Count	Paid
Careless Driving		
Financial Responsibility Law	12	\$585.00
Registration Law	26	\$1,760.00
Improper Equipment	2	\$10.00
Texting/Hands Free Law	8	\$363.00
Codes Violation	1	\$55.00
DL Exhibited	1	\$0.00
Red Light	5	\$427.50
Animal Control	3	\$320.00
Stop Sign		
Speeding	9	\$845.00
Seat Belt-Child Restraint	4	\$140.00
Failure To Yield	1	\$117.50
Exercise Due Care	4	\$225.00
Improper Passing		
Total	76	\$4,848.00

RESOLUTIONS....

RESOLUTION 22-06

**A RESOLUTION OF THE CITY OF WHITE HOUSE, TENNESSEE, AUTHORIZING
APPROPRIATIONS FOR FINANCIAL AID OF NON-PROFIT ORGANIZATIONS**

WHEREAS, pursuant to the authority granted by Section 6-54-111 of the *Tennessee Code Annotated*, and in accordance with the *Internal Control and Compliance Manual for the City of White House* authorizing appropriations for financial aid of the below mentioned non-profit charitable or non-profit civic organization whose services benefit the general welfare and residents of this municipality; and

WHEREAS, the below named organizations are non-profit charitable and non-profit chamber of commerce whose year-round services benefit the general welfare and economic development of this municipality; and

WHEREAS, section 6-54-111 of *Tennessee Code Annotated* authorizes appropriations of funds for financial aid of such non-profit charitable or non-profit chambers of commerce;

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

Section 1. The Board of Mayor and Aldermen may appropriate funds from time to time, in such amount as is deemed proper, for the financial aid of Mid-Cumberland Human Resource Agency (HRA), a non-profit charitable organization whose year-round services benefit the general welfare of the residents of this municipality; the White House Area Chamber of Commerce, a non-profit business league whose year-round services benefit the economic development efforts of the municipality; the Tennessee Small Business Development Center at Volunteer State Community College; and; and the White House American Legion to support local veterans.

Section 2. A total amount of \$2,000, appropriated by the municipality for use by the Mid-Cumberland HRA, shall be spent for transportation and meals on wheels. A total amount of \$40,000 shall be appropriated by the municipality for use by the White House Area Chamber of Commerce which shall be applied towards their operating expenditures. A total amount of \$500 shall be appropriated by the municipality for use by the Tennessee Small Business Development Center at Volunteer State Community College. A total amount of \$1,000 shall be appropriated by the municipality for use by the White House American Legion which shall be to help their operating funds to support veterans.

Section 3. The Mid-Cumberland HRA, White House Area Chamber of Commerce, Tennessee Small Business Development Center, and the White House American Legion shall comply with all requirements of Section 6-54-111 of *Tennessee Code Annotated* and Title 4, Chapter 3, Section 1 of the *Internal Control and Compliance Manual for Tennessee Municipalities*, particularly with regard to submission of an annual report of its business affairs and transactions and the proposed use of municipal assistance.

Section 4. This resolution shall take effect upon its passage, the public welfare requiring it.

Adopted this 16th day of June 2022.

Farris H. Bibb, Jr., Mayor

ATTEST:

Derek Watson, City Recorder

RESOLUTION 22-07

A RESOLUTION DECLARING THE INTENT OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE TO CONSIDER THE ADOPTION OF A COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY AND RESILIENCY (C-PACER) PROGRAM.

WHEREAS, per Tenn. Code Ann. §§ 68-205-101 et seq., as amended (the “C-PACER Act”), the State Legislature granted local governments the authority to establish a commercial property assessed clean energy and resiliency (C-PACER) program that jurisdictions can voluntarily implement to ensure that free and willing owners of agricultural, commercial, and industrial properties and certain multi-family residential properties can obtain low-cost long-term financing; and

WHEREAS, the C-PACER Act allows this financing to be used for qualifying improvements, including energy efficiency, water conservation, renewable energy, and resiliency measures such as flood mitigation, stormwater management, wildfire and wind resistance, energy storage, microgrids, and fire suppression; and

WHEREAS, the C-PACER program authorized in the C-PACER Act promotes voluntary energy efficiency, energy conservation, and resiliency, and such improvements not only save money for building owners, but also support the reduction of energy consumption, support the production of clean, renewable energy, and reduce greenhouse gas emissions; and

WHEREAS, the Board of Mayor and Aldermen will later on this date consider the matter at a duly-advertised public hearing;

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

Section 1. The financing of Qualified Projects as defined in the C-PACER Act through special assessments is a valid public purpose.

Section 2. The City intends to authorize direct financing between property owners and capital providers as the means to finance Qualified Projects in accordance with the C-PACER Act and the terms of a Resolution to be adopted by the City establishing a C-PACER Program.

Section 3. The City intends to authorize special assessments, entered into voluntarily by a property owner with the City by means of the written assessment contract, as the means to repay the financing for qualified projects available to property owners in accordance with the C-PACER Act and the terms of a Resolution to be adopted by the City establishing a C-PACER Program.

Section 4. Qualified Projects that may be subject to special assessments will be more particularly described in a separate Resolution to be adopted by the City establishing a C-PACER Program in accordance with the C-PACER Act.

Section 5. The C-PACER Program shall be available to privately owned commercial, industrial, or agricultural real property or privately owned residential real property with five or more dwelling units, including property owned by nonprofit, charitable or religious organizations located in the industrial and commercial zoning districts of the City in accordance with the C-PACER Act and the terms of a Resolution to be adopted by the City establishing a C-PACER Program.

Section 6. The C-PACER Program shall be administered in accordance with the C-PACER Act and the terms of a Resolution to be adopted by the City establishing a C-PACER Program.

Section 7. The debt-servicing procedures of either the City or a third-party delegate responsible for servicing the installment payments on the C-PACER financing will be described in a Resolution to be adopted by the City establishing a C-PACER Program in accordance with the C-PACER Act.

Section 8. A public hearing will be held on June 16, 2022 at 7:00 p.m. as advertised in accordance with State law.

Section 9. The City Administrator and the city tax collector are to be delegated as designees of the City in a Resolution to be adopted by the City establishing a C-PACER Program to oversee the collection of proposed special assessments with property taxes imposed on the assessed property.

Section 10. Severability. Should any provision or provisions of this Resolution be declared invalid or unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, ordinance, or provisions shall not affect the remaining provisions of such Resolution.

Section 11. Repeal of Conflicting Resolutions. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 12. Effective Date. This Resolution shall take effect upon its adoption, the welfare of the Municipality requiring it.

ADOPTED and approved this 16th day of June, 2022.

FARRIS H. BIBB, JR., Mayor

DEREK WATSON, City Recorder

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RESOLUTION 22-08

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE, ADOPTING THE COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY AND RESILIENCY (C-PACER) PROGRAM.

WHEREAS, per Tenn. Code Ann. §§ 68-205-101 et seq., as amended (the “C-PACER Act”), the State Legislature granted local governments the authority to establish a commercial property assessed clean energy and resiliency (C-PACER) program that jurisdictions can voluntarily implement to ensure that free and willing owners of agricultural, commercial, and industrial properties and certain multi-family residential properties can obtain low-cost long-term financing; and

WHEREAS, the C-PACER Act allows this financing to be used for qualifying improvements, including energy efficiency, water conservation, renewable energy, and resiliency measures such as flood mitigation, stormwater management, wildfire and wind resistance, energy storage, microgrids, and fire suppression; and

WHEREAS, the C-PACER program authorized in the C-PACER Act promotes voluntary energy efficiency, energy conservation, and resiliency, and such improvements not only save money for building owners, but also support the reduction of energy consumption, support the production of clean, renewable energy, and reduce greenhouse gas emissions; and

WHEREAS, the Board of Mayor and Aldermen has on this date at this meeting considered the matter at a duly-advertised public hearing and concludes that adoption will further the public health, safety, and welfare;

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of White House, Tennessee, adopt the following **Commercial Property Assessed Clean Energy and Resiliency (C-PACER) Program**:

Section 1. Establishment of Commercial Property Assessed Clean Energy and Resiliency (C-PACER) Program. There is hereby established within the boundaries of the City of White House, Tennessee (the “City”) a Commercial Property Assessed Clean Energy and Resiliency (“C-PACER”) program (the “Program”) in accordance with the C-PACER Act. The City finds that it is convenient and advantageous to establish the Program, at no net cost to the City, in order to finance Qualified Projects (as hereinafter defined), repaid by voluntary annual assessment installment payments on the property benefited by such Qualified Projects, and that the Program is in the public interest, providing for the safety, health, and environmental public benefit, and provides for economic development of the community. The Program shall allow financing for the full range of Qualified Improvements on all Eligible Properties, as authorized by the C-PACER Act, and shall abide by and operate according to the C-PACER Act.

Section 2. Definitions

The definitions in this section apply throughout the following policy unless the context clearly requires otherwise:

1. “Application checklist” means the list of items in a Program Application required by the C-PACER Act, this Resolution, the Program Guidebook, and the corresponding documentation that the City accepts in order to show the requirements of the C-PACER Act have been met.
2. “Assessment” means the voluntary agreement of a Property Owner pursuant to an Assessment Agreement to allow the City to require the payment of annual Assessment Installments on his/her property in an amount sufficient to re-pay C-PACER financing, together with interest, penalties, fees and charges related thereto. The period of the Assessment must not exceed the weighted average of the useful life of the Qualified Project that is the basis for the Assessment.
3. “Assessment Agreement” means an agreement among the City, Program Administrator, and a Property Owner whereby the City agrees to place an Assessment to repay C-PACER financing and C-PACER Lien on the property to secure the obligation to repay the financing.
4. “Assessment Installment” means annual payments assessed against the Qualified Project to repay C-PACER Financing.

5. "Capital Provider" means any private entity, its designee, successor, and assignees that makes or funds C-PACER Financing under this Resolution.
6. "C-PACER Financing" means an investment from a Capital Provider to a Property Owner to finance or refinance a Qualified Project as described under this Resolution that satisfies the requirements of the C-PACER Act. The proposed C-PACER Financing for a Qualified Improvement may authorize the Property Owner to:
 - a. purchase directly the related equipment and materials for the installation or modification of a Qualified Improvement; and
 - b. contract directly, including through lease or other service contract, for the installation or modification of a Qualified Improvement.
7. "C-PACER Lien" means the lien recorded at the City on the Eligible Property satisfying the requirements of the C-PACER Act to secure the C-PACER Financing, which remains on the property until the C-PACER Financing is paid in full.
8. "Eligible Property" means privately owned commercial, industrial, or agricultural real property or privately owned residential real property with five or more dwelling units, including property owned by nonprofit, charitable or religious organizations. Eligible Property must otherwise meet the C-PACER Program requirements. Eligible Property may be owned by the State of Tennessee, the City, another local government entity, industrial development corporations, housing authorities or health, educational and housing facility boards, and leased to a privately owned entity. Eligible Property may include ground leased real property. Notwithstanding anything in the C-PACER Act or this Resolution to the contrary, prior to approval of financing on a leasehold interest for a property that is owned by the State of Tennessee or a local government entity as described above, but leased to a privately owned entity as described above, the consent of the Property Owner must be obtained. A change to the leasehold must be approved by the governmental entity property owner. The governmental entity Property Owner must be held harmless if the privately owned entity to which the leasehold is leased defaults on a Financing Agreement for a leasehold in accordance with this Resolution or the C-PACER Act.
9. "Financing Agreement" means the contract under which a Property Owner agrees to repay a Capital Provider through Assessment Installments for the C-PACER Financing including, but not limited to, any finance charges, fees, debt servicing, accrual of interest and penalties, and any terms relating to treatment of prepayment and partial payment of the C-PACER Financing.
10. "Program" means the C-PACER program established under this Resolution in accordance with the C-PACER Act.
11. "Program Administrator" means the department or office designated by the City to administer the C-PACER Program.
12. "Program Guidebook" means documents that, collectively, are incorporated in Exhibit A of this Resolution, including the Assessment Agreement and the Notice of Assessment Interest and C-PACER Lien and which satisfy the requirements of the C-PACER Act.
13. "Program Application" means the application submitted to demonstrate that a proposed project qualifies for C-PACER Financing and for a C-PACER Lien which shall contain the requirements set forth in the C-PACER Act.
14. "Property Owner" means an owner of an Eligible Property who desires to install Qualified Improvements and provides willing consent to the Assessment against the Eligible Property.
15. "Qualified Improvement" means a permanent improvement affixed to real property and intended to: (a) decrease energy consumption or demand through the use of efficiency technologies, products, or activities that reduce or support the reduction of energy consumption, allow for the reduction in demand, or support the production of clean, renewable energy, including but not limited to a product, device, or interacting group of products or devices on the customer's side of the meter that generates electricity, provides thermal energy, or regulates temperature; (b) decrease water consumption or demand and address safe drinking water through the use of efficiency technologies, products, or activities that reduce or support the reduction of water consumption, allow for the reduction in demand, or reduce or eliminate lead from water which may be used for drinking or cooking; or (c) increase resilience, including but not limited to seismic retrofits, fire suppression, flood mitigation, stormwater management, wildfire and wind resistance, energy storage, and microgrids.
16. "Qualified Project" means a project approved by the Program Administrator in accordance with the C-PACER Act, involving the installation or modification of a Qualified Improvement, including new construction or the adaptive reuse of Eligible Property with a Qualified Improvement, including Qualified

Improvements installed no more than two (2) years prior to the date of application. Together, Qualified Improvements, inclusive of all related and eligible costs pursuant to the C-PACER Act that are to be financed as described in a Program Application and approved by the Program Administrator, are a Qualified Project.

Section 3. Territory

The Program shall be available to Eligible Property located in the areas of the City shown on the map attached hereto as Exhibit A, in accordance with the C-PACER Act.

Section 4. Program Administration

1. Pursuant to the C-PACER Act, the City designates the City Administrator or its designee as the Program Administrator. The Program Administrator, as designee and without further action by the City, shall review and approve the Program Applications submitted in accordance with the Program Guidebook, collect any fees, execute the documents required by the Program Guidebook to enable C-PACER financing, and record the documents requested by the Property Owner and Capital Provider.

Section 5. C-PACER Financing

1. C-PACER Financing, under the C-PACER Act, is to be provided by Capital Providers through a Financing Agreement entered into with the owner of an Eligible Property to fund a Qualified Project.
2. The C-PACER Financing may include:
 - a. The cost of materials and labor necessary for installation or modification of a Qualified Improvement;
 - b. Permit fees;
 - c. Inspection fees;
 - d. Financing or origination fees;
 - e. Program application and administrative fees;
 - f. Project development and engineering fees;
 - g. Third-party review fees, including verification review fees;
 - h. Capitalized interest;
 - i. Interest reserves; or
 - j. Any other fees or costs that may be incurred by the Property Owner incident to the installation, modification, or improvement of a Qualified Improvement on a specific or pro rata basis.
3. Prior to entering into a Financing Agreement, the Capital Provider must receive written consent from every holder of a deed of trust or mortgage interest in the real property that will be subject to the Assessment and C-PACER Lien agreeing that the property may participate in the program and that the C-PACER Lien will take precedence over all other liens except for a lien for taxes, as described below.

Section 6. C-PACER Lien

1. The C-PACER Lien amount, plus any interest, penalties, fees and charges accrued or accruing on the C-PACER Lien:
 - a. takes precedence over all other liens or encumbrances except a lien for taxes imposed by the state, a local government, or a junior taxing district on real property, which liens for taxes shall have priority over such C-PACER Lien, provided existing mortgage holders, if any, have provided written consent described in Section 5(3) above; and
 - b. is a first and prior lien, equal to the lien for taxes imposed by the state, a local government, or a junior taxing district against the real property on which the C-PACER Lien is imposed, from the date on which the notice of the C-PACER Lien is recorded until the C-PACER Lien, interest, penalties, fees and charges accrued or accruing are paid in full.
2. The C-PACER Lien runs with the land, and that portion of the C-PACER Lien that has not yet become due is not accelerated or eliminated by enforcement of the C-PACER Lien by tax sale or any lien for taxes imposed by the state, a local government, or junior taxing district against the real property on which the C-PACER Lien is imposed.
3. Delinquent Assessment Installments incur interest and penalties as specified in the Financing Agreement and shall be include in the enforcement or foreclosure action.

4. The City may apply the proceeds of an enforcement action in the same manner as it applies the proceeds from enforcement actions for delinquent property taxes, including the local government's right to apply the proceeds to the payment of the actual costs of the enforcement action as provided in Tenn. Code Ann. Section 67-5-2501.
5. After the C-PACER Lien is recorded as provided in this Resolution, the Assessment, C-PACER Financing and the C-PACER Lien may not be contested on the basis that the improvement is not a Qualified Improvement or that the project is not a Qualified Project.

