

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Agenda
June 11, 2019**

Meeting Called To Order

Pledge Of Allegiance

Consent Agenda (All Items Passed By One Approved Motion To Approve Consent Agenda. An Item May Be Pulled For Separate Discussion/Vote At Request Of A BOMA Member)

A. Minutes – Consideration Of The May 14, 2019, Regular Meeting Minutes And The May 14, 2019, Special Session Minutes.

Documents:

[05142019 MEETING MINUTES.PDF](#)
[05142019 SPECIAL MEETING MINUTES.PDF](#)

B. Appointment Of Regina Fowler As Town/Recorder/Clerk.

C. Approval Of Resolution 2019-013– A Resolution To Adopt The Amended Williamson County Multi-Hazazrd Mitigation Plan.

Documents:

[CONSENT C - RESOLUTION 2019-013 MEMO.PDF](#)
[CONSENT C- RESOLUTION 2019-013 FOR HAZ MIT PLAN.PDF](#)
[CONSENT C- AMENDED WILLIAMSON COUNTY MITIGATION PLAN.PDF](#)

Public Comments-

New Business:

1. Approval Of Resolution 2019-15 Approving A Contract Between The Town And Reynolds Potter Ragan And Vandivort, PLC For Legal Services.

Documents:

[ITEM 1 - RESOLUTION 2019-15 ATTORNEY AGREEMENT.PDF](#)
[ITEM 1 - ATTORNEY AGREEMENT.PDF](#)

Unfinished Business:

2. Approval Of Resolution 2019-012: A Resolution To Accept A Right Of Way Dedication Of A Portion Of Declaration Way From Williamson County Schools. (Recommendation To Be Deferred)

Documents:

[ITEM 2- RESOLUTION 2019-012 MEMO.PDF](#)

3. Public Hearing And Second Reading Of Ordinance 2019-007 An Ordinance Of The Board Of Mayor And Aldermen Of The Town Of Thompson's Station, Tennessee, Adopting The Annual Budget And Tax Rate For The Fiscal Year Beginning July 1, 2019 And Ending June 30, 2020.

Documents:

[ITEM 3 - BUDGET ORDINANCE 2019-007.PDF](#)
[ITEM 3 - FY20 BUDGET WORKSHEETS.PDF](#)

4. Wastewater Requests (Deferred From January 2019, Meeting/Pending Recommendation From Utility Board.)

- a. Tri Star
- b. Holt

Documents:

[ITEM 4 - MEMO FOR TRISTAR SEWER REQUEST.PDF](#)
[ITEM 4 - MEMO FOR HOLT SEWER REQUEST.PDF](#)

5. Approval Of Two New Town Positions: Planning And Permitting Technician And Codes Inspector

Documents:

[ITEM 5A - MEMO TO BOMA FOR POSITION DESCRIPTIONS FOR JUNE 2019 MEETING.PDF](#)
[ITEM 5B - JOB DESCRIPTION CODES INSPECTOR I.PDF](#)
[ITEM 5C- PLANNING AND PERMITTING TECHNICIAN 2-22-2019 REVISIONS.PDF](#)
[ITEM 5D- BACK UP ANALYSIS.PDF](#)
[ITEM 5E- DRAFT ORDINANCE 2019.06.04 LDO AND BUILDING CODE FEE SCHEDULE_.PDF](#)
[ITEM 5F - BUILDING FEES CHANGES 2019.PDF](#)

Announcements/Agenda Requests

Adjourn

Information Only:

Town Administrator Report

Documents:

[THOMPSONS_STATION_PROJECT_STATUS_BARGE.PDF](#)

Finance Report

Documents:

[JUNE 2019 FINANCE REPORT.PDF](#)

*This meeting will be held at 7:00 p.m. at Thompson's Station Community Center
1555 Thompson's Station Road West*

**Town of Thompson 's Station
Board of Mayor and Aldermen
Meeting Minutes
May 14, 2019**

Meeting Called to Order.

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on Tuesday, May 14, 2019 with the required quorum. Members and staff in attendance were: Mayor Corey Napier, Alderman Shaun Alexander; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Brian Stover; Town Admionistrator Kenneth McLawhon; Town Planner Wendy Deats; Finance Director Steve Banks; Town Attorney Todd Moore; Assistant Town Administrator Caryn Miller; Town Clerk Regina Fowler, and IT Coordinator Tyler Rainey.

Pledge of Allegiance

Minutes –

Consideration of the April 9, 2019 regular meeting minutes

A motion to approve the April 9, 2019 Regular Meeting Minutes was made by Alderman Bell. The motion was seconded. The motion carried unanimously.

Consideration of the February 7, 2019 special called meeting minutes

A motion to approve the February 7, 2019 Special Called Meeting Minutes was made by Alderman Bell. The motion was seconded. The motion carried unanimously.

Public Comments

Debra Bender, George Petzelt, Brian Wilson, Harry King, Larry Mason, Bob Whitmore, Larry Simmons, Paul Beck, and Manuel all spoke in relation to Item # 5 on the agenda related to the acceptance of a portion of Declaration Way in Tollgate.

Unfinished Business:

- 1. Public Hearing and Second Reading of Ordinance 2019-005: An Ordinance to incorporate a definition for “religious institution” within Section 1.3 of the Land Development Ordinance and to modify Section 4.5.2 to incorporate standards to govern private schools within the T5 district.**

Mayor Napier opened the Public Hearing. Hearing no public comment he closed the Public Hearing. A motion to approve Ordinance 2019-005 on Second and Final Reading was made by Alderman Bell. The motion was seconded. The motion carried unanimously.

- 2. Public Hearing and Second Reading of Ordinance 2019-006: An Ordinance of the Town of Thompson's Station to amend Title 18, Chapter 2 of the Municipal Code regarding wastewater system user fees.**

Mayor Napier opened the Public Hearing. Hearing no public comment he closed the Public Hearing. A motion to approve Ordinance 2019-005 on Second and Final Reading was made by Alderman Bell. The motion was seconded. The motion carried unanimously.

New Business:

NOTE: Item #5 was moved up for consideration before Item # 3 via a motion from Alderman Bell and a Second by Vice-Mayor Stover, passing unanimously.

**Town of Thompson 's Station
Board of Mayor and Aldermen
Meeting Minutes
May 14, 2019**

3. Approval of Ordinance 2019-007: An Ordinance of The Board of Mayor and Aldermen of The Town of Thompson's Station, Tennessee, Adopting the Annual Budget and Tax Rate for the Fiscal Year beginning July 1, 2019 and ending June 30, 2020.

After a presentation from the Finance Director, a motion to approve Ordinance 2019-007 on First Reading was made by Alderman Bell. The motion was seconded and the motion passed unanimously.

4. Approval of Resolution 2019-011: A Resolution to accept federal grant funds for Phase 2 of the Town's greenway and approve the Town's matching funds.

After a brief presentation from the Town Planner, a motion to approve Resolution 2019-11 was made by Alderman Bell. The motion was seconded and passed unanimously.

5. Approval of Resolution 2019-012: A Resolution to accept a portion of Declaration Way. (This item was moved up to New Business before Item #3)

After discussion related to the Public Comments made earlier in the meeting from residents in Tollgate Village, Alderman Bell made a motion to defer to the June BOMA meeting and asked Staff conduct research into legal and traffic issues.

6. Approval of Resolution 2019-013: Approving a contract with the National Park Service and MTSU for the trail markers and signage plan for Preservation Park

After a brief presentation by the Town Planner a motion to approve Resolution 2019-13 was made by Vice-mayor Stover. The motion was seconded and motion passed unanimously.

7. Approval of two new Town Positions: Planning and Permitting Technician and Codes Inspector I

After discussion a motion was made by Alderman Bell to defer the item to the June meeting and asked Staff to put together a fee analysis to ensure the positions will be covered by revenues related to the Building and Planning functions. The motion was seconded by Alderman Alexander and the motion passed unanimously

8. Announcements/Agenda Requests

Wendy Deats, Town Planner announced there will be a community meeting on June 16th at 6:30 pm in relation to the Thoroughfare Plan.

9. Adjourn

There being no other business before the Board, the meetind adjourned at 8:59 pm.

Corey Napier, Mayor

Town Recorder

**Town of Thompson 's Station
Board of Mayor and Aldermen
Special Meeting Minutes
May 14, 2019**

Meeting Called to Order.

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 6:00 p.m. on Tuesday, May 14, 2019 with the required quorum. Members and staff in attendance were: Mayor Corey Napier, Alderman Shaun Alexander; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Brian Stover; Town Administrator Kenneth McLawhon; Town Planner Wendy Deats; Finance Director Steve Banks; Town Attorney Todd Moore; Assistant Town Administrator Caryn Miller; Town Clerk Regina Fowler, and IT Coordinator Tyler Rainey.

1. Meeting/Discussion of Town Attorney Candidates:

- a. 6:00 p.m. – 6:15 p.m. Andrew Mills and Kirk Vandivort**
- b. 6:15 p.m. – 6:30 p.m. Stephen E. Grauberger, JD**
- c. 6:30 p.m. – 6:45 p.m. Daniel Necci**

After interviewing the candidates. A motion was made by Alderman Dilks to hire Daniel Nicci. The motion was seconded by Alderman Alexander. The motion failed 3-2 with Alderman Bell, Vice-Mayor Stover and Mayor Napier voting No.

A motion was made by Vice Mayor Stover to hire Andrew Mills and Kirk Vandivort and have the Town Administrator negotiate a contract with the them. The motion was seconded by Alderman Bell. The motion passed 3-2 with Aldermen Dilks and Alexander voting No.

1. Adjourn

There being no other business before the Board, the meeting adjourned at 6:50 pm.

Corey Napier, Mayor

Town Recorder

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1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

DATE: June 7, 2019

TO: The Board of Mayor and Aldermen (BOMA)

FROM: Wendy Deats, Town Planner

SUBJECT: **Resolution 2019-013 – Adoption of the Revised Williamson County Multi-Hazard Mitigation Plan**

Williamson County has developed a Multi-Hazard Mitigation Plan that the Town previously adopted in January 2013. The hazard mitigation plan identifies the potential for risks along with mitigation for those areas of concern. The mitigation plan is a five year plan in which the County prepares updates to the plan in conjunction with the local municipalities. The plan was updated in 2018 and the County is requesting the Town adopt the updated mitigation plan.

Staff recommends the Board of Mayor and Aldermen approve Resolution 2019-013 adopting the updated Multi-Hazard Mitigation Plan.

Attachments

Amended Williamson County Multi-Hazard Mitigation Plan

RESOLUTION NO. 2019-013

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION TO ADOPT
THE REVISED WILLIAMSON COUNTY MULTI-HAZARD MITIGATION
PLAN**

WHEREAS, the Board of Mayor and Aldermen have determined that it is in the best interests of the Town to adopt the Revised Williamson County Multi-Hazard Mitigation Plan prepared and approved by the Williamson County Board of Commissions and the Emergency Management Director.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE, AS FOLLOWS:

SECTION 1. The Town hereby approves and adopts the Revised Williamson County Multi-Hazard Mitigation Plan. A copy of the Plan is attached to this Resolution as Exhibit "A" and is incorporated herein by reference. The Mayor is authorized to sign any related documents necessary to effectuate the purpose of this Resolution.

SECTION 2. If any section, clause, provision, or portion of this Resolution is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Resolution which is not itself invalid or unconstitutional.

SECTION 3. This Resolution shall take affect upon final passage, the public welfare requiring it.