Section 7. Application and Review

1. A Property Owner and Capital Provider shall complete a Program Application and submit it to the Program Administrator for review.
2. The Program Application shall require:
 - a. An attestation by the Property Owner that the project consists of one or more "Qualified Improvement(s)" as defined in section 2(15) above.
 - b. For an existing building seeking improvements (a) where energy or water usage improvements are proposed, a certification by a licensed engineering firm, engineer, or other qualified professional listed in the Program Guidebook stating that the proposed Qualified Improvements will either result in more efficient use or conservation of energy or water, the reduction of greenhouse gas emissions, or the addition of renewable sources of energy or water; (b) where safe drinking water measures are proposed, a certification by a licensed professional engineer stating that the Qualified Improvements will result in the reduction of lead in potable water; or (c) where resilience improvements are proposed, a certification by a licensed professional engineer stating that the Qualified Improvements will result in improved resilience.
 - c. For new construction, a certification by a licensed professional engineer stating that the proposed Qualified Improvements, individually, or acting as a whole, will enable the project to exceed the energy efficiency, water efficiency, renewable energy, renewable water, or resilience requirements of the current building code of the City.
 - d. A certification by the Property Owner that it is the legal owner of the property; is current on mortgage and property tax payments; is not insolvent or in bankruptcy proceedings; and title to the property is not in dispute.
 - e. A certification by the Property Owner that the amount of the assessment, plus existing indebtedness on the property does not exceed ninety percent (90%) of the fair market value of the property as determined by a qualified appraiser, with the exception that properties qualified under the federal low-income housing tax credit program set forth in 26 U.S.C. Section 42 are exempt from this requirement.
 - f. A certification that the amount of the assessment does not exceed twenty-five percent (25%) of the fair market value of the property as determined by a qualified appraiser.
 - g. All other information and certifications required by the C-PACER Act.
3. The Program Administrator shall review the Program Application according to the Application Checklist solely to determine whether it is complete, proposes a "Qualified Improvement," contains no errors on its face, and that all information is provided in the substance and form required by the Application Checklist. If so, the Program Administrator shall sign the Application Checklist indicating that the Program Application is deemed approved and the project is a Qualified Project. If a Program Application is incomplete and/or does not conform to the requirements of the Application Checklist, the Program Administrator shall inform the applicant as soon as practicable that the Program Application is denied, the reasons for the denial, and any corrections that could make the Program Application acceptable. If feasible, the applicant shall have an opportunity to correct the Program Application.
4. Upon approval of a Program Application, a Property Owner or Capital Provider shall provide the completed Assessment Agreement and Notice of Assessment Interest and C-PACER Lien to the City Administrator for execution at least five (5) days prior to close of the C-PACER transaction, along with a requested date for recordation of such forms.
5. The City shall cause the Assessment Agreement and the Notice of Assessment Interest and C-PACER Lien to be recorded in the real property records in which the real property is located, at the date requested by the Property Owner and Capital Provider or, at the request of the Property Owner and the Capital Provider, the recording of such documents may be delegated to the Capital Provider.

6. For a Property Owner and Capital Provider whose Program Application is denied by the City's Program Administrator, either party, or both, may request an adjudicative proceeding before the City's adjudicative body, consistent with the City's rules and subject to the applicable provisions of Tennessee's Administrative Procedures Act, Tenn. Code Ann. §§ 4-5-101 et seq.

Section 8. Program Guidebook

1. The C-PACER Program shall be administered in accordance with the requirements contained in the Program Guidebook established by the Program Administrator from time to time which shall meet the requirements of the C-PACER ACT.
2. The Program Guidebook and forms may be amended by the Program Administrator in accordance with the C-PACER Act without approval by the Board of Mayor and Aldermen of the City, provided that such amendments comply with the C-PACER Act and other applicable law.

Section 9. Collection and Enforcement

1. Collection of Assessment Installments and enforcement of C-PACER Liens due to delinquent Assessment Installments, including enforcement by tax sale, shall be enforced in the same manner that a property tax lien against commercial property is enforced by the City.
2. The City hereby designates the Finance Department to collect Assessment Installments in accordance with its practices regarding the collection of real property taxes, and enforce C-PACER Liens due to delinquent Assessment Installments. The Finance Department shall remit any and all Assessment Installments it collects to the Capital Provider to whom the payment is due within 30 days of receipt thereof.

Section 10. Fees

An application fee shall be paid to the City when the Program Application is submitted. The amount of the application fee shall be determined by the City Administrator. The City Administrator shall establish an application fee that makes the costs of the C-PACER program cost-neutral to the City provided, however that the application fee for any Assessment may not exceed 1% of the applicable C-PACER Financing and shall not in any case exceed \$50,000. Any portion of the application fee that is retained by the City to service the applicant's Assessment Installments shall be placed into a reserve account and utilized for assessor-related costs. If a Program Application is declined, the application fee paid shall be returned to the applicant, less the amount necessary to offset the actual and reasonable costs of reviewing the Program Application.

Section 11. Enactment

The provisions of this Resolution are hereby declared to be severable and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity or enforceability of the remainder of the sections, phrases and provisions hereof. All ordinances, orders, resolutions, and parts thereof in conflict herewith are to the extent of such conflict hereby repealed upon the effectiveness of this Resolution. No provision of the Municipal Code or violation of any provision of the Code shall be deemed to impair the validity of this Resolution or the instruments authorized by this Resolution or to impair the security for or payment of the instruments authorized by this Resolution; provided further, however, that the foregoing shall not be deemed to affect the availability of any other remedy or penalty for any violation of any provision of the Code. In the event and to the extent of a conflict between this Resolution and the C-PACER Act, the C-PACER Act shall govern.

Section 12. No Liability.

Except for a right of action to enforce the terms of this Resolution, this Resolution does not confer any right of action nor property interest upon any party to a C-PACER transaction against the City, and, so long as the City complies in good faith with the terms of the C-PACER Act and this Resolution, the City shall incur no liability for enacting this Program, nor shall the City, its governing body, executives, or employees be personally liable as a result of exercising any rights or responsibilities granted under this Resolution.

Section 13. Severability. Should any provision or provisions of this Resolution be declared invalid or

unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, ordinance, or provisions shall not affect the remaining provisions of such Resolution.

Section 14. Repeal of Conflicting Resolutions. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

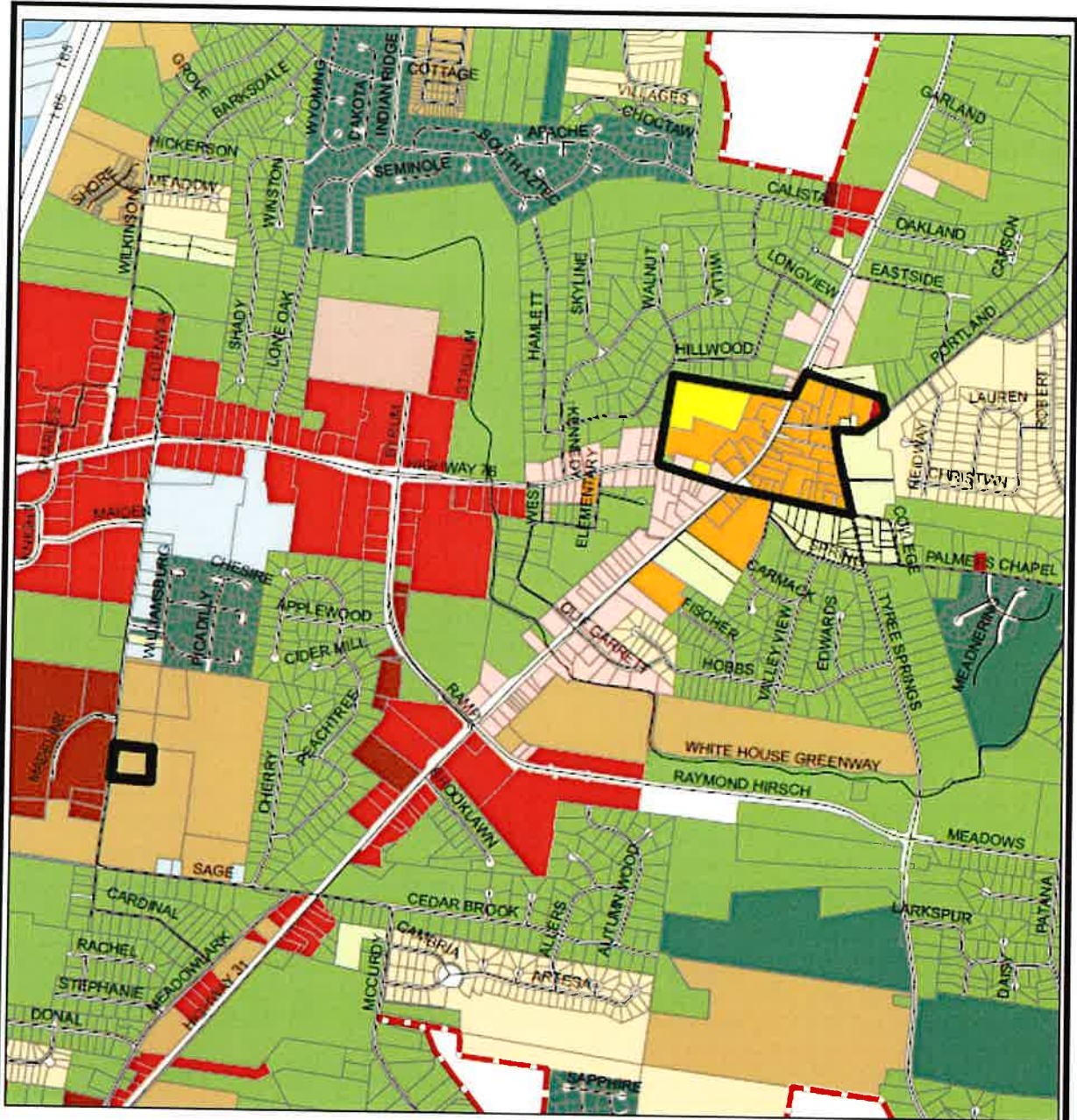
Section 15. Effective Date. This Resolution shall take effect upon its adoption, the welfare of the Municipality requiring it.

ADOPTED and approved this 16th day of June, 2022.

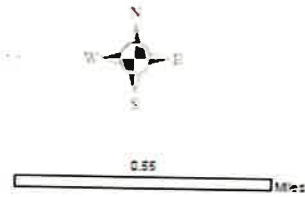
FARRIS H. BIBB, JR., Mayor

DEREK WATSON, City Recorder

EXHIBIT A



**City of White House
C-PACER Program Area
(Outlined in Black)**



ORDINANCES....

ORDINANCE 22-08

**AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE,
ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING
JULY 1, 2022 THROUGH JUNE 30, 2023.**

- Whereas, Tenn, Code Ann. § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and
- Whereas, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and
- Whereas, the Board of Mayor and Aldermen has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE AS FOLLOWS:

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

General Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Local Taxes	\$3,910,268	\$5,011,093	\$5,340,000
Intergovernmental Revenue	4,921,517	5,175,733	5,685,618
Charges for Services	97,913	134,556	107,250
Licenses and Permits	664,334	554,173	414,000
Fines and Forfeitures	65,174	97,850	84,000
Debt Proceeds	1,720,000	9,009,000	13,544,713
Miscellaneous Revenue	128,347	133,559	551,700
Total Revenues and Other Financing Sources	\$11,507,553	\$20,115,964	\$25,727,281
General Government	\$5,852,972	\$11,262,544	\$4,330,985
Public Safety	4,462,495	4,793,798	6,211,123
Public Works	759,068	654,601	889,397
Library	516,739	539,705	636,297
Parks and Recreation	1,022,546	1,372,413	13,653,408
Planning and Codes	369,922	497,593	608,222
Total Appropriations	\$12,983,742	\$19,120,654	\$26,329,432
Change in Fund Balance (Revenues - Appropriations)	-1,476,189	995,310	-602,151
Beginning Fund Balance July 1	4,143,532	2,667,343	3,662,653
Ending Fund Balance June 30	\$2,667,343	\$3,662,653	\$3,060,502
Ending Fund Balance as a % of Total Appropriations	20.5%	19.2%	11.6%

Industrial Development Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Intergovernmental Revenue	\$71,312	\$128,700	\$120,000
Miscellaneous Revenue	165	80	145
Total Revenues and Other Financing Sources	\$71,477	\$128,780	\$120,145
Industrial Development	\$162,636	\$73,500	\$86,000
Total Appropriations	\$162,636	\$73,500	\$86,000
Change in Fund Balance (Revenues - Appropriations)	-91,159	55,280	34,145
Beginning Fund Balance July 1	167,365	76,206	131,486
Ending Fund Balance June 30	\$76,206	\$131,486	\$165,631
Ending Fund Balance as a % of Total Appropriations	46.9%	178.9%	192.6%

State Street Aid Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Intergovernmental Revenue	\$419,800	\$480,332	\$467,352
Miscellaneous Revenue	373	638	480
Total Revenues and Other Financing Sources	\$420,173	\$480,970	\$467,832
Streets	\$495,410	\$390,995	\$495,000
Total Appropriations	\$495,410	\$390,995	\$495,000
Change in Fund Balance (Revenues - Appropriations)	-75,237	89,975	-27,168
Beginning Fund Balance July 1	316,534	241,297	331,272
Ending Fund Balance June 30	\$241,297	\$331,272	\$304,104
Ending Fund Balance as a % of Total Appropriations	48.7%	84.7%	61.4%

Parks Sales Tax Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Intergovernmental Revenue	\$835,247	\$925,000	\$1,616,000
Miscellaneous Revenue	\$1,578	\$815	\$216,310
Debt Proceeds	2,750,000	0	0
Total Revenues and Other Financing Sources	\$3,586,825	\$925,815	\$1,832,310
Parks	\$2,942,223	\$1,123,864	\$2,300,000
Debt Service	\$371,369	\$369,836	\$226,000
Total Appropriations	\$3,313,592	\$1,493,700	\$2,526,000
Change in Fund Balance (Revenues - Appropriations)	273,233	-567,885	-693,690
Beginning Fund Balance July 1	1,062,732	1,335,965	768,080
Ending Fund Balance June 30	\$1,335,965	\$768,080	\$74,390
Ending Fund Balance as a % of Total Appropriations	40.3%	51.4%	2.9%

Parks Impact Fees Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Parks Impact Fees	\$189,114	\$100,370	\$60,984
Miscellaneous Revenue	197	255	445
Total Revenues and Other Financing Sources	\$189,311	\$100,625	\$61,429
Parks	\$11,517	\$16,000	\$55,744
Total Appropriations	\$11,517	\$16,000	\$55,744
Change in Fund Balance (Revenues - Appropriations)	177,794	84,625	5,685
Beginning Fund Balance July 1	95,351	273,145	357,770
Ending Fund Balance June 30	\$273,145	\$357,770	\$363,455
Ending Fund Balance as a % of Total Appropriations	2371.7%	2236.1%	652.0%

Police Impact Fees Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Police Impact Fees	\$210,021	\$97,150	\$43,500
Miscellaneous Revenue	205	249	430
Total Revenues and Other Financing Sources	\$210,226	\$97,399	\$43,930
Police	\$65,000	\$42,500	\$25,098
Total Appropriations	\$65,000	\$42,500	\$25,098
Change in Fund Balance (Revenues - Appropriations)	145,226	54,899	18,832
Beginning Fund Balance July 1	123,213	268,439	323,338
Ending Fund Balance June 30	\$268,439	\$323,338	\$342,170
Ending Fund Balance as a % of Total Appropriations	413.0%	760.8%	1363.3%

Fire Impact Fees Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Fire Impact Fees	\$138,585	\$57,500	\$28,600
Miscellaneous Revenue	120	160	275
Total Revenues and Other Financing Sources	\$138,705	\$57,660	\$28,875
Fire	\$67,742	\$22,750	\$116,554
Total Appropriations	\$67,742	\$22,750	\$116,554
Change in Fund Balance (Revenues - Appropriations)	70,963	34,910	-87,679
Beginning Fund Balance July 1	108,742	179,705	214,615
Ending Fund Balance June 30	\$179,705	\$214,615	\$126,936
Ending Fund Balance as a % of Total Appropriations	265.3%	943.4%	108.9%

Roads Impact Fees Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Roads Impact Fees	\$317,963	\$116,550	\$58,700
Miscellaneous Revenue	223	299	490
Total Revenues and Other Financing Sources	\$318,186	\$116,849	\$59,190
Roads	\$60,000	\$235,000	\$33,909
Total Appropriations	\$60,000	\$235,000	\$33,909
Change in Fund Balance (Revenues - Appropriations)	258,186	-118,151	25,281
Beginning Fund Balance July 1	89,847	348,033	229,882
Ending Fund Balance June 30	\$348,033	\$229,882	\$255,163
Ending Fund Balance as a % of Total Appropriations	580.1%	97.8%	752.5%

Police Drug Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Intergovernmental Revenue	\$200	\$200	\$200
Fines and Forfeitures	9,205	7,698	4,800
Miscellaneous Revenue	39	27	50
Total Revenues and Other Financing Sources	\$9,444	\$7,925	\$5,050
Police	\$2,330	\$4,000	\$4,500
Total Appropriations	\$2,330	\$4,000	\$4,500
Change in Fund Balance (Revenues - Appropriations)	7,114	3,925	550
Beginning Fund Balance July 1	23,879	30,993	34,918
Ending Fund Balance June 30	\$30,993	\$34,918	\$35,468
Ending Fund Balance as a % of Total Appropriations	1330.2%	873.0%	788.2%