MAYOR, COREY NAPIER

TOWN RECORDER

APPROVED AS TO LEGALITY AND FORM:

TOWN ATTORNEY

Passed first reading: _____

1

Williamson County

2

Emergency Management Agency

3

294-NH



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2017

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Prepared By:

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Williamson County Hazard Mitigation Committee

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Williamson County Emergency Management Agency

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Tennessee Emergency Management Agency

Executive Summary

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Over the past two decades, hazard mitigation has gained increased national attention due to the large number of natural disasters that have occurred throughout the U.S. and the rapid rise in costs associated with those disaster recoveries. Money spent mitigating potential impacts of a disaster event can result in substantial savings of life and property. The Disaster Mitigation Act of 2000 calls for local governments to develop mitigation plans (*44 CFR 201*). In 2005, the Multihazard Mitigation Council (MMC) conducted a widely cited study, [*Natural Hazard Mitigation Saves*](#), which documented that every \$1 spent on mitigation saves society an average of \$4.

The purpose of a local hazard mitigation plan is to identify the community’s notable risks and specific vulnerabilities, and then to create/implement corresponding mitigation projects to address those areas of concern. This methodology helps reduce human, environmental and economical costs from natural and man-made hazards through the creation of long-term mitigation initiatives.

The advantages of developing a local hazard mitigation plan are numerous including improved post-disaster decision making, education on mitigation approaches, an organizational method for prioritizing mitigation projects, etc. It has been noted that communities who successfully complete and maintain a mitigation plan receive larger amounts of federal and state funding to be used on mitigation projects and receive these funds faster than communities who do not have a plan. Such funding sources that the plan caters to are Pre-Disaster Mitigation, Flood Mitigation Assistance, Severe Repetitive Loss and Hazard Mitigation Grant Programs.

The 2017 Williamson County Hazard Mitigation Plan was created to act as a comprehensive guide to be used by and for the people of Williamson County. For this plan to be successful, each jurisdiction within the county participated in the drafting and preparation of the plan. These participating jurisdictions include:

- Williamson County (unincorporated)
- City of Spring Hill
- City of Franklin
- City of Brentwood
- Town of Nolensville
- Town of Thompsons Station
- City of Fairview

In reference to federal code title *44 CFR 201*, the plan is required to be submitted to both TEMA (State) and FEMA (Federal) for review to be approved. When the plan is deemed “approval pending adoption” by FEMA (*44 CFR 201.6(c)5*), each of the participating jurisdictions will adopt the plan through a local resolution.

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96 **Section 1: Planning Process**

97 **Planning Process**

98 The previous Williamson County Hazard Mitigation Plan was approved by FEMA in 2012. Per
99 federal requirements stated in *44 CFR 201*, all local hazard mitigation plans are required to go
100 through a FEMA update review every five years to remain eligible for hazard mitigation grants.
101 To ensure risks are regularly re-evaluated and mitigation projects continue to effectively reduce
102 community vulnerabilities, Williamson County reviews the mitigation plan annually and updates
103 the plan at least every five years. Furthermore, the approved 2012 Williamson County Hazard
104 Mitigation Plan was integrated into the Basic Emergency Operations Plan (BEOP) due to the
105 differing format than what is currently being presented. The BEOP covers and is accepted by all
106 cities and towns within the County, so this was the accepted integration method. Moving
107 forward, the new format will be able to be accepted into multiple sources and plans for each
108 city and town within the county.

109 Williamson County Emergency Management Agency (EMA) continually leads the development,
110 review and update process for the Plan. Williamson County EMA planners and the regional
111 TEMA planner met on Monday, April 17, 2017 to begin coordination of the future meetings with
112 the Williamson County Hazard Mitigation Committee¹. It was important to note during this
113 initial meeting, the process and purpose of each future meeting was defined in order to create
114 an organized process for the committee members. At this meeting, it was decided that
115 stakeholders would be invited by email initially and would continue to receive email
116 notifications as the meetings continued. Also, those who were able to attend the meetings were
117 given invitations as an announcement, which reflected what was communicated in email.

118 Williamson County EMA coordinated directly with county and local officials to establish the
119 Williamson County Hazard Mitigation Committee. Throughout the process, the Mitigation
120 Committee provided guidance and input for the plan and mitigation actions and projects.
121 Williamson County EMA ensured all county jurisdictions were represented by at least one
122 person on the committee.

123 The development of the plan were broken into two stages:

- 124 1. the brainstorming and drafting stage
- 125 2. the reviewing stage

126 During the brainstorming and drafting stage, the committee identified hazards, evaluated risks,
127 calculated and located each jurisdiction's vulnerable areas, identified the county's critical
128 facilities, determined the county's mitigation goals/objectives, created and sponsored mitigation
129 projects, and prioritized those mitigation projects. During the review stage the committee

¹ Committee list found in Appendix I

130 evaluated the written drafts of the plan. Also, in this process each jurisdiction reviewed written
131 drafts that specifically addressed aspects of their jurisdiction (i.e., each jurisdiction’s individual
132 risks and vulnerabilities).

133 The regular five year review meeting took place on May 23, 2017² at the Williamson County
134 Emergency Operations Center (EOC). In this meeting with the help from the TEMA regional
135 planner, the mitigation plan process was reviewed and stages explained to committee
136 members. The Williamson County EMA planner emphasized the need for stakeholder
137 participation from each jurisdiction. Also, representatives from the TEMA mitigation department
138 spoke to the committee in regards to the specific mitigation grant funding opportunities
139 available with an active mitigation plan.

140 The second Mitigation Committee meeting was held on June 13, 2017, at the Williamson County
141 EOC. At this meeting, the committee provided updates to the risk and vulnerability information
142 for their respected jurisdiction and began to discuss potential projects. The risk and vulnerability
143 process was also explained to committee members in how it relates to the project list
144 development. Prior to this meeting, Williamson County EMA announced the date and time
145 during the monthly LEPC meeting in order to get maximum awareness and participation within
146 the community³.

147 The third Mitigation Committee meeting was held on June 22, 2017, at the Williamson County
148 EOC. At this meeting, committee members discussed the threat of sinkholes in Williamson
149 County, as well as began looking at the project list which was included in the previous FEMA
150 approved Natural Hazard Mitigation Plan. The members took a list of projects organized under
151 each hazard and were told to identify which projects were completed and which projects
152 needed to be transferred onto the new project list⁴.

153 The fourth meeting, held Tuesday, June 27, 2017, continued work on the project list and
154 resembled more of a working session. Some jurisdictions were able to research and provide the
155 projects which have been completed, as well as projects which needed to be brought over into
156 the new plan. Other jurisdictions continued work within their groups to identify the current
157 status of projects.

158 The fifth meeting was held July 6, 2017, at the Williamson County EOC. This continued to be a
159 working session for the jurisdictions within the committee. They continued identifying which
160 projects needed to be brought into the new plan, as well as which projects were completed.
161 Also, the jurisdictions were able to communicate new plans they wanted to include into the
162 project list, but several project lists remained in rough draft form. The jurisdictions were then

² Meeting information found in Appendix B

³ Meeting details found in Appendix C

⁴ Meeting details found in Appendix D

163 told to have in the completed lists with a target end date of July 28, 2017, for a completed
164 project list.

165 Through the next several weeks, the Williamson County EMA planner reminded the jurisdictions
166 to hand in their project lists by email communication, as well as answered any questions as the
167 groups worked. She was able to compile everything using one source of communication and
168 complete the project list in time to discuss with Williamson County Emergency Management
169 leadership on July 27, 2017.

170 **Public Participation**

171 To encourage public involvement, the Mitigation Committee advertised their sixth committee
172 meeting for October 16, 2017 in the Williamson Herald, a newspaper of general circulation. This
173 notice occurred on September 28, 2017, and was placed near other public notices within the
174 Williamson Herald circulation on that day. This meeting provided the opportunity for the public
175 to comment on the plan during drafting stages, to contribute in project proposals, and to
176 participate in project prioritization. The notice presents the purpose of the meeting, the time
177 and date of the meeting, the exact location of the meeting, and stated that all are invited to
178 attend⁵.

179 There were no members of the public that showed up for this meeting, however it was attended
180 by several members of the mitigation committee. If anyone from the public did attend this
181 meeting, they would have been provided the opportunity to add any details to the project list,
182 as well as make any additions to hazard descriptions. Williamson County will continue public
183 outreach and incorporation throughout all future planning processes. Upon receiving the
184 “Approval Pending Adoption” designation from FEMA, the public will be given a chance to
185 comment on the final draft of the plan prior to its adoption by each local jurisdiction. This
186 opportunity will take place at a local elected board meeting for each jurisdiction before the plan
187 adoption decision takes place. The opportunity for final public comment will therefore be
188 documented through the receipt of a signed adoption resolution.

189

190 **Review of Existing Information**

191 A preliminary review of existing plans, reports and information was conducted during the initial
192 phase of creating the Williamson County Hazard Mitigation Plan. The primary purpose of
193 reviewing this information was to identify local hazards and risks, and understanding different
194 local vulnerabilities. The following list of sources identifies some of the existing studies that
195 were reviewed:

- 196 • Williamson County Basic Emergency Operations Plan (BEOP)

⁵ See Appendix J for meeting’s attendance sheet and a copy of the public notice for the meeting.

- 197 • City of Spring Hill, City of Fairview, City of Franklin, City of Nolensville, City of
- 198 Brentwood, Town of Nolensville, Town of Thompsons Station:
- 199 ○ Building Codes and Regulations
- 200 ○ Zoning Ordinances
- 201 ○ Storm water Regulations
- 202 • U.S. Census Bureau
- 203 • USDA Census of Agriculture
- 204 • FEMA Mitigation “How to” Guides
- 205 • NOAA National Climatic Data Center (NCDC) storm reports

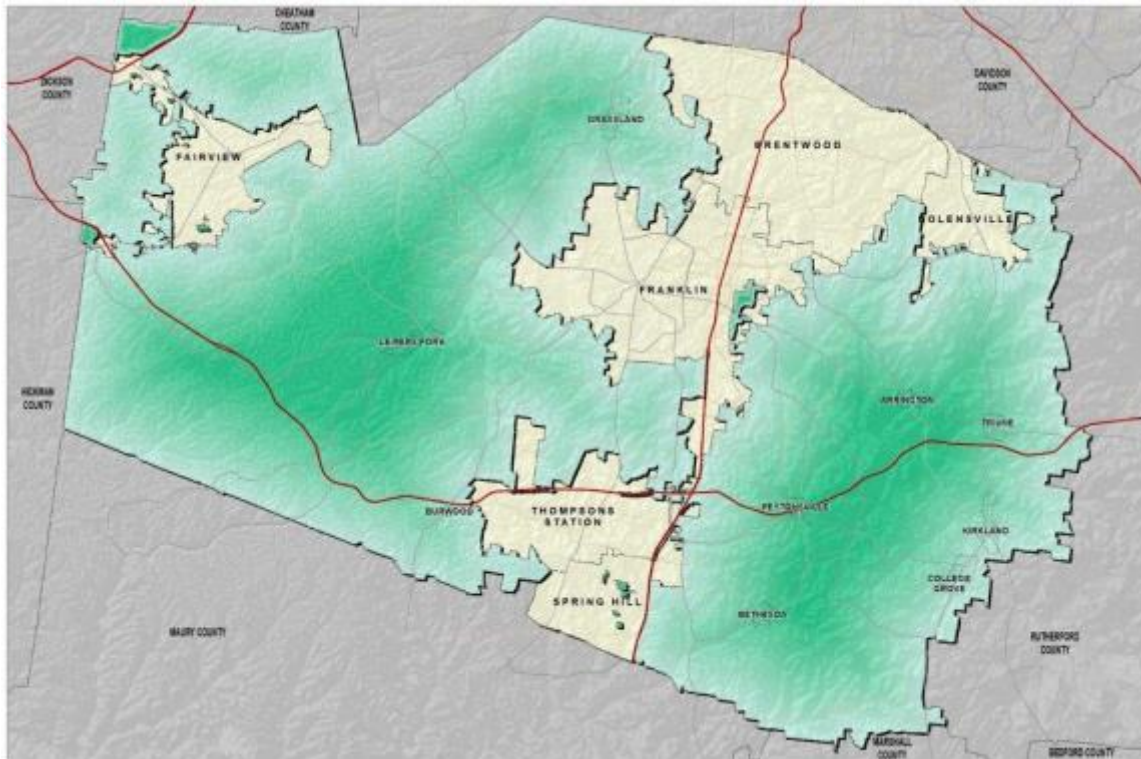
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207 All of the listed plans, studies and data sources were incorporated into the Williamson County
208 Hazard Mitigation Plan. These sources helped develop the plan’s hazard, risk, and vulnerability
209 assessment sections that in return led to the establishment of meaningful mitigation actions.