Debt Service Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Intergovernmental Revenue	\$1,368,259	\$1,412,000	\$1,110,000
Miscellaneous Revenue	2,424	1,020	2,015
Total Revenues and Other Financing Sources	\$1,370,683	\$1,413,020	\$1,112,015
Miscellaneous	\$1,372	\$3,043	\$3,600
Debt Service	\$1,081,559	\$1,116,299	\$1,233,000
Total Appropriations	\$1,082,931	\$1,119,342	\$1,236,600
Change in Fund Balance (Revenues - Appropriations)	287,752	293,678	-124,585
Beginning Fund Balance July 1	490,878	778,630	1,072,308
Ending Fund Balance June 30	\$778,630	\$1,072,308	\$947,723
Ending Fund Balance as a % of Total Appropriations	71.9%	95.8%	76.6%

Cemetery Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Charges for Services	\$74,818	\$68,420	\$68,850
Miscellaneous Revenue	346	237	505
Total Revenues and Other Financing Sources	\$75,164	\$68,657	\$69,355
Cemetery and Maintenance	\$36,886	\$72,235	\$90,565
Total Appropriations	\$36,886	\$72,235	\$90,565
Change in Fund Balance (Revenues - Appropriations)	38,278	-3,578	-21,210
Beginning Fund Balance July 1	217,824	256,102	252,524
Ending Fund Balance June 30	\$256,102	\$252,524	\$231,314
Ending Fund Balance as a % of Total Appropriations	694.3%	349.6%	255.4%

Dental Care Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Interfund Revenue	\$39,623	\$39,100	\$38,500
Miscellaneous Revenue	370	100	150
Total Revenues and Other Financing Sources	\$39,993	\$39,200	\$38,650
Premiums Paid	\$8,329	\$9,130	\$9,500
Dental Claims Paid	55,691	63,000	65,000
Total Appropriations	\$64,020	\$72,130	\$74,500
Change in Fund Balance (Revenues - Appropriations)	-24,027	-32,930	-35,850
Beginning Fund Balance July 1	252,038	228,011	195,081
Ending Fund Balance June 30	\$228,011	\$195,081	\$159,231
Ending Fund Balance as a % of Total Appropriations	356.2%	270.5%	213.7%

Sanitation Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Charges for Services	\$998,362	\$1,103,067	\$1,141,000
Other Operating Revenues	7,477	6,568	5,400
Total Operating Revenues	\$1,005,839	\$1,109,635	\$1,146,400
Sanitation	\$1,021,467	\$984,950	\$1,254,195
Depreciation	18,697	18,700	19,000
Total Operating Expenses	\$1,040,164	\$1,003,650	\$1,273,195
Operating Income (Loss)	-34,325	105,985	-126,795
Nonoperating Revenues	\$744	\$424	\$745
Nonoperating Expenses	0	0	0
Total Nonoperating Revenues (Expenses)	\$744	\$424	\$745
Income (Loss) Before Capital Contributions and Transfers	-\$33,581	\$106,409	-\$126,050
Contributions	\$0	\$0	\$0
Transfers Out	2,992	0	0
Total Capital Contributions and Transfers	\$2,992	\$0	\$0
Change in Net Position	-\$30,589	\$106,409	-\$126,050
Beginning Net Position July 1	700,050	669,461	775,870
Ending Net Position June 30	\$669,461	\$775,870	\$649,820

Wastewater Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Charges for Services	\$5,733,384	\$5,171,455	\$5,011,600
Other Operating Revenues	1,883	6,192	0
Total Operating Revenues	\$5,735,267	\$5,177,647	\$5,011,600
Sanitation	\$2,114,958	\$2,450,320	\$3,447,897
Depreciation	1,458,708	1,459,000	1,510,000
Total Operating Expenses	\$3,573,666	\$3,909,320	\$4,957,897
Operating Income (Loss)	2,161,601	1,268,327	53,703
Nonoperating Revenues	\$200,889	\$1,879,000	\$1,881,737
Nonoperating Expenses	-67,131	-73,033	-201,874
Total Nonoperating Revenues (Expenses)	\$133,758	\$1,805,967	\$1,679,863
Income (Loss) Before Capital Contributions and Transfers	\$2,295,359	\$3,074,294	\$1,733,566
Contributions	\$0	\$0	\$0
Transfers Out	-33,423	0	0
Total Capital Contributions and Transfers	-\$33,423	\$0	\$0
Change in Net Position	\$2,261,936	\$3,074,294	\$1,733,566
Beginning Net Position July 1	21,626,532	23,888,468	26,962,762
Ending Net Position June 30	\$23,888,468	\$26,962,762	\$28,696,328

Stormwater Fund	FY 2021 Actual	FY 2022 Estimated	FY 2023 Proposed
Charges for Services	\$951,598	\$1,006,831	\$1,034,000
Other Operating Revenues	15,249	10,211	2,000
Total Operating Revenues	\$966,847	\$1,017,042	\$1,036,000
Sanitation	\$560,862	\$587,482	\$835,076
Depreciation	63,019	63,100	72,000
Total Operating Expenses	\$623,881	\$650,582	\$907,076
Operating Income (Loss)	342,966	366,460	128,924
Nonoperating Revenues	\$1,332	\$1,049	\$1,850
Nonoperating Expenses	0	0	0
Total Nonoperating Revenues (Expenses)	\$1,332	\$1,049	\$1,850
Income (Loss) Before Capital Contributions and Transfers	\$344,298	\$367,509	\$130,774
Contributions	\$0	\$0	\$0
Transfers Out	-32,177	0	0
Total Capital Contributions and Transfers	-\$32,177	\$0	\$0
Change in Net Position	\$312,121	\$367,509	\$130,774
Beginning Net Position July 1	1,630,797	1,942,918	2,310,427
Ending Net Position June 30	\$1,942,918	\$2,310,427	\$2,441,201

SECTION 2: At the end of the fiscal year 2022 the Board of Mayor and Aldermen estimates fund balances or deficits as follows:

Fund	Estimated Fund Balance/Net Position at 6/30/2022
General Fund	\$ 3,662,653
Industrial Development Fund	131,486
State Street Aid Fund	331,272
Parks Sales Tax Fund	768,080
Parks Impact Fees Fund	357,770
Police Impact Fees Fund	323,338
Fire Impact Fees Fund	214,615
Roads Impact Fees Fund	229,882
Police Drug Fund	34,918
Debt Service Fund	1,072,308
Cemetery Fund	252,524
Dental Care Fund	195,081
Sanitation Fund	775,870
Wastewater Fund	26,962,762
Stormwater Fund	2,310,427

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

Bonded or Other Indebtedness	Debt Authorized and Unissued	Cumulative Principal Outstanding at June 30, 2022	FY 2023 Debt Principal	FY 2023 Interest Requirements
Bonds				
2012 GO Refunding Bond	\$ -	\$ 360,000	\$ 220,000	\$ 6,980
2013 GO Bond	\$ -	\$ 80,000	\$ 80,000	\$ 2,000
2020 GO Refunding (2013 Bond)	\$ -	\$ 2,670,000	\$ 20,000	\$ 64,375
2015 GO Refunding Bond	\$ -	\$ 1,280,000	\$ 180,000	\$ 28,875
2020 LG Loan Program Bond*	\$ 1,544,713	\$ 8,604,287	\$ 443,000	\$ 230,237
2020 Byrum Park Land Bond	\$ -	\$ 2,444,000	\$ 159,000	\$ 66,233
2022 Municipal Rec. Ctr. Bond**	\$ 24,000,000	\$ -	\$ -	\$ -
Notes				
SRF CWA 2009-246	\$ -	\$ 293,816	\$ 30,693	\$ 4,953
SRF CWSRF 2010-256	\$ -	\$ 192,632	\$ 18,120	\$ 3,204
SRF CG1 2012-302	\$ -	\$ 2,330,932	\$ 175,944	\$ 22,500
SRF CWSRF 2012-308	\$ -	\$ 271,940	\$ 18,540	\$ 2,640
SRF CG2 2013-326	\$ -	\$ 1,164,187	\$ 77,712	\$ 8,460
SRF CWSRF 2016-364	\$ -	\$ 591,024	\$ 38,256	\$ 6,372
SRF CWSRF 2021-449***	\$ 9,798,166	\$ 10,649,834	\$ 620,032	\$ 142,872
2020 Town Center Water Line	\$ -	\$ 1,312,000	\$ 150,000	\$ 33,456

*2020 LG Loan Program Bond is currently in draw-down period and expected to be fully drawn during FY 2023. The \$8,604,287 represents all bond issuance costs, interest from the original 2019 bond, plus draws (\$9,455,287) minus principal payments (\$851,000) made prior to June 30, 2022. This amount is accruing interest expenses.

**2022 Municipal Recreation Center Bond is currently in the approval process. This bond has a 2-year draw down period to reduce unnecessary interest cost. The first principal payment is due June 2024 and interest costs during FY 2023 should be minimal and will be dependent on the draw schedule and the progress of the project.

***CWSRF 2020-449 is for the WWTP Expansion project and is currently in the draw-down period and expected to be fully drawn during FY 2023. This amount is accruing interest expenses.

SECTION 4: During the coming fiscal year (2023) the Board of Mayor and Aldermen has pending and planned capital projects with proposed funding as follows:

Pending Capital Projects	Pending Capital Projects - Total Expense	Pending Capital Projects Financed by 2023 Appropriations	Pending Capital Projects Financed by 2023 Debt Proceeds
McCurdy/Sage/31W Inters. Imp.	\$ 445,000	\$ 50,000	\$ -
Pedest. Safety Imp. 31W/SR258	110,500	110,000	-
Demolition/Reno. of City Hall	1,686,235	-	1,050,000
Pole Mounted Decoration	60,816	50,000	-
ADA Transition	64,959	24,999	-
Splash Pad Improvements	238,938	-	210,000
New Fencing for Field 5	20,704	8,500	-
Sand & Dirt for Laser Grading	24,000	14,000	-
Municipal Recreation Center	23,790,000	-	11,790,000
Grid Smart Camera Systems	145,633	25,000	-
Tennis Courts	1,075,600	1,000,000	-
Parks Maintenance Bld. Fencing	17,302	8,000	-
Cemetery Fencing	67,500	30,000	-
New 18" SFM Ph. 1 & 2	3,231,703	1,100,000	-
New 18" SFM Ph. 3 & 4	2,188,900	1,900,000	-
Magnolia Village Sewer Repl.	263,704	250,000	-
WWTP Expansion	21,186,319	-	9,490,000

Proposed Future Capital Projects	Proposed Future Capital Projects - Total Expense	Proposed Future Capital Projects Financed by 2023 Appropriations	Proposed Future Capital Projects Financed by 2023 Debt Proceeds
Sage Road Widen (ROW Acq.)	\$ 70,000	\$ 70,000	\$ -
Widen NPC Road (Construction)	250,000	250,000	-
Calista Road Imp. - Design	75,000	75,000	-
Indoor Christmas Tree	5,000	5,000	-
Enclosed Trailer (Bld Mtc.)	10,000	10,000	-
Network Switches	37,000	37,000	-
2 Police Patrol Vehicles	92,000	92,000	-
New Dispatch Radio System	401,472	401,472	-
Rescue Jacks (Fire)	7,000	7,000	-
Fire Hose Tester	7,000	7,000	-
Fire Inspector Vehicle	45,000	45,000	-
Traffic Cabinet	25,000	25,000	-
Boom Mower (Pub. Svcs.)	215,346	215,346	-
Pavement Condition Assessment	20,000	20,000	-
Library Self-Checkout Kiosk	10,000	10,000	-
Library Storage Shelving	13,000	13,000	-
HVAC Replacement for Museum	9,250	9,250	-
Museum Chimney Restoration	7,200	7,200	-
Dog Park Park. Lot Paving/Striping	50,000	50,000	-
Greenway Bridge Restoration	10,000	10,000	-
Playground Restoration	5,000	5,000	-
Utility Vehicle (Parks)	9,000	9,000	-
Greenway Lighting	10,000	10,000	-
Tyler Parks Software	25,000	25,000	-
City-wide Traffic Study Plan	57,000	57,000	-
Zoning Ordinance Update	27,000	27,000	-
Asphalt Overlay Program	220,000	220,000	-
UPS Back-ups for Traffic Signals	180,000	180,000	-
Interstate Detour Signal Timing	20,000	20,000	-
Traffic Calming Devices	10,000	10,000	-
Soccer Complex Reno. Phase 2	1,300,000	1,300,000	-
Top Dresser (Parks)	12,500	12,500	-
Fire Station #1 - Design	100,000	100,000	-
Cemetery Mapping Software	15,000	15,000	-
Litter Truck	35,000	35,000	-
Concrete Dumpster Pad (San.)	45,000	45,000	-
Vac-Trailer	90,000	90,000	-
Copes Crossing LS Cont. Panel	65,000	65,000	-
Meadowlark LS VFD Install	18,000	18,000	-
Repave Meadowlark Road	200,000	200,000	-
End-of-line Vacuum Monitors	30,000	30,000	-
Replacement Pump for NPC LS	40,000	40,000	-
Inflatable Trench Box	15,000	15,000	-
Spare Pump for Calista LS	38,000	38,000	-
Concord Springs LS Seal/Coating	30,000	30,000	-
Grinder Pump Repl. Program	550,000	550,000	-
Box Culverts Projects	1,000,000	1,000,000	-

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

SECTION 6: Money may be transferred from one appropriation to another in the same fund by the City Administrator and Finance Director, subject to such limitations and procedures as set by the Board of Mayor and Aldermen pursuant to Tenn. Code Ann. § 6-56-209. Any resulting transfers shall be reported to the Board of Mayor and Aldermen at its next regular meeting and entered into the minutes.

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

SECTION 8: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Board of Mayor and Aldermen shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee.

SECTION 9: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 10: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 11. This ordinance shall take effect on July 1, 2022, the public welfare requiring it.

Passed First Reading:

May 19, 2022

Passed Second and Final Reading:

June 16, 2022

Mayor

Attest: City Recorder

ORDINANCE 22-09

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE ESTABLISHING THE TAX RATE FOR THE TAX YEAR 2022.

BE IT ORDAINED by the Board of Mayor and Aldermen of the City of White House, Robertson and Sumner Counties, Tennessee as follows:

There is hereby levied the following tax rate on each one-hundred dollars of assessed valuation of all utilities and all other taxable properties within the corporate limits of the City of White House, Tennessee for the tax year 2022.

Robertson County	\$ 1.2862
Sumner County	\$ 1.2862

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

First Reading: May 19, 2022

Second Reading: June 16, 2022

Farris Bibb Jr., Mayor

ATTEST:

Derek Watson, City Recorder

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING THE MUNICIPAL CODE TITLE 18, CHAPTER 3 SEWER RATES, FEES, AND CHARGES, SECTION 18-301 AND 18-302.

WHEREAS, the Board of Mayor and Aldermen desire to update the Municipal Code regarding Sewer Rates, Fees and Charges;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the White House Municipal Code Title 18, Chapter 3 SEWER RATES, FEES, AND CHARGES, Sections 18-301 AND 18-302 be amended from the Municipal Code as follows:

TITLE 18: WATER AND SEWERS
 CHAPTER 3: SEWER RATES, FEES, AND CHARGES
 SECTIONS: 18-301

**Amends are made in bold, italics, and underlined text.*

Section 18-301. Rates.

- (2) Wastewater rates. Wastewater service shall be charged at rates established by the City of White House. Users will be charged a fixed amount based on the number of water meters installed unless one (1) water meter is used to service multiple units. In such cases, each unit will be charged at least the fixed rate for each individual unit service. The monthly wastewater rate schedule shall be as follows:

**City of White House
 Wastewater Rate Schedule
 Exhibit A**

	Residential Per Unit	Non-Residential Per Unit
Fixed Rate	\$20.21 <i><u>\$20.82</u></i>	\$44.20 <i><u>\$45.53</u></i>
Consumption	\$8.72 <i><u>\$8.98</u></i> per 1,000 Gallons	\$8.72 <i><u>\$8.98</u></i> per 1,000 Gallons

**City of White House
 Wastewater Rate Schedule
 Single Metered with Multiple Units
 Exhibit B**

	Residential Per Unit	Non-Residential Per Unit
Fixed Rate	\$20.21 <i><u>\$20.82</u></i>	\$44.20 <i><u>\$45.53</u></i>
Consumption	\$8.72 <i><u>\$8.98</u></i> per 1,000 Gallons	\$8.72 <i><u>\$8.98</u></i> per 1,000 Gallons

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: May 19, 2022 PASSED

Second Reading: June 16, 2022

 Farris H. Bibb, Jr., Mayor

ATTEST:

 Derek Watson, City Recorder



City of White House Public Works

Memo

To: Public Services Department
From: Andy Cieslak, DPW
Date: June 16th, 2022
Re: Request to Authorize the Addition of HDPE pipe for stormwater usage in the Municipal Codes

On this date, June 16th, 2022 I am requesting that the Board of Mayor Alderman authorize the city to allow the use High Density Polyethylene pipe (HDPE) for the city's stormwater infrastructure.