Section 2: County Profile

Development Trends

Williamson County contains six cities and towns. The City of Brentwood lies at the northern border of Williamson County near the county line of Davidson County. The City of Fairview is situated in the northwestern corner of Williamson County and is bordered by Dickson, Cheatham, and Hickman Counties. The City of Franklin is located in the center of the county, just south of the City of Brentwood. The Town of Nolensville is located at the northeastern corner of Williamson County, bordered by Davison and Rutherford Counties. The City of Spring Hill is located at the southwestern portion of Williamson County. The City of Spring Hill straddles both Williamson County and Maury county lines. The Town of Thompson Station can be found on the northern side of the City of Spring Hill in Williamson County.



Source: Williamson County Emergency Management Agency GIS Department

Williamson County's population, according to the latest official numbers (2010) by the US Census Bureau, is 183,182. This number is also located in the HAZUS report scenario.

Williamson County's top employers are large corporations such as Nissan North America, Mars, and Community Health Systems Inc. and Tractor Supply. In fact, 12 of the top 25 largest publicly traded companies in the Nashville region are located within Williamson County. Also, according to the Williamson County Chamber of Commerce (williamsonchamber.com), 21% of Williamson County residents are entrepreneurs.

Future developments in Williamson County are estimated to grow as the population and labor force also grows. Within the next five years, there are several commercial real estate projects to meet the growing need of Williamson County growth. A majority of these will be in the Franklin and Brentwood cities of Williamson County. This growth is found in industries with great earning potential (i.e. healthcare, scientific and technical services).

With this economic growth, neighboring counties will see a change as well. Rutherford County to the east will see a 99% population growth by the year 2040, according to the Williamson County Chamber of Commerce.

To counter any potential negative effects associated with future developments all jurisdictions are taking actions through instituting governmental mitigation mechanisms.

Jurisdictional Capabilities

Currently, all jurisdictions enforce building codes to ensure that structures are built in accordance to national standards. Williamson County enforces floodplain ordinances as part of adopting into the National Flood Insurance Program (NFIP). Additionally, Williamson County jurisdictions have zoning codes to lead to sensible growth and land development patterns. These instituted planning mechanisms help guide growth away from floodplains and other identified hazardous areas, thus reducing vulnerabilities to the jurisdictions.

Legal & Regulatory Capability

Regulatory Tools/Plans	Regulatory Type: Ordinance Resolution Codes Plans, Etc.	Williamson County	Franklin	Brentwood	Spring Hill	Nolensville	Fairview	Thompsons Station
Building Codes	Municipal Code	Y	Y	Y	Y	Y	Y	Y
Zoning	Ordinance	Y	Y	Y	Y	Y	Y	Y
Emergency Response Plan	Basic Emergency Operations Plan (BEOP)	Y	Y	Y	Y	Y	Y	Y
National Flood Insurance Program Participant	Mapping	Y	Y	Y	Y	Y	Y	Y
Post-Disaster Recovery Plan	BEOP	Y	Y	Y	Y	Y	Y	Y

1 **Section 3: Risk Assessment**

2 **Hazard Identification**

3 To assess Williamson County’s risk to natural hazards and identify the community’s areas of
4 highest vulnerability, the mitigation committee had to identify which hazards have or could
5 impact the county. This hazard identification process began with researching previous hazard
6 events which have occurred in Williamson County using Williamson County Emergency
7 Management records, researching news sources and recalling personal experiences. From
8 there, EMA staff analyzed hazard events which could occur in the county by reviewing scientific
9 studies and consulting the State of Tennessee Hazard Mitigation Plan. The National Fire
10 Protection Association (NFPA) 1600 code was also consulted, using this document to crosswalk
11 with the state list of hazards. Williamson County EMA leadership decided on the prime hazards
12 to include in the county’s mitigation plan.

13 The following hazards have been identified as hazards of concern by the Mitigation Committee.

14 **Flooding**

15 Flooding events occur when excess water from rivers and other bodies of water overflow onto
16 riverbanks and adjacent floodplains. In addition, lower lying regions can collect water from
17 rainfall and poorly drained land can accumulate rainfall through ponding on the surface. Floods
18 in Williamson County are usually caused by rainfall, but may also be caused by snowmelt and
19 man-made incidents. The below charts explain common ways flooding occurs and common
20 factors that contribute toward the severity of floods.

Common Ways Flooding Occurs	
Methods	Description
Overland Flow (a) Infiltration (b) Saturation	-Excess overland flow occurs when the rain is falling more rapidly than it infiltrates into the soil. -Excess overland flow occurs when soil spaces are so full of water that no more rain can be absorbed.
Throughflow	-Rainwater which has infiltrated into unsaturated soil can move horizontally to the river channel. This process is slower than overland flow but faster than baseflow.
Baseflow	-Rainwater which has percolated to the aquifer can seep into the river channel. This is the slowest process.