HDPE is lightweight, flexible, inexpensive and corrosion resistant.

High Density Polyethylene (HDPE) and Polypropylene (PP) pipe may be used within all public right-of-way in accordance with TDOT Design Division Drainage Manual, Standard Specifications for Road and Bridge Construction, and applicable Standard Drawings. HDPE pipe shall conform to AASHTO M294, Type S. PP pipe shall conform to AASHTO M330. HDPE and PP pipe shall be joined in accordance with ASTM D3212 and meet performance requirements for water-tight joints. HDPE and PP pipe may be utilized in cases where the pipe size is 60 inches or less and fill height over the top of the pipe is 16 feet or less."

Should you have any questions regarding this request, please feel free to call me at 615-672-3654.

**Andy Cieslak
Director of Public Services**

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING THE MUNICIPAL CODE TITLE 16, CHAPTER 2 STREET, SIDEWALK AND DRAINAGE DESIGN STANDARDS, SECTION 16-234 AND 16-235.

WHEREAS, the Board of Mayor and Aldermen desire to update the Municipal Code regarding Street, Sidewalk and Drainage Standards;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the White House Municipal Code Title 16, Chapter 2 STREET, SIDEWALK AND DRAINAGE DESIGN STANDARDS, Sections 16-234 AND 16-235 be amended from the Municipal Code as follows:

TITLE 16: STREETS AND SIDEWALKS, ETC.
CHAPTER 2: STREET, SIDEWALK AND DRAINAGE DESIGN STANDARDS
SECTIONS: 16-234 and 16-235

**Amends are made in bold, italics, and underlined text.*

16-234. Pipe, culverts, and storm sewers. Pipe used for cross drains under the street and within the city's R-O-W may be HDPE or Polypropylene Pipe and must meet AASHTO Standards or shall be Reinforced Concrete Pipe (RCP). Side drains under driveways, or within the interior of the development, may be RCP or HDPE ADS plastic pipe. Driveway culverts and interior development piping shall be the responsibility of the property owner or the HOA.

(1) Concrete pipe. Concrete pipe shall be reinforced Class III rigid pipe and shall be round, oval or flat based as shown on the approved plans or special provisions, so long as these meet or exceed specification of this section. All precast concrete pipe shall be manufactured in accordance with the "TDOT Procedures for Manufacture and Acceptance of Precast Drainage Structures, Noise Wall Panels and Retaining Walls."

(2) Plastic and polyethylene corrugated pipe. This pipe shall be ADS dual wall HDPE, or, HP storm high-performance Polypropylene Pipe (PP) corrugated outside with smooth finish inside wall. (Referenced in TDOT Spec 914.10 & 914.12): High Density Polyethylene (HDPE) pipe shall conform to AASHTO M294, Type S [Type S is smooth-walled interior, corrugated exterior] & Polypropylene (PP) pipe shall conform to AASHTO M330, Installation (Referenced in TDOT Spec 607); Joint Performance: (TDOT Spec 607.07); HDPE, PP pipe shall be joined in accordance with ASTM D3212 and meet performance requirements for water-tight joints; Fill heights (Table 6A-1); HDPE, PP pipe shall be utilized in applications that are in accordance with TDOT Table 6A-1 (all roadways with up to 16ft of fill height - with the exception of interstate systems and any arterial with full access control); Bedding & Backfill (referenced in TDOT Spec 204.04, 204.11.B): Bedding for pipe culverts shall conform to the requirements of Class A, B, or C bedding, whichever is shown on the plans or in the special provisions; Trench Detail (reference in standard detail D-PB-2/Flexible pipe): Specifies Class "B" bedding material, 6" structural backfill over the crown of the flexible pipe, as well as a trench width 18" on either side of the pipe OD. This pipe may be used for site drainage, but shall only be used under driveways, not and may be used under streets at the discretion of the Public Services Director or his/her designee. Plastic pipe may exit from the back side of a street drainage structure and extend off the city R-O-W. The development HOA shall be responsible for the maintenance of the ADS HDPE or PP plastic pipe outside of the R-O-W. Plastic and polyethylene corrugated pipe shall meet TDOT specifications for pipe material, bedding material, installation, and backfill

(3) Pipe materials and requirements. All storm sewer drainage pipes located within the roadway right-of-way shall be reinforced concrete pipe (RCP). The minimum size diameter for storm water culvert, is fifteen inches (15"). The minimum slope shall be one-half percent (0.5%) or that necessary to create a full-flow velocity of two feet per second (2 fps).

(4) Pipe bedding. Pipe bedding for concrete pipe shall be #57 or #67 stone, requiring a minimum of six inches (6") inches of stone below the pipe and shaped by a template to fit the lower part of the pipe exterior for at least ten percent (10%) of its overall height. The depth of bedding material is predicated on soil conditions.

(5) Pipe sizes. Normal pipe sizes readily available from suppliers may be used to satisfy drainage requirements. Minimum pipe size for culverts, drains and storm sewers shall be one-and one-half inch (1.5") diameter.

(6) Pipe backfill shall be #57 or #67 stone placed to the spring line of the pipe in layers not to exceed six inches (6"). For pipe installed in solid rock cut, backfill shall be no less than twelve inches (12") above the top of the pipe. (as added by Ord. #19-02, April 2019 Ch18_12-19-19)

16-235. Storm water end walls and inlets. Pipe culvert end wall treatments may be precast or cast-in-place concrete and are required for all pipe locations within the street right-of-way.

(1) End walls for pipe diameters greater than twenty-four inches (24") shall be concrete construction in accordance with the appropriate safety end wall standard drawing (TDOT D-PE series), and shall be fitted with a steel bar safety grate.

(2) End walls for pipe diameters twenty-four inches (24") or smaller shall be concrete construction in accordance with the straight end wall details as shown in the standard drawings. Type U head walls may be used for pipe diameters of twenty-four inches (24") inches or less if approved by The Public Services Director or his or her designee.

(3) To improve the aesthetics of pipe headwalls, textured concrete finishes simulating stacked stone may be used. Additionally, veneers of stone or brick may be applied to exposed surfaces to enhance the appearance from the street. (as added by Ord. #19-02, April 2019 Ch18_12-19-19)

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: June 16, 2022

Second Reading: July 21, 2022

Farris H. Bibb, Jr., Mayor

ATTEST:

Derek Watson, City Recorder

PURCHASING....

OTHER
BUSINESS...

TO: Board of Mayor and Alderman

FROM: Elizabeth Kozlowski

DATE: June 2022

SUBJECT: Public Library Service Agreement

The Tennessee State Library and Archives Public Library Service Agreement outlines the responsibilities that the White House Public Library, the White House Library Board, and the city must fulfil to the state in order to be part of the regional system. In addition, the form outlines the responsibilities that the regional library will provide to the White House Public Library.

There are many benefits for signing this agreement and meeting these requirements, some of which include: State technological support on library equipment, free training on library subjects at the regional libraries, State collection development funding, and State Tech Grants. The White House Public Library relies heavily on these resources from the state to help make the staff and library the best it can be for the public.

The White House Library is currently meeting the responsibilities outlined in the Public Library Service Agreement and will be able to continue to do so in the future. The Library Director recommends that the BMA approve the library chair entering into this agreement due to the many benefits the library receives from the agreement and the ease of completing the required responsibilities.

State of Tennessee



Department of State

Tennessee State Library and Archives
403 Seventh Avenue North
Nashville, Tennessee 37243-0312
(615) 741-7996

PUBLIC LIBRARY SERVICE AGREEMENT

Red River Region

Robertson County

FY2022-2023

Responsibilities of the following Public Library(ies): *Please list libraries below in this box.*

White House Public Library

The Public Library Board of Trustees will:

1. Confirm and provide proof (upon request) that the library has been legally established in accordance with Tennessee Code Annotated 10-3-101.
2. Furnish annual documents for participation in the Tennessee State Library and Archives Regional System, including, but not limited to:
 - The Public Library Maintenance of Effort Agreement
 - The Public Library Service Agreement
 - The Official Public Library Service Area Population Agreement
 - Official Library Board Appointment form
 - The Public Library Statistics Survey (Data Collection)
 - Tennessee Non-Metropolitan Public Library Standards Survey
 - Board of Trustees minutes and other reports made to the County and/or City governing body
 - A Long-range Plan for Library Services and Technology
3. Support the allocation of locally appropriated public funds at a level not less than the amount appropriated in the last fiscal year, as well as the expenditure of locally appropriated funds at a level not less than the total amount expended in the last fiscal year. This is referred to as "Maintenance of Effort" (MOE) in various documents and also applies to library operating hours as detailed in item 5 of this document. (T.C.A. 10-3-102)
4. Ensure compliance with the Public Library Maintenance of Effort agreement and this Public Library Service Agreement.

5. Maintain a schedule of service hours which best meets the needs of the residents and which will not fall below the level set in the preceding year. (T.C.A. 10-3-102) Note: Unduplicated branch hours are included in the service hours provided system-wide.
6. Follow all local, state and federal laws and regulations, including, but not limited to, display, provision and transmission of the mail-in or online Application for Voter Registration within the library facilities. (See National Voter Registration Act of 1993) Display posters and provide written material, provided by the Tennessee Division of Elections, educating the public regarding election law changes such as photo identification requirements.
7. Provide basic library services free to the inhabitants of the city or county. Extend the privileges and facilities of the library to persons residing outside the County or City upon such terms as it may deem proper. (T.C.A. 10-3-107)
8. Adopt written board bylaws and library usage policies and provide copies to the Regional Library. Bylaws should be reviewed/revised every 3 years and usage policies every other year. (*Tennessee Standards for Public Libraries 2018: Governance 3-8*)
9. Follow Open Meetings Law, including adequate public notices (T.C.A. 8-44-103), minutes properly recorded and distributed (T.C.A. 8-44-104). All meetings, including committee meetings, must be open to the public.
10. Include Regional Director, or regional designee, in all board meetings as a non-voting participant and provide information related to the meetings in a timely manner, including but not limited to library and board official acts.
11. Participate in trustee continuing education and training provided by the Regional Library and the Tennessee State Library and Archives, including but not limited to Trustee Workshops and the Tennessee Trustee Certification Program.
12. Require participation of library staff in and reporting of a minimum number of hours of annual training. Training may include a combination of face-to-face and online training.
 - a. Administrative staff: Library directors and administration will receive a minimum of 25 contact hours of library related training annually, of which at least 20 hours will be regionally or state sponsored.
 - b. Paid staff working 20 hours or more: Staff working 20 hours or more per week will receive a minimum of 10 contact hours of library related training annually, of which at least 5 hours are regionally or state sponsored.
 - c. Paid staff working 19 hours or less per week will receive a minimum of 5 hours of library related training annually, of which at least 2 hours are regionally or state sponsored.
13. Provide complete and correct MARC records compatible with the statewide catalog database (ShareIT), which facilitates the statewide interlibrary loan program.

The following resources, available upon request, will be helpful to public libraries in meeting these responsibilities:

- Tennessee Code Annotated, Title 10
- Tennessee Standards for Public Libraries, 2018

Responsibilities of the State Library and Its Regional Libraries

Subject to availability of resources, the State will:

1. Provide assistance to County and City officials and library board(s) in developing a unified system of public library service for all residents of the county.
2. Provide professional library consultant services to local public library boards and staff, which may include, but not be limited to:
 - Planning and Development
 - Personnel Management
 - Policy Development
 - Recruitment and Hiring of Library Directors
 - Collection Management
 - Grant Preparation Guidance
 - Automation Guidance
 - Facilities Management and Construction Guidance
3. Upon request, furnish technical and technology assistance to local public library boards and staff, which may include, but not be limited to:
 - Materials Acquisitions
 - Original Cataloging
 - Data Collection and Analysis
 - Computer Hardware/Software Problem Resolutions
 - Shared ILS Problem Resolutions
4. Allocate and monitor State funds for a collection of library materials on indefinite loan.
5. Facilitate access to R.E.A.D.S. (Regional eBook and Audiobook Download System) and/or other digital resources provided by the regional library system.
6. Provide an annual summer reading program workshop and selected library participant materials for promotion and implementation.
7. Purchase and maintain a collection of print and online professional materials to support the improvement of library and management skills of local public library boards and staff.
8. Supply statistical information and data pertaining to the operation and use of the library.
9. Offer training specific to public library trustees, including, but not limited to, the annual Tennessee Trustee Workshops and the Tennessee Trustee Certification program.

10. Offer a minimum of 30 contact hours of workshops and training for library boards and staff. Training may include in-services, workshops, roundtables, or online training.

_____ Date

Signature, Chair, White House Public Library Board

_____ Print Name

_____ Date

Bessie Davis, Director of Regional Libraries

References:

Tennessee Code Annotated, Title 10

Tennessee Standards for Public Libraries, 2018

Revised form: 4/27/2020

DISCUSSION ITEMS...

OTHER
INFORMATION....

June 16, 2022

MEMORANDUM

To: Board of Mayor and Aldermen

From: Derek Watson, City Recorder

Re: Board Appointments

Listed below are the board reappointments for FY22. Mayor Bibb has reviewed each individual and they have agreed to serve. Mayor Bibb requests that the Board approve his appointments.

Appointments

Construction Board of Appeals

1. Johnny Gunter

Library Board

1. Doreen Brown – Replaced Joyce Partain – June 2025
2. Martha Montgomery – Replaced Linda Silver – June 2025

Reappointments

Beer Board

1. Scott Smith – June 2024

Board of Zoning and Appeals

1. Matthew West – June 2025

Construction Board of Appeals

1. Jessie Wilkinson – June 2025
2. Michael Wall – June 2025
3. Brian Geodde, II – June 2025
4. Shane Cutrell – June 2025

Industrial Development Board

1. John Wilkinson – June 2028
2. Tim Murphy – June 2028

Leisure Services Board

3. James Varella – June 2025
4. Helen Timberlake – June 2025

Planning Commission

1. Tim Murphy – June 2025
2. Martha Wilkinson – No Longer Mayor Designee and Replacing Richard Berry – June 2025

June 16, 2022

MEMORANDUM

To: Board of Mayor and Aldermen
From: Gerald O. Herman, City Administrator
Re: Variance of Resolution 20-22

Safe Harbor Development is requesting a variance to Resolution 20-22. They are requesting approval to submit Phase 1 Final Plat for approval by the Planning Commission and to begin construction of homes within the subdivision. However, no occupancy of homes would occur. They are requesting this variance due to significant delays in materials needed to install the traffic-controlled signal at Tyree Springs Road and South Palmers Chapel Road. Please see the attached documentation regarding these delays.

Please contact me if you have any questions.

RESOLUTION 20-22

**A RESOLUTION OF THE CITY OF WHITE HOUSE, TENNESSEE, REGARDING A
MODIFICATION TO THE COLLECTION OF IMPACT FEES TO ENHANCE THE TRAFFIC
SAFETY OF VEHICLES AND PEDESTRIANS ON TYREE SPRINGS ROAD BETWEEN SOUTH
PALMERS CHAPEL ROAD AND THE GREENWAY CROSSING JUST NORTH OF RAYMOND
HIRSCH PARKWAY.**

WHEREAS, Lennar Homes has proposed and has received Preliminary Site Plan approval from the Planning Commission and the Board of Mayor and Alderman for an 89 single family home residential community on Tyree Springs Road at South Palmers Chapel Road;

WHEREAS, Safe Harbor Development has proposed and has received Preliminary Site Plan approval from the Planning Commission and a first reading approval from the Board of Mayor and Alderman for a 448 single family home residential community in the 600 block of Tyree Springs Road;

WHEREAS, Tyree Springs Road has become a major roadway for commuters that travel between the cities of White House, Hendersonville and Gallatin;

WHEREAS, these two proposed developments are geographically positioned between H.B. Williams Elementary School and White House High School. School age children can be expected to use Tyree Springs Road as a means of walking to and from school;

WHEREAS, citizens have voiced their concerns regarding the need to improve vehicular and pedestrian safety along this corridor;

WHEREAS, the immediate needs to improve safety along this corridor include: (a) intersection improvements to Tyree Springs Road at South Palmers Chapel Road; (b) intersection improvements to Tyree Springs Road at Raymond Hirsch Parkway; and (c) the addition of a sidewalk (pedestrian walkway) along Tyree Springs Road from South Palmers Chapel Road to the greenway crossing at Tyree Springs Road just north of Raymond Hirsch Parkway;

WHEREAS, these improvements will improve the overall quality of life along the Tyree Springs corridor by providing public safety enhancements for police and fire services, public road improvements, and increasing the recreational enjoyment of citizens through the walkability and connection to the greenway system of trails and city parks.