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Source: The Field Studies Council

Common Causes of Flooding	
Factor	Effect on Flooding
Geology	Impermeable rocks are saturated more quickly than porous and pervious rocks. Saturation-excess overland flow is more common. Sandy soils have larger pore spaces than clay soils. Infiltration is most rapid in sandy soils.
Relief	Water reaches the channel more rapidly in a steeper basin as water is travelling more quickly downhill.
Vegetation	Vegetation intercepts a large proportion of rainfall. Where trees are deciduous, discharge is higher in a forested basin in winter as there is less interception.
Meteorological Factors	Where rain is falling faster than the infiltration rate there is infiltration-excess overland flow. This is common after a summer storm. Snow does not reach the channel but is stored on the ground surface. As snow melts, the meltwater will reach the channel quickly as infiltration is impeded if the ground is still frozen.
Catchment Shape	It takes less time for water to reach the channel in a circular basin as all extremities are roughly equidistant from the channel.
Land Use	Surface runoff is higher in urban areas because there are more urban surfaces (concrete & tarmac) and sewers take water rapidly to rivers. There is less interception and evapotranspiration and more surface runoff in a deforested catchment.
Catchment Size	Water reaches the channel more rapidly in a smaller basin as water has a shorter distance to travel.
Antecedent Conditions	The level of discharge before the storm is called the antecedent discharge. Even a small amount of rain can lead to flooding.

23

24

Source: The Field Studies Council

25

In Williamson County, some areas are more flood-prone than others. One of the easiest ways of identifying these flood-prone areas is through reviewing the county flood maps. These maps display the base floodplain, commonly referred to as to the 100-year floodplain, which is the national standard used by the National Flood Insurance Program (NFIP) and all Federal agencies for the purposes of requiring the purchase of flood insurance and regulating new development. On NFIP maps, areas within the base floodplain are called the Special Flood Hazard Area (SFHA). The base floodplain or SFHA describes an area with a flood risk that has a 1% chance of being equaled or exceeded in magnitude every year. NFIP flood maps are available for public viewing and use online via the FEMA Map Service Center (<https://msc.fema.gov/portal>).

34

The term "100-year flood" has caused much confusion for people not familiar with statistics. Commonly, people interpret the 100-year flood definition to mean "once every 100 years." This is wrong. You could experience a 100-year flood two times in the same year, two years in a row, or four times over the course of 100 years. You could also not experience a 100-year flood over the course of 200 or more years. To avoid confusion, the NFIP uses the term "base flood." A 100-year base flood is defined as having a 1% chance of being reached or exceeded in any single year. Thus, the 100-year flood also is called the "1% annual chance flood."

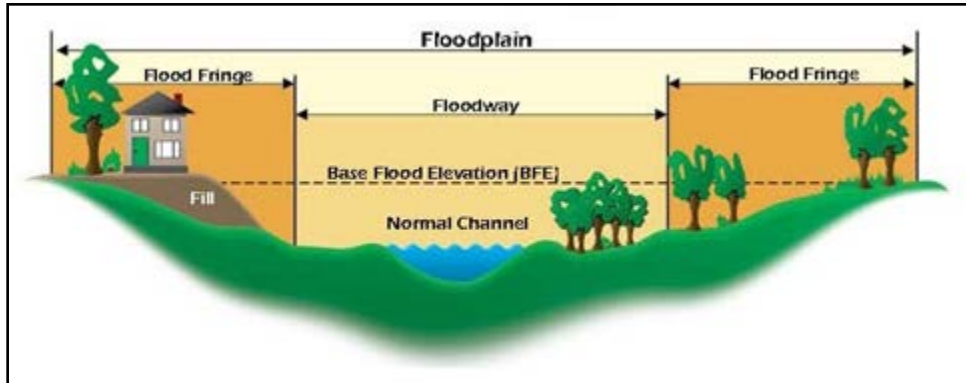
41

Another way to look at flood risk is to think of the odds that a 100-year flood will happen sometime during the life of a 30-year mortgage—a 26% chance for a structure located in the SFHA. Even these numbers do not convey the true flood risk because they focus on the larger, less frequent, floods. If a house is low enough, it may be subject to the 10- or 25-year flood event. During a 30-year mortgage, it may have a 26% chance of being hit by the 100-year flood, but the odds are 96% (nearly guaranteed) that it will be hit by a 10-year

46

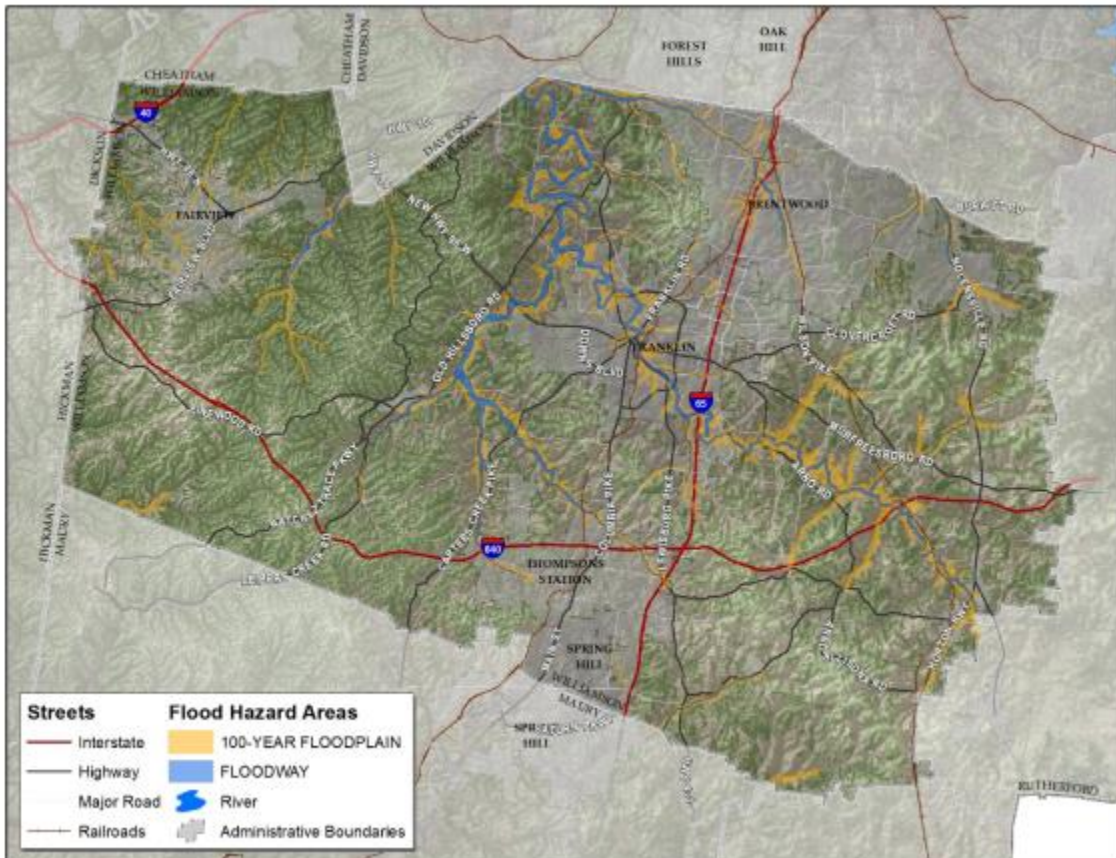
47 flood. Compare those odds to the only 1-2% chance that the house will catch fire during
48 the same 30-year mortgage.