WHEREAS, the purpose of Zoning Code Chapter 8.050 is intended to ensure timely construction of off-site public capital improvements for major road, parks and recreation, police protection and fire protection to serve new developments by ensuring that necessary funding is available for such improvements;

WHEREAS, the impact fee schedule currently provides that an impact fee of \$1,245 shall be collected on each single family home as each permit to build such home is issued by the City;

WHEREAS, due to the need to complete the intersection improvements and sidewalk improvements described above prior to completion of the construction of the residential developments herein described, a different strategy is required to collect the impact fees that would be required to be paid at the time a permit is issued for the construction of each of the individual houses in the residential developments;

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of White House, that the Board expresses its support for the aforementioned necessary infrastructure improvements. The Board resolves and orders that impact fees for the aforementioned residential developments shall be collected by the City in the following manner, and the aforementioned improvements shall be completed by the developers as follows:

Lennar Homes shall pay the City an impact fee of \$110,805 (\$1,245 x 89 homes) within 30 days of receiving final plat approval from the Planning Commission of the first phase of its development on Tyree Springs Road. In addition, Lennar Homes is required to construct a sidewalk from the southern property line of its property located on Tyree Springs Road to the northern property line of its property located on Tyree Springs Road prior to the completion of the construction of the houses and infrastructure in the first phase of its development. The \$110,805 impact fees collected shall be contributed by the City to the construction of the improvements described below.

In lieu of paying impact fees for the construction of the development in the 600 block of Tyree Springs Road, Safe Harbor Development shall construct and install the following:

- (a) Install a vehicular/pedestrian traffic controlled signal and striping at the intersection of Tyree Springs Road and South Palmers Chapel Road in accordance with plans and specifications approved by the City prior to the submittal of the Phase 1 Final Plat for approval by the Planning Commission;
- (b) Construct to City specification and approval a sidewalk from the northern property line of its development to the southern property line of this development along Tyree Springs Road prior to the submittal of the Phase 2 Final Plat for approval by the Planning Commission;
- (c) Construct to City specifications and approval a sidewalk from the southern property line of its development to connect to the northern property line sidewalk of Lennar Homes.; and
- (d) Construct to City specifications and approval a sidewalk from the northern property line of its development to the greenway trail crossing just north of Raymond Hirsch Parkway prior to the submittal of the Phase 3 Final Plat for approval by the Planning Commission.
- (e) Improve the traffic control signal at the intersection of Tyree Springs Road and Raymond Hirsch Parkway to provide protected left turn lane signals prior to the submittal of the Phase 4 Final Plat for approval by the Planning Commission.
- (f) If all improvements are not complete within five (5) years of Phase 1 Final Plat approval by the Planning Commission, waiver of impact fees is null and void for all future homes to be completed within the approved final master development plan unless the Board of Mayor and Aldermen extends this resolution.

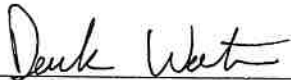
Both Lennar Homes and Safe Harbor Development will be required to complete any other recommendations to enhance traffic/pedestrian safety along this corridor as recommended by their individual traffic studies.

Adopted this day 17th day of September 2020.



Mike Arnold, Mayor

ATTEST:



Derek Watson, City Recorder

Gerald Herman

From: Gerald Herman
Sent: Monday, May 23, 2022 4:01 PM
To: Koby DuMont
Cc: Jason Reynolds; TJ Ooten
Subject: Re: Dorris Farm Traffic Light Question

Koby,

Thank you for the follow up information. I will need to get approval from the Board of Mayor and Alderman since they voted on the resolution.

If you can get me a copy of the order, a receipt, and a spec sheet on the intersection light that would be very helpful. We can present to them at their June 16th meeting.

Gerald O. Herman
City Administrator
City of White House
Gherman@WhiteHouseTN.gov

On May 19, 2022, at 2:10 PM, Koby DuMont <Koby@safeharborresidential.com> wrote:

Hey Jerry,

We have a question for you regarding the traffic light. We have received plans from Lennar last week and are working with the light engineer to order the light. We expect to order the light next week. The traffic light seller let us know that it would be a 6 month lead time no matter what. We are probably 1-2 months away from recording a plat, and it takes Goodall between 4-5 months to complete a house. We wanted to see if it would be possible to record the plat prior to the redlight being installed, so long as we can provide the purchase order showing that we have ordered the light and give you the estimated delivery dates from the traffic light seller. We would hold off on getting CO's to homes, but would be able to record the plat and start building. I would imagine Goodall will have about 20 homes under construction but not finished prior to the permanent light being installed.

The permanent light costs about \$346,000. The alternative is to order a temporary light that could be installed prior to recording to the plat, but would end up being replaced by the permanent light. The temp light costs \$90,000 and we would still have to buy the \$346,000 light 4 months later. This is a pretty big financial swing for us, so I wanted to see what you thought about holding CO's on homes until the permanent light was installed but allowing us to record the plat and start building homes. Our thought is that no additional traffic would be on the road for a while, and once homes are ready for the new homeowners we would have the light up and running. I went out there today and it looks like Lennar would be on a pretty similar schedule as us. Let us know what you think and we can go from there. I copied Jason to this email too to get his thoughts. Feel free to forward on to anyone else that you guys think would need to be involved in this request.

Thank you!

Koby DuMont
Division President
105 Westpark Drive Suite 365
Brentwood, TN 37027
865.507.0220 (M)
koby@safeharbordev.com





STANSELL
Electric
Company, Inc.

860 VISCO DRIVE, NASHVILLE, TN 37210
Telephone 615 / 329-4944
FAX 615 / 320-5236

PROJECT: White House - D/B Signalizations - Tyree Springs
CUSTOMER: Safe Harbor Residential
JOB NUMBER: TBD
DATE: 06/06/2022
PROJECT MANAGER: TBD

TERMS AND CONDITIONS

1. **THE WORK OF THIS CONTRACT.** The Contractor shall fully execute the Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others.
2. **DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION.** The date of commencement of the work shall be the first date Contractor began repairs.
3. **CONTRACT SUM.** The Customer shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be equal to the sum located in the final proposal, subject to additions and deletions as provided in the Contract Documents. Unit prices, if any, are attached.
4. **PAYMENTS.** Work performed on a time and material basis shall be at the rate for material, labor, and related items, in effect at the same time supplied under this Agreement. Contractor shall invoice Customer for progress payments to one hundred (100%) percent based upon equipment delivered or stored, and services performed. Customers without established satisfactory credit shall make payments of cash in advance, upon delivery or as otherwise specified by Contractor. Where Customer establishes and maintains satisfactory credit, payments shall be due and payable thirty (30) days from date of invoice. Contractor reserves the right to revoke or modify Customer's credit at its sole discretion. The Customer's failure to make payment when due is a material breach of this Agreement. If Customer fails to make any payment when due, in addition to any other rights and remedies available, Contractor shall have the right, at Contractor's sole discretion, to stop performing any Services and/or withhold further deliveries of materials until the account is current. In the event payment is not received when due, Contractor may, at its discretion, assess late fees at the rate of 1.5% per month or the maximum rate allowed by law. Customer agrees to pay all costs of collection, including without limitation costs, fees, and attorney's fees.
5. **THE CONTRACT DOCUMENTS.** The Contract Documents consist of this Agreement, Drawings, Specifications, Addenda attached hereto or incorporated herein by reference and Modifications issued after execution of this Agreement. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) approved submittals and approved shop drawings. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind between any persons or entities other than the Customer and Contractor as specified herein.
6. **CUSTOMER RESPONSIBILITIES.** The Contractor shall be entitled to rely on the accuracy of information furnished by the Customer but shall exercise proper precautions relating to the safe performance of the Work. The Customer shall secure and pay for necessary approvals, easements, assessments and charges required for the construction, use or occupancy of permanent structures or permanent changes in existing facilities, including all permits and fees unless otherwise specified in the contract documents. In the event Contractor is required to obtain any permits, all fees related to such permits shall be paid to Contractor through the timely execution of a Change Order.
7. **CONTRACTOR RESPONSIBILITIES.** The Contractor shall supervise and direct the Work, using reasonable skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. The Contractor shall be responsible to the Customer for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for or on behalf of the Contractor or any of its Subcontractors. The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities applicable to performance of the Work. The Contractor shall promptly notify the Customer if the Drawings and Specifications are observed by the Contractor to be at variance therewith. If the Contractor performs Work knowing it to be contrary to laws, statutes, ordinances, building codes, and rules and regulations without such notice to the Customer, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.
8. **LABOR AND MATERIALS.** Unless otherwise provided in the Contract Documents or specifically excluded herein, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work whether temporary or permanent and whether or not incorporated or to be incorporated in the Work. Customer shall be responsible for providing clear and suitable access for all equipment required by Contractor.
9. **WARRANTY.** The Contractor warrants to the Customer that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation or normal wear and tear and normal usage.
10. **TAXES.** The Contractor shall pay sales, consumer, use and other similar taxes which are legally enacted when bids are received or negotiations concluded.
11. **INDEMNIFICATION.** Customer agrees to indemnify, hold harmless and defend Contractor against any and all losses, damages, costs (including expert fees and costs), and expenses (including reasonable defense costs), arising from any and all third party claims for personal injury, death, property damage or economic loss, including specifically any damages resulting from the exposure of workers to Hazardous Conditions, arising in any way from any act or omission of Customer relating in any way to this Agreement, including but not limited to the Services under this Agreement, whether such claims are based upon contract, warranty, tort (including but not limited to active or passive negligence), strict liability or otherwise.
12. **CLAIMS AND DISPUTES.** The parties shall endeavor to resolve their disputes by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Request for mediation shall be submitted in writing to the other party to this Agreement. Mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.
13. **CHANGES IN THE WORK.** The Customer, without invalidating the Contract, may order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly. Such changes in the Work shall be authorized by written Change Order signed by the Customer and the Contractor. The cost or credit to the Customer from a change in the Work shall be determined by mutual agreement of the parties. However, if no agreement is reached prior to the time for performance of said work, and Contractor elects to perform said work so as to avoid delays, then Contractor's estimate as to the value of said work shall be deemed accepted by Customer. If concealed or unknown physical conditions are encountered at the site that differ materially from those indicated in the Contract Documents or from those conditions ordinarily found to exist, the Contract Sum and Contract Time shall be equitably adjusted.
14. **TIME.** If the Contractor is delayed at any time in the commencement or progress of the Work by changes ordered in the Work, by labor disputes, fire, unusual delay in deliveries, abnormal adverse weather conditions not reasonably anticipatable, unavoidable casualties or any causes beyond the Contractor's control, or by other causes which the



STANSELL Electric Company, Inc.

860 VISCO DRIVE, NASHVILLE, TN 37210
Telephone 615/ 329-4944
FAX 615/ 320-5236

Customer determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Customer and Contractor may agree upon. In the event work is temporarily discontinued by any of the foregoing, all unpaid installments of the contract price, less an amount equal to the value of material and labor not furnished, shall be due and payable upon receipt of invoice by Customer. Contractor shall be entitled to an equitable adjustment in the price of the work, including but not limited to any increased costs of labor, supervision, equipment or materials, and reasonable overhead and profit, for any change of schedule, acceleration, out of sequence work or delays not caused by Contractor, its subcontractors, their employees or others for whose acts they may be liable.

15. INSURANCE. The Contractor shall be responsible for purchasing and maintaining the Contractor's usual liability and worker's compensation insurance.

16. TERMINATION OF THE CONTRACT. If the Customer fails to make payment for a period of 30 days, the Contractor may, upon seven additional days' written notice to the Customer, terminate the Contract and recover from the Customer payment for Work executed and for proven loss with respect to materials, equipment, tools, and construction equipment and machinery, including reasonable overhead, profit and damages applicable to the Project.

17. EXCAVATION. In the event the Work includes excavation, Customer shall pay, as an extra to the contract price, the cost of any additional work performed by Contractor due to water, quicksand, rock or other unforeseen condition or obstruction encountered or shoring required.

18. HAZARDOUS MATERIALS. Customer represents that, except to the extent that Contractor has been given written notice of the following hazards prior to the execution of this Agreement, to the best of Customer's knowledge there is no: (1) "permit confined space" as defined by OSHA, (2) risk of infectious disease, (3) need for air monitoring, respiratory protection, or other medical risk, (4) asbestos, asbestos-containing material, formaldehyde or other potentially toxic or otherwise hazardous material contained in or on the surface of the floors, walls, ceilings, insulation or other structural components of the area of any building where work is required to be performed under this Agreement. If hazardous conditions are encountered by Contractor during the course of Contractor's work, the discovery of such materials shall constitute an event beyond Contractor's control and Contractor shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Customer as certified in writing by an independent testing agency, and Customer shall pay disruption expenses and re-mobilization expenses as determined by Contractor. Contractor shall not be responsible for the testing, removal or disposal of such hazardous materials.

19. ENTIRE AGREEMENT. The parties intend this Agreement, together with any attachments or Riders (collectively "the Agreement") to be the final, complete and exclusive expression of their Agreement and the terms and conditions thereof. This Agreement supersedes all prior representations, understandings or agreements between the parties, written or oral, and shall constitute the sole terms and conditions of sale for all equipment and services. No waiver, change, or modification of any terms or conditions of this Agreement shall be binding on Contractor unless made in writing and signed by an Authorized Representative of Contractor.

20. SEVERABILITY. If any provision of this Agreement is held by any court or other competent authority to be void or unenforceable in whole or in part, this Agreement will continue to be valid as to the other provisions and the remainder of the affected provision.

21. GOVERNING LAW. Any dispute shall be governed by the law of the state of Tennessee and all actions shall be brought in Davidson County.

22. EQUAL OPPORTUNITY. Stansell has adopted a policy that it will take affirmative action in affording equal opportunity to all qualified persons without regard to race, creed, color, sex, age, handicap, or national origin. This policy shall be applicable to all matters relating to hiring, promotion, transfer or termination of Stansell and Subcontractor employees and shall cover all salaried and hourly positions in the office, and in the field. Stansell intends to cooperate to the fullest extent with the applicable regulations of the Civil Rights Act of 1964 and Executive Order No. 11246 and Stansell intends that all officials and employees of Stansell and Subcontractor be informed of this statement of policy and that this policy shall be applied to every phase of employee recruitment, including employment agencies, labor organizations, and advertising.

STANSELL ELECTRIC COMPANY, INC.

Safe Harbor Residential

BY: _____

BY: _____

TITLE: _____

TITLE: _____

860 VISCO DRIVE
NASHVILLE, TN 37210-2150

615.329.4944 (p) 615.320.5236 (f)
www.stansellelectric.com

To:	Safe Harbor Construction	Contact:	TJ Ooten
Address:	2823 Bransford Ave Nashville, TN 37204	Phone:	(615) 347-3439
Project Name:	White House - D/B Signalizations - Tyree Springs	Bid Number:	
Project Location:	White House, TN	Bid Date:	5/31/2022
Addendum #:	Rev4		

Item #	Item Description	Estimated Quantity	Unit	Total Price
1	Tyree Springs & S. Palmers Chapel Road	1.00	LS	\$346,300.00
2	Tyree Springs & Raymond Hirsch Parkway/Meadows Drive	1.00	LS	\$72,000.00

Notes:
Inclusions:

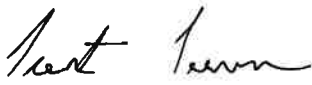
- Item 1 price includes design engineering and construction of the signalization at Tyree Springs & S. Palmers Chapel Rd.
- Item 1 scope includes:
 - Engineering for signalization construction, including traffic signal layouts and details.
 - New mast arm poles (black), including new concrete foundations.
 - Base mounted signal cabinet with controller, including concrete foundation.
 - Boring, trenching, conduit, pull boxes and wiring.
 - New electrical service.
 - New signal heads and mast arm mounted signage, as required.
 - Stop bar vehicle detection via Gridsmart 360 Camera.
 - Traffic Control for our work only.
 - Coordination with the City of White House, TDOT, & local utilities.
- Item 2 pricing includes the removal of four (4) 3-section signal heads and the installation of four (4) 5-section signal heads for the dedicated left turn movements. Associated cabling, cabinet modifications, and traffic control are included. Also includes loop and video detection.

Exclusions:

- Temporary Signalization is excluded.
- Pedestrian Crosswalks and Signals are excluded. Our understanding is that these are not required for this project.
- Concrete and Asphalt improvements are excluded. Owner to coordinate with SEC to allow for construction of our underground work prior to roadway improvements by others.
- Pavement Markings are excluded.
- Make Ready work is excluded. We will coordinate with utilities but do not include any relocations or modifications.
- Roadway infrastructure design & construction is excluded.
- ROW easement documents and property acquisition are excluded.
- Utility fees, if applicable, are excluded.

Additional Notes:

- Base survey for roadway and utilities to be provided by others for use in SEC design of the signalization.
- Our price is based on use of a ConsensusDocs 750 or similar subcontract agreement.
- Any and all terms and conditions included with or located on the bid documents will be non-binding. In the event work is awarded to Stansell Electric, the terms and conditions included in the subsequent agreed upon subcontract will be controlling.
- Any claims, legal proceeding or litigation arising in connection with the Services will be brought solely in Nashville, TN, and customer consents to the jurisdiction of such courts.
- All invoices will be due within thirty (30) days of the invoice date. A service charge of 1.5% monthly will be added to all delinquent invoices.
- This quotation is valid for 30 days.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Stansell Electric Company, Inc.</p> <p>Authorized Signature:  _____</p> <p>Estimator: Trent Leaver (615) 815-7467 tleaver@stansellelectric.com</p>
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REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-134)

1. Public Entity:
 Name: City of White House
 Address: 105 College Street
White House, TN 37188
 Debt Issue Name: Loan Agreement between PBA Clarksville and City of White House
 If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.