49 **Characteristics of a Floodplain**



50

51 *Source: FEMA*



52

53 *Source: Williamson County Emergency Management GIS Department*

54 In Williamson County, all jurisdictions have 100-year floodplains located within their boundaries
55 and all jurisdictions are susceptible to smaller localized flooding outside of the 100-year
56 floodplains. Within those jurisdictions, Williamson County's building stock, worth approximately

57 \$26 million dollars in approximate replacement value, can be broken down into the following
58 percentage categories: 82.8% residential, 12.2% commercial, 2.2% industrial, 0.3% agricultural,
59 0.3% governmental, 1.3% religious, and 0.9% educational.⁶
60

61 Williamson County has had many flood events in the past. Based on NOAA NCDc data, the
62 following charts provide a list of flood events occurring in Williamson County from January 2011
63 - December 2016 and a list of floods with descriptions of their impacts imposed on the
64 community.

65 Flood Events in Williamson County

66 January 1, 2011 – December 31, 2016

Location	Date	Time	T.Z.	Type
MALLORYS	7/7/2011	13:55	CST-6	Flash Flood
LEIPERS FORK	3/15/2012	15:16	CST-6	Flash Flood
LEIPERS FORK	3/15/2012	16:08	CST-6	Flash Flood
CRAIGFIELD	3/17/2012	14:46	CST-6	Flash Flood
BERRYS CHAPEL	1/13/2013	13:52	CST-6	Flash Flood
NOLENSVILLE	4/27/2013	11:30	CST-6	Flash Flood
FOREST HOME	4/27/2013	22:00	CST-6	Flash Flood
LEIPERS FORK	4/28/2014	9:00	CST-6	Flash Flood
DUPLEX	9/2/2014	22:00	CST-6	Flash Flood
NEW HOPE	10/13/2014	20:00	CST-6	Flash Flood
MUDSINK	6/8/2015	17:00	CST-6	Flash Flood
MALLORYS	6/23/2015	23:00	CST-6	Flash Flood
MUDSINK	7/7/2016	5:58	CST-6	Flash Flood
FOREST HOME	2/4/2014	12:40	CST-6	Flood
BOSTON	2/21/2015	16:00	CST-6	Flood
FOREST HOME	5/31/2015	17:00	CST-6	Flood

67

68

69

Source: <http://www.ncdc.noaa.gov/>

⁶ source: Williamson County HAZUS Flood Study – table 1 in Appendix F

70

Flood Impacts in Williamson County

71

January 1, 2011 – December 31, 2016

Location	Date	Deaths	Injuries	Property Damage	CrD
MALLORYS	7/7/2011	0	0	50.00K	3.00K
LEIPERS FORK	3/15/2012	0	0	1.00K	1.00K
LEIPERS FORK	3/15/2012	0	0	1.00K	1.00K
CRAIGFIELD	3/17/2012	0	0	1.00K	1.00K
BERRYS CHAPEL	1/13/2013	0	0	3.00K	1.00K
NOLENSVILLE	4/27/2013	0	0	5.00K	0.00K
FOREST HOME	4/27/2013	0	0	0.00K	0.00K
LEIPERS FORK	4/28/2014	0	0	0.00K	0.00K
DUPLEX	9/2/2014	0	0	0.00K	0.00K
NEW HOPE	10/13/2014	0	0	0.00K	0.00K
MUDSINK	6/8/2015	0	0	0.00K	0.00K
MALLORYS	6/23/2015	0	0	10.00K	0.00K
MUDSINK	7/7/2016	0	0	0.00K	0.00K
FOREST HOME	2/4/2014	0	0	0.00K	0.00K
BOSTON	2/21/2015	0	0	0.00K	0.00K
FOREST HOME	5/31/2015	0	0	0.00K	0.00K

72

Source: <http://www.ncdc.noaa.gov/>

73

74

75 Small localized flood events are likely to occur several times a year in Williamson County. When
 76 2-4 inches are called for in Williamson County, the National Weather Service (NWS) is normally
 77 prompted to issue a flood watch. This is because localized flooding is often experienced
 78 throughout the county when rainfall is within this amount.

79 Flooding remains one of the biggest threats for Williamson County, due to the local Harpeth
 80 River and its branching creeks. According to the NWS Advanced Hydrologic Prediction Service,
 81 the Harpeth River near the city of Franklin reaches Flood Stage at 30 ft. The gauge for this
 82 measurement is located off Murfreesboro Road, near Pinkerton Park. In this area, even when
 83 Flood Stage is not reached, there are local impacts:

- 84 • 30 ft.: Flooding of Pinkerton Park begins, including walking trails and picnic areas.
- 85 • 28 ft.: Flooding of properties adjacent to the river begins near Hillsboro Road and Mack
 86 Hatcher Memorial Parkway.
- 87 • 24 ft.: Flooding will affect areas along the Harpeth River from Franklin to Bellevue. In
 88 Franklin, water will reach the city park, 4th Street, and portions of Highway 431.
- 89 • 23 ft.: Water begins to inundate low lying areas along the banks, including the nursery at
 90 Hillsboro Road and Fulton Greer Lane.
- 91 • 22 ft.: Flood waters reach Highway 431 (Lewisburg Pike) in Franklin.