2. Face Amount: \$ 24,000,000.00
 Premium/Discount: \$ 0.00

3. Interest Cost: 3.1400 % Tax-exempt Taxable
 TIC NIC
 Variable: Index _____ plus _____ basis points; or
 Variable: Remarketing Agent _____
 Other: _____

4. Debt Obligation:
 TRAN RAN CON
 BAN CRAN GAN
 Bond Loan Agreement Financing Lease
 If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Division of Local Government Finance ("LGF").

5. Ratings:
 Unrated
 Moody's _____ Standard & Poor's _____ Fitch _____

6. Purpose:

		BRIEF DESCRIPTION
<input checked="" type="checkbox"/> General Government	<u>100.00</u> %	<u>Costs of completion of municipal complex for the City</u>
<input type="checkbox"/> Education	_____ %	_____
<input type="checkbox"/> Utilities	_____ %	_____
<input type="checkbox"/> Other	_____ %	_____
<input type="checkbox"/> Refunding/Renewal	_____ %	_____

7. Security:
 General Obligation General Obligation + Revenue/Tax
 Revenue Tax Increment Financing (TIF)
 Annual Appropriation (Financing Lease Only) Other (Describe): _____

8. Type of Sale:
 Competitive Public Sale Interfund Loan _____
 Negotiated Sale Loan Program PBA City of Clarksville
 Informal Bid

9. Date:
 Dated Date: 06/10/2022 Issue/Closing Date: 06/10/2022

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-134)

10. Maturity Dates, Amounts and Interest Rates *:

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2024	\$ 867,000.00	3.1400 %	2035	\$ 1,238,000.00	3.1400 %
2025	\$ 896,000.00	3.1400 %	2036	\$ 1,279,000.00	3.1400 %
2026	\$ 925,000.00	3.1400 %	2037	\$ 1,321,000.00	3.1400 %
2027	\$ 956,000.00	3.1400 %	2038	\$ 1,364,000.00	3.1400 %
2028	\$ 987,000.00	3.1400 %	2039	\$ 1,409,000.00	3.1400 %
2029	\$ 1,019,000.00	3.1400 %	2040	\$ 1,456,000.00	3.1400 %
2030	\$ 1,053,000.00	3.1400 %	2041	\$ 1,503,000.00	3.1400 %
2031	\$ 1,088,000.00	3.1400 %	2042	\$ 1,553,000.00	3.1400 %
2032	\$ 1,123,000.00	3.1400 %	2043	\$ 1,604,000.00	3.1400 %
2033	\$ 1,160,000.00	3.1400 %		\$	%
2034	\$ 1,199,000.00	3.1400 %		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

* This section is not applicable to the Initial Report for a Borrowing Program.

11. Cost of Issuance and Professionals:

No costs or professionals

	AMOUNT <small>(Round to nearest \$)</small>	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 24,000	Spencer Fane Bone McAllester
Issuer's Counsel	\$ 2,000	Runyon and Runyon
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
_____	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____%		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 94,000	TMBF administration fees, legal fees, and expenses
TOTAL COSTS	\$ 120,000	

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-134)

12. Recurring Costs:

No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (If different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	15	TMBF Administration Fee
Other _____	_____	_____

13. Disclosure Document / Official Statement:

None Prepared

EMMA link _____ or

Copy attached

14. Continuing Disclosure Obligations:

Is there an existing continuing disclosure obligation related to the security for this debt? Yes No

Is there a continuing disclosure obligation agreement related to this debt? Yes No

If yes to either question, date that disclosure is due One year from fiscal year end

Name and title of person responsible for compliance Finance Director

15. Written Debt Management Policy:

Governing Body's approval date of the current version of the written debt management policy 11/17/2011

Is the debt obligation in compliance with and clearly authorized under the policy? Yes No

16. Written Derivative Management Policy:

No derivative

Governing Body's approval date of the current version of the written derivative management policy _____

Date of Letter of Compliance for derivative _____

Is the derivative in compliance with and clearly authorized under the policy? Yes No

17. Submission of Report:

To the Governing Body: on _____ and presented at public meeting held on _____

Copy to Director, Division of Local Govt Finance: on _____ either by:

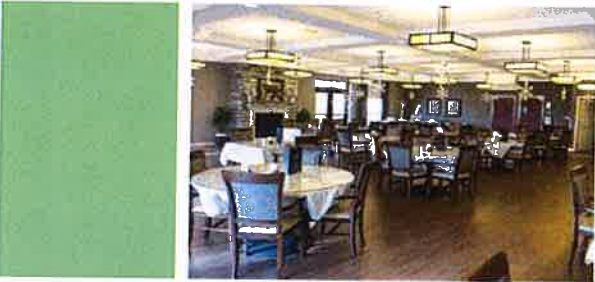
Mail to: _____ OR Email to: LGF@cot.tn.gov

Cordell Hull Building
425 Rep. John Lewis Parkway N., 4th Floor
Nashville, TN 37243-3400

18. Signatures:

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u>Farris H. Bibb, Jr.</u>	_____
Title	<u>Mayor</u>	<u>Administrator</u>
Firm	<u>Mayor</u>	<u>TMBF</u>
Email	_____	<u>lmooningham@tmbf.net</u>
Date	_____	_____

THIS ISSUE			TOTAL DEBT OUTSTANDING		
Year	Cumulative Principal	% Total	Year	Cumulative Principal	% Total
1	\$ 867,000	3.61%	1	\$ 2,061,550	5.57%
5	\$ 4,631,000	19.30%	5	\$ 10,082,327	27.24%
10	\$ 10,074,000	41.98%	10	\$ 19,727,209	53.29%
15	\$ 24,000,000	100.00%	15	\$ 36,091,815	97.50%
20	\$ 24,000,000	100.00%	20	\$ 36,851,815	99.55%
25	\$ 24,000,000	100.00%	25	\$ 37,016,815	100.00%
30	\$ 24,000,000	100.00%	30	\$ 37,016,815	100.00%



DMK

DEVELOPMENT GROUP

*A Premier Seniors Housing
Design-Build Specialist*



WHITE HOUSE SENIOR PARTNERS, LLC

CHARTER SENIOR LIVING AT WHITE HOUSE

New Construction

Mixed-Use Senior Living Community
Located in White House, Tennessee



Featuring Assisted Living and Memory Care

PROJECT SUMMARY

- Charter Senior Living at White House (the "Project") is located on a 52-acre parcel, with approximately 5-acres parceled off for our assisted living and memory project. The remaining acreage is going to be developed into single-family homes. The site is located at the intersection of North Sage Road and Madeline Way in White House, Tennessee.



- The Project is being developed by DMK Development Group, LLC ("DMK"), also serving as the general contractor. DMK will form a special-purpose entity, White House Senior Partners, LLC ("Owner"), to serve as Owner and Borrower for the Project. Charter Senior Living, LLC ("Charter") will serve as the manager of the community under a management agreement with the Owner.
- The Project has a building that will be one-story and approximately 64,000 s.f. It will have a total of 79 resident units representing 56 assisted living ("AL") units and 23 units reserved for Memory Care ("MC") programming. The total project budget is approximately \$18.0MM with an anticipated construction schedule of 14 months.
- The Project will be capitalized with a combination of construction financing, special assessment financing through the PACE (Property Assessed Clean Energy) program and sponsorship equity from individual owners.



PACE FINANCING OVERVIEW

WHAT IS PACE FINANCING

Property Assessed Clean Energy (PACE) is a financing mechanism that enables low-cost, long-term funding for energy efficiency, renewable energy and water conservation projects. PACE financing is repaid as an assessment on the property's regular tax bill, and is processed the same way as other local public benefit assessments (sidewalks, sewers) have been for decades. Depending on local legislation, PACE can be used for commercial, nonprofit and residential properties.

HOW PACE FINANCING WORKS

PACE is a national initiative, but programs are established locally and tailored to meet regional market needs. State legislation is passed that authorizes municipalities to establish PACE programs, and local governments have developed a variety of program models that have been successfully implemented. Regardless of model, there are several keystones that hold true for every PACE program.

- PACE is voluntary for all parties involved.
- PACE can cover 100% of a project's hard and soft costs.
- Long financing terms to 25+ years.
- Can be combined with utility, local and federal incentive programs.
- Energy projects are permanently affixed to a property.
- The PACE assessment is filed with the local municipality as a lien on the property.

CONSTRUCTION POINTS

- The Project has a building that will be one-story and approximately 64,000 s.f. It will have a total of 79 resident units representing 56 assisted living (“AL”) units and 23 units reserved for Memory Care (“MC”) programming.
 - Beautifully landscaped courtyards with putting green for resident’s and family entertainment.
 - Large private studio, one or two bedroom apartments with all of the comforts of home.
 - Restaurant style dining room will offer a fine dining experience for residents and their guests.
 - Systematic safety and infection control protocols, testing policies and access to high-quality safety partnerships
- The total project budget is approximately \$18.0MM with an anticipated construction schedule of 14 months. DMK is the developer and general contractor for the Project and will source as many of the trades as possible from the local area in and around White House.

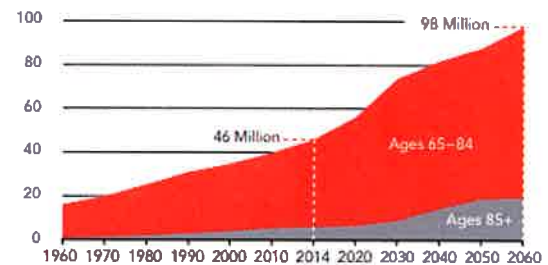
ECONOMIC IMPACT

- Over the next twenty years, the population aged 65 and over is expected to grow from 48 million to 79 million. Meanwhile, the number of households headed by someone in that age group will increase by 66 percent to almost 50 million—with the result that by 2035, one out of three American households will be headed by someone aged 65 or older.
- The Project being presented will create approximately 200 construction jobs, as well as 60-70 permanent jobs once the community is open. Additionally, it is anticipated to supply approximately 20 indirect jobs at other local businesses. The result of local purchases made by the community, as well as employee spending.
- Upon the community reaching stabilization it is anticipated that annual direct salaries will be approximately \$1.5MM.
- Provides a needed service to residents of White House to offer high-quality care and assistance to the ever-growing elderly population.

THE TARGET MARKET

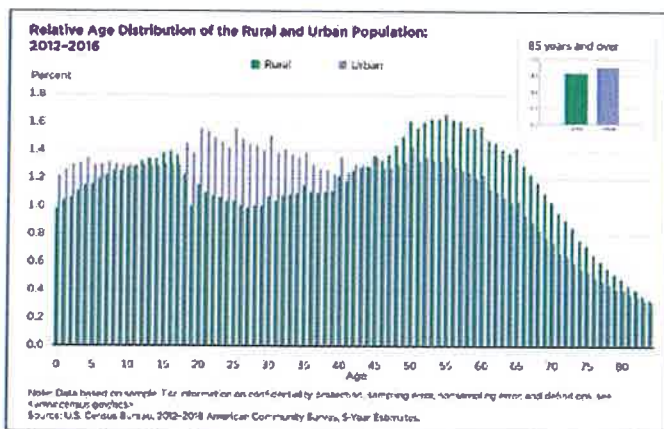
The United States is on the cusp of the most dramatic aging demographic shift it has ever experienced. By 2060, the number of adults aged 65 and over will more than double from 46 million in 2014 to 98 million in 2060. The need for quality, affordable senior housing will be in high demand over the next several decades. The current landscape in senior housing is ripe with developers and operators targeting high-end, private pay communities that offer amenities and rates affordable only to the affluent. At the opposite end of the spectrum are low-income housing communities funded through government programs that offer accommodations to income qualified seniors. The target market for such developments remain primarily in large-metropolitan areas and their surrounding suburbs. There remains a large unmet need for economical senior housing developments in the countries more rural, tertiary markets.

U.S. Population Ages 65 and Older, 1960 to 2060 (Millions)



Source: PRG analysis of data from the U.S. Census Bureau.

More than 1 in 5 older Americans live in rural areas, many concentrated in states where more than half of their older populations are in rural areas. A report, *The Older Population in Rural America: 2012-2016*, shows that 17.5% of the rural population was 65 years and older compared to 13.8% in urban areas.



The share of urban population 65 years and older living in skilled-nursing facilities was 3.1% compared to only 1.4% of people in rural areas. This may signal an unmet demand for skilled-nursing facility options in rural areas that will increase as baby boomers age. The approach to this current and growing problem is to offer economical accommodations with high-quality care to keep America's small city and towns senior population in the hometown's they love.

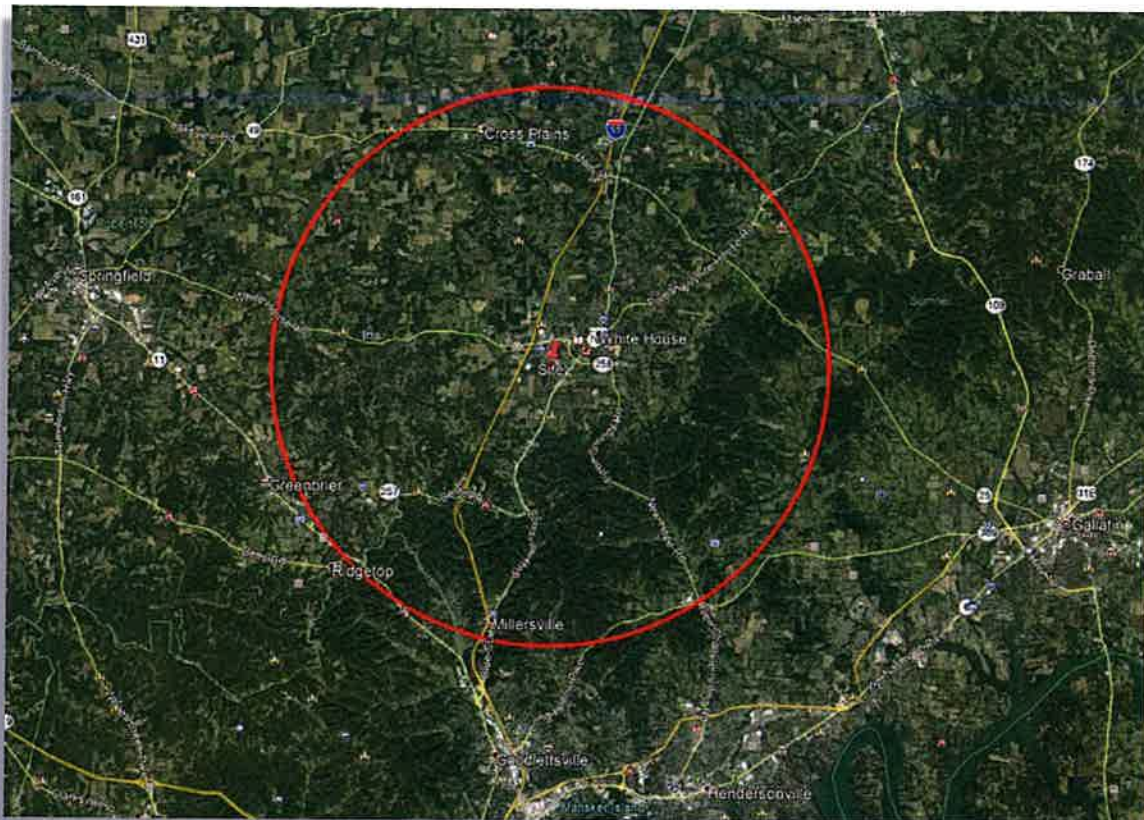
MARKET & DEMAND ANALYSIS COMMENTARY – WHITE HOUSE, TN

PRIMARY MARKET AREA DEMOGRAPHICS

DMK hired CBRE to conduct a market study of the proposed project and the following information is taken from that study.

The first step in analyzing the competitive market for the subject is delineating the subject's primary market area (PMA). A PMA can be defined by a radius, node(s), submarket(s), zip code(s), county(s) or township(s), or any variety of such defining terms. This cohort represents where approximately 70% to 80% of the residents currently occupying the subject resided prior to moving into the subject property.

Based on discussions with property management as well as marketing directors at comparable properties to the subject, the subject's primary market area is outlined in the following map at a 7-mile radius around the site. ***There are NO competitors within the 7-mile PMA and thus CBRE took competition from surrounding towns as basis for competition.***





MARKET & DEMAND ANALYSIS COMMENTARY – WHITE HOUSE, TN

DEMOGRAPHIC TRENDS

SELECTED NEIGHBORHOOD DEMOGRAPHICS			
Proposed Assisted Living 491 N Sage Rd	5 Miles	7 Miles	10 Miles
Population			
2025 Total Population	30,429	46,953	101,895
2020 Total Population	28,199	43,887	93,640
2010 Total Population	23,807	38,121	78,733
2000 Total Population	19,033	31,204	62,527
Annual Growth 2020 - 2025	1.53%	1.36%	1.70%
Annual Growth 2010 - 2020	1.71%	1.42%	1.75%
Annual Growth 2000 - 2010	2.26%	2.02%	2.33%
Households			
2025 Total Households	11,000	17,122	37,203
2020 Total Households	10,193	16,006	34,249
2010 Total Households	8,567	13,853	28,801
2000 Total Households	6,704	11,102	22,507
Annual Growth 2020 - 2025	1.54%	1.36%	1.67%
Annual Growth 2010 - 2020	1.75%	1.46%	1.75%
Annual Growth 2000 - 2010	2.48%	2.24%	2.50%
Income			
2020 Median Household Income	\$77,582	\$76,190	\$78,229
2020 Average Household Income	\$90,597	\$90,710	\$95,135
2020 Per Capita Income	\$32,688	\$33,057	\$34,861
2020 Pop 25+ College Graduates	4,552	7,042	18,323
Age 25+ Percent College Graduates - 2020	23.2%	23.0%	28.1%

Source: CBRE Fast Reports & ESRI

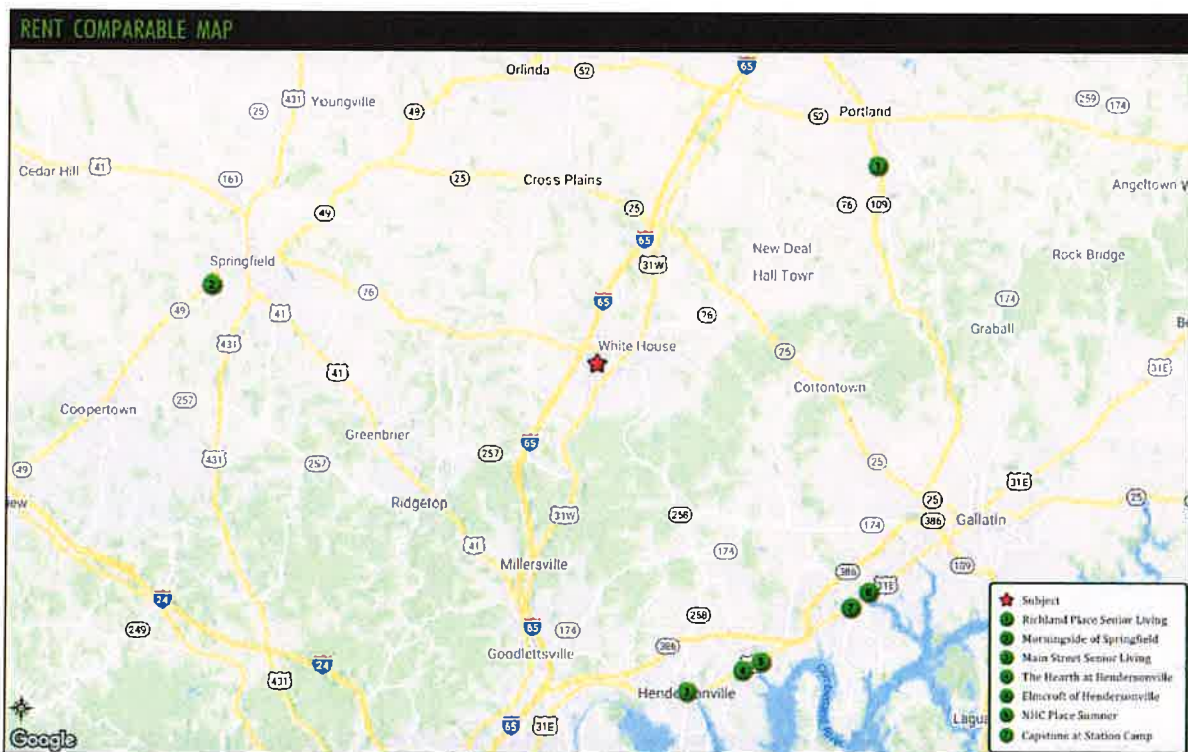
The immediate neighborhood is supportive of the subject's proposed use as seniors housing. Access to area highways, employment centers, and shopping is good. Development has been occurring within the subject's neighborhood. These developments conform to the subjects proposed use as an assisted living and memory care community. The neighborhood is in a stage of growth having a positive impact on the subject property.

MARKET & DEMAND ANALYSIS COMMENTARY – WHITE HOUSE, TN

COMPETITIVE LANDSCAPE

Comp. No.	Property Name and Location	Year Built	SUMMARY OF COMPARABLE RENTALS									
			Rev. Units			Census		Base Rent (\$/Month)		LOC \$/Month	Community Fee	Second Res. Fee
			Total	AL	MC	AL	MC	AL	MC			
1	Richland Place Senior Living 918 S Broadway, Portland, Tennessee	2008	52	52		77%		\$3,100 \$3,300	\$100 \$700			
2	Morningside of Springfield 205 Westgate Drive, Springfield, Tennessee	1989	54	47		85%		\$3,035 \$4,380	\$230 \$925	\$500	\$600	
3	Main Street Senior Living 674 E Main St, Hendersonville, Tennessee	2000	58	40	18	80%	89%	\$2,400 \$3,650	\$2,100 \$3,600	\$250 \$1,800	\$1,250 \$750	
4	The Hearth at Hendersonville 419 E Main St, Hendersonville, Tennessee	2012	130	100	30	87%	93%	\$3,225 \$4,195	\$4,375 \$5,450	\$300 \$1,800	\$3,725 \$1,000	
5	Elmcroft of Hendersonville 1020 Carrington Pl, Hendersonville, Tennessee	1999	59	23	36	78%	75%	\$3,133 \$5,718	\$3,528 \$5,262	\$300 \$1,000	\$1,065 \$2,462	
6	NHC Place Sumner 140 Thome Boulevard, Gallatin, Tennessee	2015	152	40	20	95%	95%	\$4,070 \$5,050	\$5,360 \$6,335	\$304 \$821	\$1,000 \$1,000	
7	Capstone at Station Camp 1965 Nashville Pike, Gallatin, Tennessee	2021	100	56	44			\$3,563 \$4,368	\$4,956 \$5,830	\$375 \$2,100	\$2,500 \$1,000	

Source: CBRE VIEW Database





MARKET & DEMAND ANALYSIS COMMENTARY – WHITE HOUSE, TN

DEMAND COVERAGE ANALYSIS

A demand coverage analysis serves as a more detailed way of understanding specific supply and demand characteristics of a primary market area. This methodology incorporates income qualifications, care utilization specific to the sub-property type and specific age cohorts. Once market vacancy is considered, a net demand indication is calculated.

AGE AND INCOME QUALIFIED DEMAND	
2020	AL
Income Qualified 65 - 74 Population	2,254
65 - 74 Care Utilization Factor	3.6%
65 - 74 Age/ Care Qualified Demand	81
Income Qualified 75 - 84 Population	813
75 - 84 Care Utilization Factor	7.7%
75 - 84 Age/ Care Qualified Demand	63
Income Qualified 85+ Population	218
85+ Care Utilization Factor	21.1%
85+ Age/ Care Qualified Demand	46
Total Age/ Care Qualified Demand	190
2025	AL
Income Qualified 65 - 74 Population	2,564
65 - 74 Care Utilization Factor	3.6%
65 - 74 Age/ Care Qualified Demand	92
Income Qualified 75 - 84 Population	1,152
75 - 84 Care Utilization Factor	7.7%
75 - 84 Age/ Care Qualified Demand	89
Income Qualified 85+ Population	284
85+ Care Utilization Factor	21.1%
85+ Age/ Care Qualified Demand	60
Total Age/ Care Qualified Demand	241
Care Factor Source: U.S. Department of Health and Human Services	
Compiled By: CBRE	

DEMAND COVERAGE	
2020	AL
Total Demand	190
Frictional Vacancy	10.00%
Total Adjusted Demand	211
Total Supply	0
Net Surplus Demand (Rev. Units)	211
Market Balance	Under Supply
2025	AL
Total Demand	241
Frictional Vacancy	10.00%
Total Adjusted Demand	268
Total Supply	81
Net Surplus Demand (Rev. Units)	187
Market Balance	Under Supply
Compiled By: CBRE	

MEMORY CARE DEMAND COVERAGE		
	2020	2025
Total Demand - AL and MC	190	241
MC Utilization Factor	40.0%	40.0%
Total Demand - MC	76	96
Frictional Vacancy	10.00%	10.00%
Total Adjusted Demand - MC	84	107
Total Supply - MC	0	25
Net Surplus Demand (Rev. Units)	84	82
Market Balance	Under Supply	Under Supply
Compiled By: CBRE & NCHS Study of Long-Term Care Providers		

MARKET & DEMAND ANALYSIS COMMENTARY – WHITE HOUSE, TN

MARKET CONCLUSION

Current market occupancy and demand indications reflect an under supplied market for assisted living and memory care. Through the five-year projection period, future demand is still well-reflected within the PMA.

Assisted Living Demand

According to the bed need methodologies used to calculate the demand for more assisted living units, the White House Primary Market (7-mile radius) appears to be under-supplied. The calculations show a surplus in demand of 211 units in 2020, reducing to a surplus of 187 units in 2025. **Worthy of note the Total Competitive Supply in 2025 includes the Subject Property, while the Total Supply in 2020 does not. The inclusion of the Subject Property in 2025 results in the reduction of under-supplied units.**

Memory Care Demand

According to the bed need methodologies used to calculate the demand for more memory care units, the White House Primary Market (7-mile radius) appears to be under-supplied. The calculations show a surplus in demand of 84 units in 2020, reducing to a surplus of 102 units in 2025. **Worthy of note the Total Competitive Supply in 2025 includes the Subject Property, while the Total Supply in 2020 does not. The inclusion of the Subject Property in 2025 results in the reduction of under-supplied units.**





CHARTER SENIOR LIVING PROFILE

Founded in 2016, Charter Senior Living, LLC (“Charter”) operates, owns and develops high-quality Independent Living, Assisted Living and Memory Care communities where seniors enjoy a true sense of purpose by leading happier, healthier and more fulfilling lives. Known for creating engaging, uplifting lifestyles and innovative programming and for providing respectful, personalized care, Charter is one of today’s most trusted senior living owners/operators/managers. Over the last 5 years, Charter has consistently grown its portfolio of to better serve the local communities in which it operates. Currently, Charter operates 46 communities throughout the Midwest, Southeast and Mid-Atlantic regions of the country.

OUR MISSION & CORE VALUES

Mission:

To Enhance the Human Spirit

Core Values:

- Serve with Heart
- Serve with Purpose
- Serve with Courage
- Have Fun While Serving

CORE COMPETENCIES

Charter’s core competencies are Independent Living, Assisted Living and Memory Care.

Charter has successful experience in the turnaround of existing communities, revenue and NOI growth in stabilized communities, and ground-up development from site selection to initial lease-up to stabilization.





CHARTER'S POINTS OF DIFFERENCE

- Our virtual back office means reduced overhead expenses, which allows for more investment in “field” support for our partner communities.
- Our Senior leadership team can be in communities on a consistent basis providing operations oversight and driving culture rather than being secluded in a corporate office.
- We are in communities far more than most organizations, which means we stay close to residents, families and associates – we know what they want and need, and we respond appropriately.
- Our vetted partners are committed to Charter’s mission and values and demonstrate a relentless commitment to providing extraordinary service to our communities.
- Because of our extensive industry experience, we excel in recruitment and training of key leadership and staff.
- Our education, training and active support foster high satisfaction and retention.
- We create and implement best-in-class practices and programs.
- We believe in and practice an on-site, hands-on approach.
- We utilize the most innovative and successful technologies to manage business and operations.

CORPORATE OFFICES

High overhead
Increased bureaucracy
Layers of associates
Inability to make quick decisions and pivot as needed

VIRTUAL BACK-OF-THE-HOUSE APPROACH

No overhead
Efficiency
Access to only the most experienced strategic professionals in the industry

CHARTER'S POINTS OF DIFFERENCE (CONTINUED)



CHARTER'S POINTS OF DIFFERENCE (CONTINUED)

PREMIER MANAGEMENT TEAM



Keven J. Bennema
President & CEO

After a humbling but formative beginning as a caregiver, Keven rose to executive ranks in the senior living sector, working for several large national providers. He worked in every functional department of a skilled nursing community before ultimately earning his Nursing Home Administrator License in the state of Ohio. Concurrently, he completed his MBA in Health Care Administration from Cleveland State University. Keven continued his career in several senior living companies, serving as Executive Director, Regional Director and eventually becoming Executive Vice President/Chief Operating Officer of Senior Lifestyle Corporation in Chicago.

Now, with his own company underway and 14 properties (and counting) under his direct leadership, Keven is focused exclusively on advancing his team-inspired vision for senior living under the Charter banner.

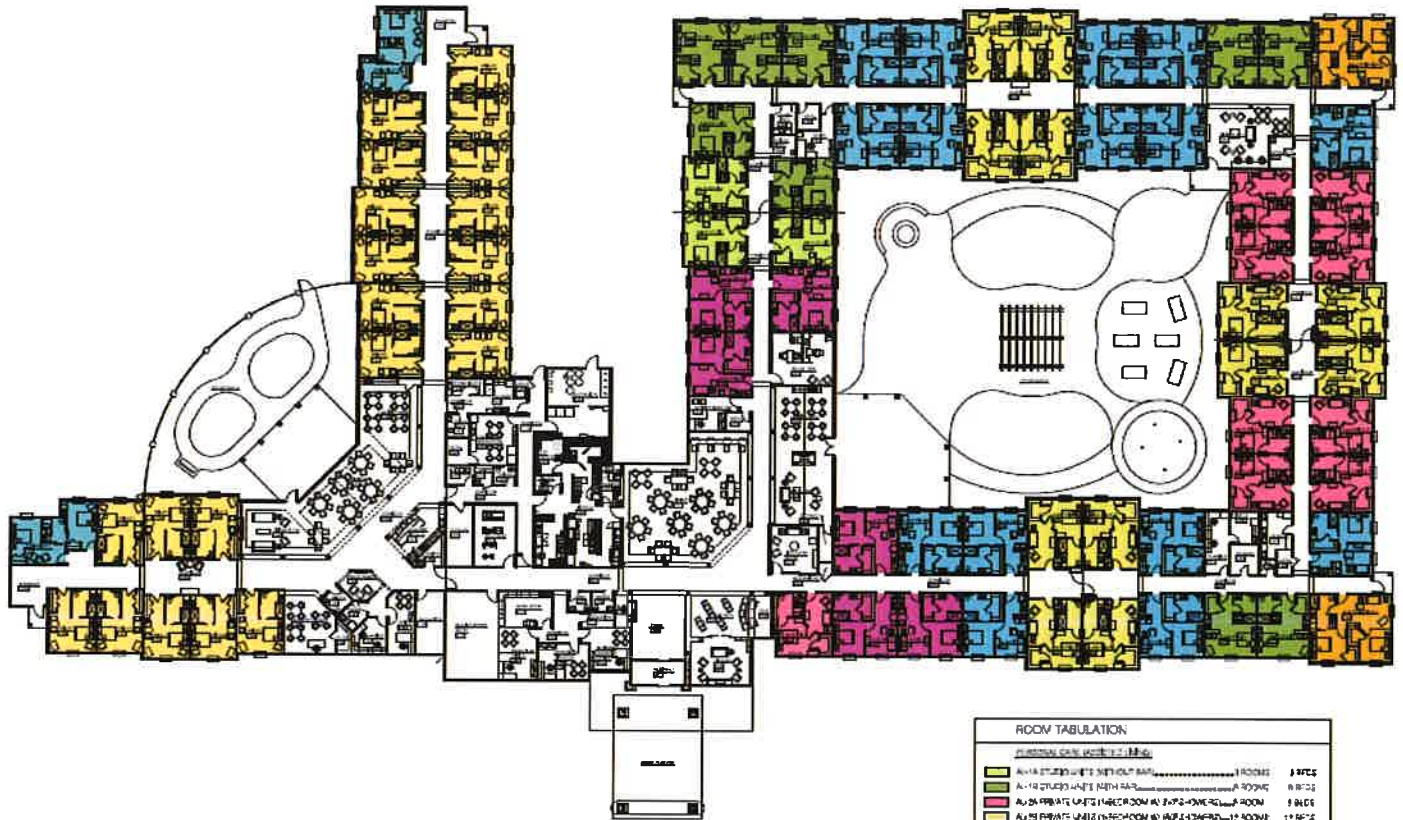


Jayne Sallerson
Chief Operating Officer/ Partner

Jayne Sallerson, a seasoned veteran in the senior living industry, joined Charter Senior Living as an investor, partner and Chief Operating Officer. Jayne oversees all facets of operations for the company. For the past 25 years, she has served in various senior management roles for both large and small senior living organizations, exposing her to over 750 communities throughout the United States. She has developed and executed sales and operational infrastructures where the net result has been increased revenue, reduced expenses and improved NOI. Her unique blend of both sales and operations experience allows for a balanced approach to driving NOI while keeping customer and employee satisfaction at the core of operating strategies. Most recently, she served as Executive Vice President of Sales & Operations for Benchmark Senior Living and spent seven years as Executive Vice President of Sales & Marketing for Emeritus Senior Living prior to the Brookdale merger.

Jayne is well recognized within the senior housing industry. She has served on multiple Argentum roundtables and is a frequent presenter on a variety of topics for the senior living industry's major national conferences.

CONCEPTUAL FLOOR PLAN



FLOOR PLAN
DATE: 10/10/10

ROOM TABULATION		
PROPOSED (GROSS) BUILDING FOOTPRINT		
▲ 14 STUDIOS (4' x 12' SPLIT-HOUL) BATH	14 ROOMS	168 SQ FT
▲ 14 STUDIOS (4' x 12' SPLIT-HOUL) BATH	14 ROOMS	168 SQ FT
▲ 14 PRIVATE UNITS (1 BATH ROOM AND 1 BATH ROOM) 10 ROOMS	10 ROOMS	112 SQ FT
▲ 14 PRIVATE UNITS (1 BATH ROOM AND 1 BATH ROOM) 10 ROOMS	10 ROOMS	112 SQ FT
▲ 14 PRIVATE UNITS (1 BATH ROOM AND 1 BATH ROOM) 10 ROOMS	10 ROOMS	112 SQ FT
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▲ 14 PRIVATE UNITS (1 BATH ROOM AND 1 BATH ROOM) 10 ROOMS	10 ROOMS	112 SQ FT
TOTALS	86 ROOMS	980 SQ FT
PROPOSED (GROSS) BUILDING FOOTPRINT		
▲ 14 PRIVATE UNITS (1 BATH ROOM AND 1 BATH ROOM) 10 ROOMS	10 ROOMS	112 SQ FT
▲ 14 PRIVATE UNITS (1 BATH ROOM AND 1 BATH ROOM) 10 ROOMS	10 ROOMS	112 SQ FT
TOTALS	20 ROOMS	224 SQ FT

SQUARE FOOTAGE BREAKDOWN	
▲ 14 PRIVATE UNITS (1 BATH ROOM AND 1 BATH ROOM) 10 ROOMS	112 SQ FT
▲ 14 PRIVATE UNITS (1 BATH ROOM AND 1 BATH ROOM) 10 ROOMS	112 SQ FT
TOTAL	224 SQ FT

FINISHED PRODUCT



DEVELOPMENT PHILOSOPHY

Since its inception, DMK Development Group, has been specifically focused on developing and constructing only the highest quality senior housing facilities. At DMK Development, we also understand that no two senior housing projects are alike and each project desires creative, customizable solutions that achieve the demands each project requires.

Understanding the complexities of each senior housing project has led DMK Development to compile a team with extensive operations experience in the senior housing industry. DMK Development leverages its industry experience and knowledge to form mutually beneficial and lasting partnerships with our clients. DMK's collaborative approach creates an engaging environment that leads to tailor-made solutions maximizing our client's investment and delivering high-quality, specifically functioning senior living assets.

Our clients simply bring us an idea, and we make it a reality through a collaborative, transparent and individualized development process. We have the expertise to handle every step of the construction process, including site selection, feasibility analysis, financing, budgeting, design consulting, scheduling and all aspects of production until the moment the facility doors open.





Uniquely qualified with 25+ years of seniors housing operations, development and construction experience throughout the U.S.

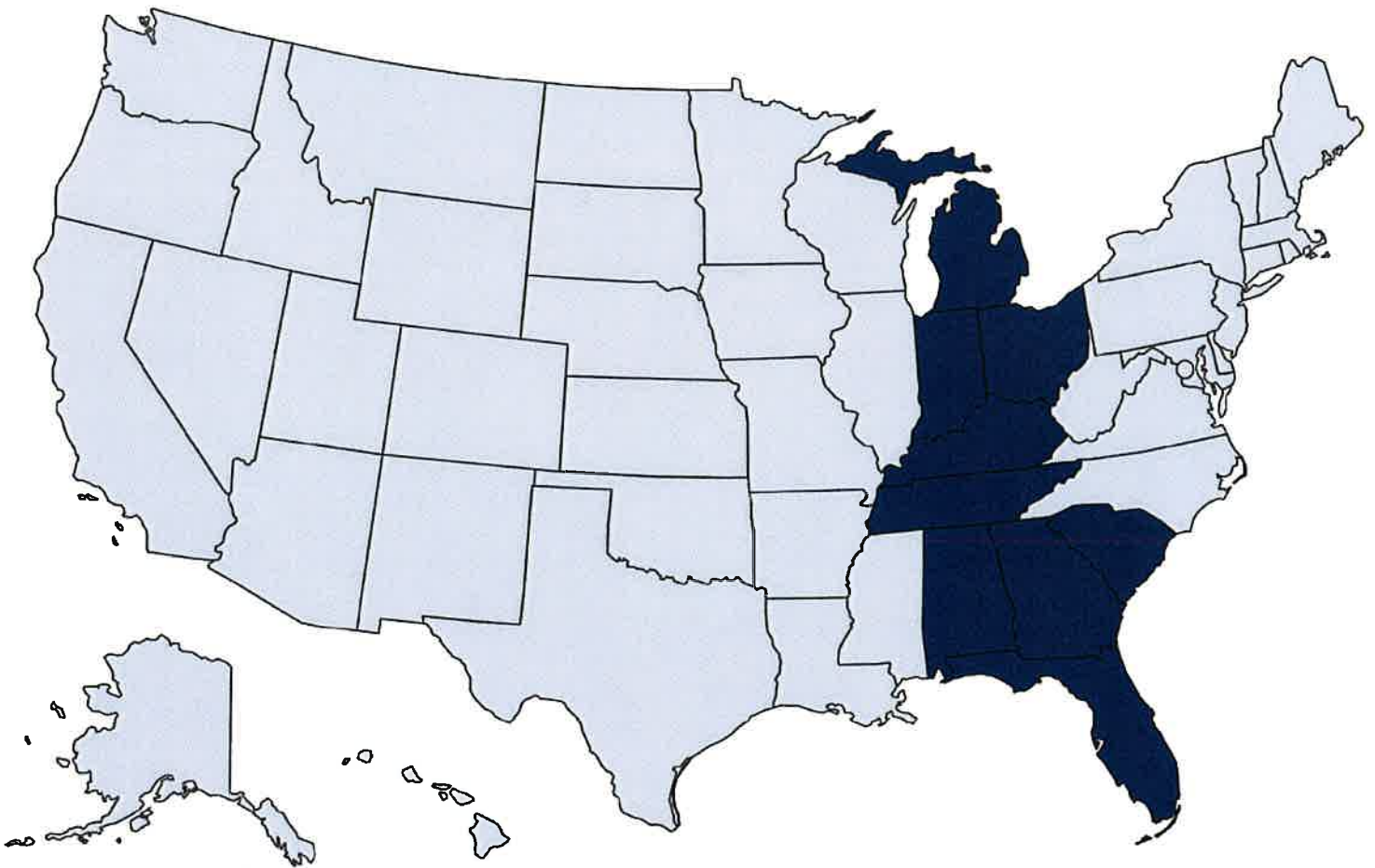
Successfully developed and constructed over 70 seniors housing properties over the last 10+ years representing in excess of \$800MM.

DMK COMPANY OVERVIEW

- Company founded in 2007
- Consistent annual revenue and employee growth
- Construct and invest high-quality properties focused on need-driven care
- Partner with leading regional operators with strong operating track records
- Full suite of services offering a comprehensive seniors housing solution
- \$800 million in seniors housing construction since 2007
- Over 70 newly constructed seniors housing communities completed since 2007

DMK GEOGRAPHICAL DEVELOPMENT FOOTPRINT

With active projects in Kentucky, Indiana, Ohio, Michigan, Alabama, Florida, Georgia, South Carolina and Tennessee, DMK covers a broad geographic range.





Senior Healthcare Properties – PropCo/OpCo Platform

- DMK Development Group has developed, constructed and currently operating through Senior Healthcare Properties via a Third-Party Management Agreement with Trilogy Health Services three communities in Kentucky.
- The communities are located in Bardstown, Danville and Winchester
- Each community is comprised of 56 Personal Care Units and 23 Memory Care Units. The communities are approximately 60,000 square feet, single-story buildings.
- Currently, DMK has under construction two more projects under this platform in Shelbyville and Owensboro, KY which are being operated by Trilogy Health Services. A project in New Albany, IN is currently under development.
- DMK and Trilogy are expanding the pipeline of this project to four additional sites yet to be determined
- Currently, DMK and Charter have one project under construction in this platform with four additional projects in development including in White House, TN.





The Legacy Reserve at Old Town- Columbus, Georgia

- Located on 8 acres inside of the Old Town master development community in Columbus, GA. The total development was \$30.0MM
- Legacy Reserve - a 160,000 SF, three story, 167-unit IL/AL/MC community leased and operated by Atlas Senior Living and
- DMK services included project design, feasibility analysis, land entitlement project financing and general contracting services.
- The Legacy Reserve was completed and opened in October 2020.



Springs at Stonybrook – Louisville, Kentucky

- Leased to Trilogy Health Services
- 129 Beds. 22 Independent Living, 41 Assisted Living and 66 Skilled Nursing beds. Approximately 92,000 square feet.
- DMK Development Group was selected by Louisville-based Trilogy Health Services to provide turnkey development services for its health campus. Development services included feasibility and site acquisition, land permitting/entitlements, CON/licensure transfer, project financing and general contracting services.
- The project was completed in November 2018 with an approximate construction schedule of sixteen months.
- Lease terms – 10-year triple-net lease with two five-year renewal options. Pre-determined purchase option offered in the lease.



Springfield Health Campus – Springfield, Ohio

- Leased to Trilogy Health Services
- 113 Beds. 22 Independent Living, 41 Assisted Living and 50 Skilled Nursing beds. Approximately 88,000 square feet.
- DMK Development Group was selected by Louisville-based Trilogy Health Services to provide turnkey development services for its health campus. Development services included feasibility and site acquisition, land permitting/entitlements, CON/licensure transfer, project financing and general contracting services.
- The project was completed in January 2018 with an approximate construction schedule of sixteen months.
- Lease terms – 10-year triple-net lease with two five-year renewal options. Pre-determined purchase option offered in the lease.



Arcadia Senior Living – Clarksville, Tennessee

For-Profit - Owned by Arcadia Senior Living

- 81-Total Units. 65-Assisted Living and 16-Assisted Living. 79,141 square foot community consisting of three stories.
- DMK Development Group was selected to provide design-build and general contractor services. DMK selected the architect and worked with the Arcadia operations and clinical team to finalize the layout and design. DMK was contracted to provide design, land entitlement and general contracting services. The project was owner/operator financed on balance sheet.





May 25, 2022

Board of Mayor and Aldermen
City of White House
White House, Tennessee

Attention: Board of Mayor and Aldermen

This letter is intended to communicate certain matters related to the planned scope and timing of our audit of City of White House, Tennessee's (the "City") financial statements and compliance as of and for the year ending June 30, 2022.

COMMUNICATION

Effective two-way communication between our firm and the Governing Board is important to understanding matters related to the audit and developing a constructive working relationship.

Your insights may assist us in understanding City of White House, Tennessee and its environment, identifying appropriate sources of audit evidence and providing information about specific transactions or events. We will discuss with you your oversight of the effectiveness of internal control and any areas where you request additional procedures to be undertaken. We expect that you will timely communicate to us any matters you consider relevant to the audit. Such matters might include strategic decisions that may significantly affect the nature, timing and extent of audit procedures, your suspicion or detection of fraud, or any concerns you may have about the integrity or competence of senior management.

We will timely communicate to you any fraud involving senior management and other fraud that causes a material misstatement of the financial statements, instances of noncompliance with laws and regulations that come to our attention (unless they are clearly inconsequential), and disagreements with management and other serious difficulties encountered in performing the audit. We also will communicate to you and to management any significant deficiencies or material weaknesses in internal control that become known to us during the course of the audit. Additionally, we will communicate significant unusual transactions, matters that are difficult or contentious for which we consulted outside the engagement team, and circumstances that affect the form and content of the auditor's report. Other matters arising from the audit that are, in our professional judgment, significant and relevant to you in your oversight of the financial reporting process will be communicated to you in writing.

INDEPENDENCE

Our independence policies and procedures are designed to provide reasonable assurance that our firm and its personnel comply with applicable professional independence standards. Our policies address financial interests, business and family relationships, and non-audit services that may be thought to bear on independence. For example, partners and professional employees of KraftCPAs PLLC are restricted in their ability to own a direct financial interest or a material indirect financial interest in a client or any affiliate of a client. Also, if an immediate family member or close relative of a partner or professional employee is employed by a client in a key position, the incident must be reported and resolved in accordance with firm policy. In addition, our policies restrict certain non-audit services that may be provided by KraftCPAs PLLC and require audit clients to accept certain responsibilities in connection with the provision of permitted non-attest services.

THE AUDIT PLANNING PROCESS

Our audit approach places a strong emphasis on obtaining an understanding of how your entity functions. This enables us to identify key audit components and tailor our procedures to the unique aspects of your operations. The development of a specific audit plan will begin by meeting with you and with management to obtain an understanding of your business objectives, strategies, risks and performance.

As part of obtaining an understanding of your organization and its environment, we will obtain an understanding of internal control. We will use this understanding to identify risks of material misstatement, which will provide us with a basis for designing and implementing responses to the assessed risks of material misstatement. We will also obtain an understanding of the users of the financial statements in order to establish an overall materiality level for audit purposes. We will conduct formal discussions among engagement team members to consider how and where your financial statements might be susceptible to material misstatement due to fraud or error.

THE CONCEPT OF MATERIALITY IN PLANNING AND EXECUTING THE AUDIT

We apply the concept of materiality in both planning and performing the audit; evaluating the effect of identified misstatements on the audit and the effect of uncorrected misstatements, if any, on the financial statements; and forming the opinion in our report. Our determination of materiality is a matter of professional judgment and is affected by our perception of the financial information needs of users of the statements. We establish performance materiality at an amount less than materiality for the financial statements as a whole to allow for the risk of misstatements that may not be detected by the audit. We use performance materiality for purposes of assessing the risks of material misstatement and determining the nature, timing and extent of further audit procedures. Our assessment of materiality throughout the audit will be based on both quantitative and qualitative considerations. Because of the interaction of quantitative and qualitative considerations, misstatements of a relatively small amount could have a material effect on the current financial statements as well as financial statements of future periods. We will accumulate misstatements identified during the audit, other than those that are clearly trivial. At the end of the audit, we will inform you of all individual uncorrected misstatements aggregated by us in connection with our evaluation of our audit test results.

SIGNIFICANT RISKS OF MATERIAL MISSTATEMENTS

Our audit of the financial statements includes the performance of risk assessment procedures in order to identify risks of material misstatement, whether due to fraud or error. As part of these risk assessment procedures, we determine whether any risks identified are a significant risk. A significant risk is an identified and assessed risk of material misstatement that, in our professional judgment, requires special audit consideration. As part of our initial risk assessment procedures, we identified the following risks as significant risks. Additional significant risks may be identified as we perform additional audit procedures.

<u>Risk Name</u>	<u>Risk Description</u>
Revenue Recognition	Improper revenue recognition to either include or exclude certain revenues in the current fiscal period.
Management Override of Controls	Management may override controls to intentionally misstate the nature and timing of revenue or other transactions by (1) recording fictitious business events or transactions or changing the timing of recognition of legitimate transactions, particularly those recorded close to the end of an accounting period; (2) establishing or reversing reserves to manipulate results, including intentionally biasing assumptions and judgments used to estimate account balances; and (3) altering records and terms related to significant or unusual transactions.

OUR APPROACH TO INTERNAL CONTROL REVELANT TO THE AUDIT

Our audit of the financial statements will include obtaining an understanding of internal control sufficient to plan the audit and determine the nature, timing and extent of audit procedures to be performed. A financial statement audit is not designed to provide assurance on internal control or identify significant deficiencies or material weaknesses. Our review and understanding of City of White House, Tennessee's internal control is not undertaken for the purpose of expressing an opinion on the effectiveness of internal control.

We will issue reports on internal control related to the financial statements and major programs. These reports describe the scope of testing of internal control and the results of our tests of internal control. Our reports on internal control will include any significant deficiencies and material weaknesses in the system of which we become aware as a result of obtaining an understanding of internal control and performing tests of internal control consistent with the requirements of *Government Auditing Standards* issued by the Comptroller General of the United States.

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We will issue reports on compliance with laws, statutes, regulations, and the terms and conditions of federal awards. We will report on any noncompliance that could have a material effect on the financial statements and any noncompliance that could have a direct and material effect on each major program. Our reports on compliance will address material errors, fraud, violations of compliance requirements, and other responsibilities imposed by state and federal statutes and regulations and assumed contracts; and any state or federal grant, entitlement or loan program questioned costs of which we become aware, consistent with the requirements of the standards identified above.

TIMING OF THE AUDIT

Preliminary audit work will take place in September 2022 and we have scheduled field work for the month of October 2022. Management's adherence to its closing schedule and timely completion of information used by us in performance of the audit is essential to timely completion of the audit.

CLOSING

We will be pleased to respond to any questions you have about the foregoing. We appreciate the opportunity to continue to be of service to City of White House, Tennessee.

This communication is intended solely for the information and use of the Governing Board and is not intended to be, and should not be, used by anyone other than this specified party.

KraftCPAs PLLC



Kenneth E. Youngstead, CPA
Member