92 According to the same source at the NWS, further rising levels above Flood Stage in this area
93 could see the following:

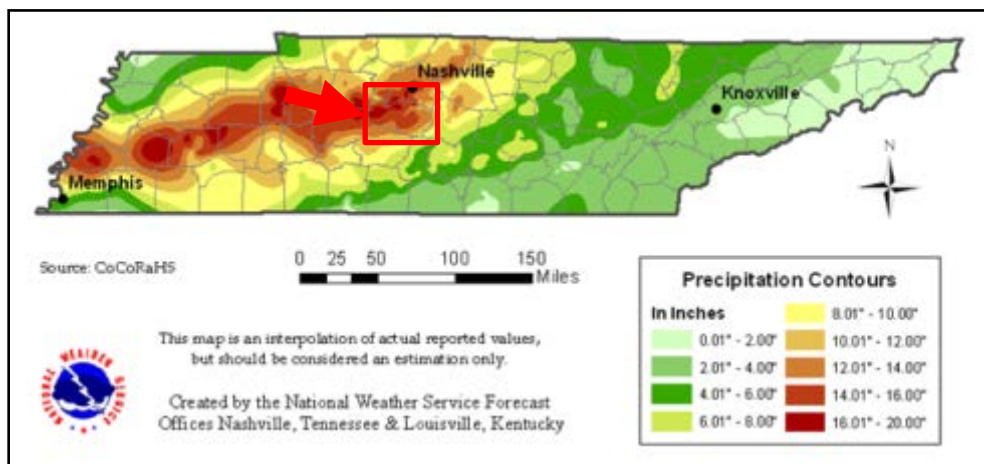
- 94 • 38 ft.: Water may approach properties and structures near the river on Third Avenue
95 South, First Avenue South, and East Main Street. These roads and others in the area may
96 be subject to closure at higher river levels.
- 97 • 35 ft.: Flooding of Hillsboro Rd and Mack Hatcher Memorial Parkway begins, and may
98 close these major roads at higher river levels.
- 99 • 34 ft.: Pinkerton Park is completely flooded.
- 100 • 32 ft.: Flooding of properties and structures adjacent to the river near Hillsboro Road
101 and Mack Hatcher Memorial Parkway intersection can be expected.

102 The Harpeth River also has impacts below the City of Franklin. The gauge location for this area is
103 located off Hillsboro Rd and Judge Fulton Greer Park. The flood stage at this location is 27 ft.
104 Below is a list of flooding above and below the Flood Stage which highlights specific areas of
105 issue:

- 106 • 33 ft.: Water approaches Hillsboro Road and Mack Hatcher Memorial Parkway, and may
107 subject these major roads to closure at higher stages.
- 108 • 30 ft.: Significant flooding of properties and structures adjacent to the river can be
109 expected, especially near Hillsboro Road and Mack Hatcher Memorial Parkway.
- 110 • 27 ft.: Flooding of properties adjacent to the river begins near Hillsboro Road and Mack
111 Hatcher Memorial Parkway.
- 112 • 22 ft.: Water begins to inundate low lying areas along the banks, including the nursery at
113 Hillsboro Road and Fulton Green Lane.

114 As seen with the May 2010 Tennessee Flood Event (*DR-1909*), it is possible for 20 inches or more
115 of rainfall to amass within two days. (see following map).

116 **Tennessee May Flood- Precipitation for May 1st & 2nd 2010**



117

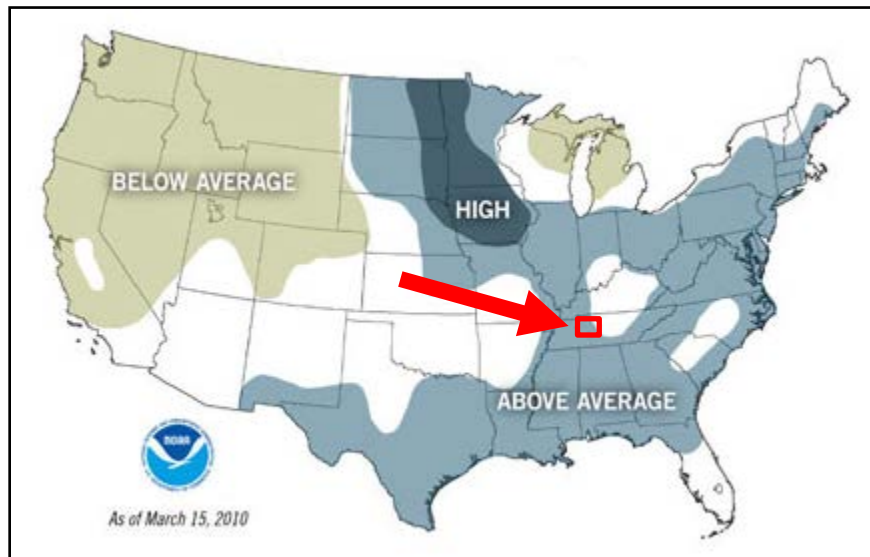
118 *Source: National Weather Service <http://www.srh.noaa.gov/ohx/?n=may2010epicfloodevent>*

119

120 According to a NOAA Flood Risk Map, (see map below), the majority of Tennessee was located
121 in an “above average” risk of flooding zone during spring 2010. This proposed vulnerability is
122 coupled with the fact that on average Tennessee usually receives over 50-60 inches of rainfall a
123 year (see following map).

124

Flood Risk Map



125

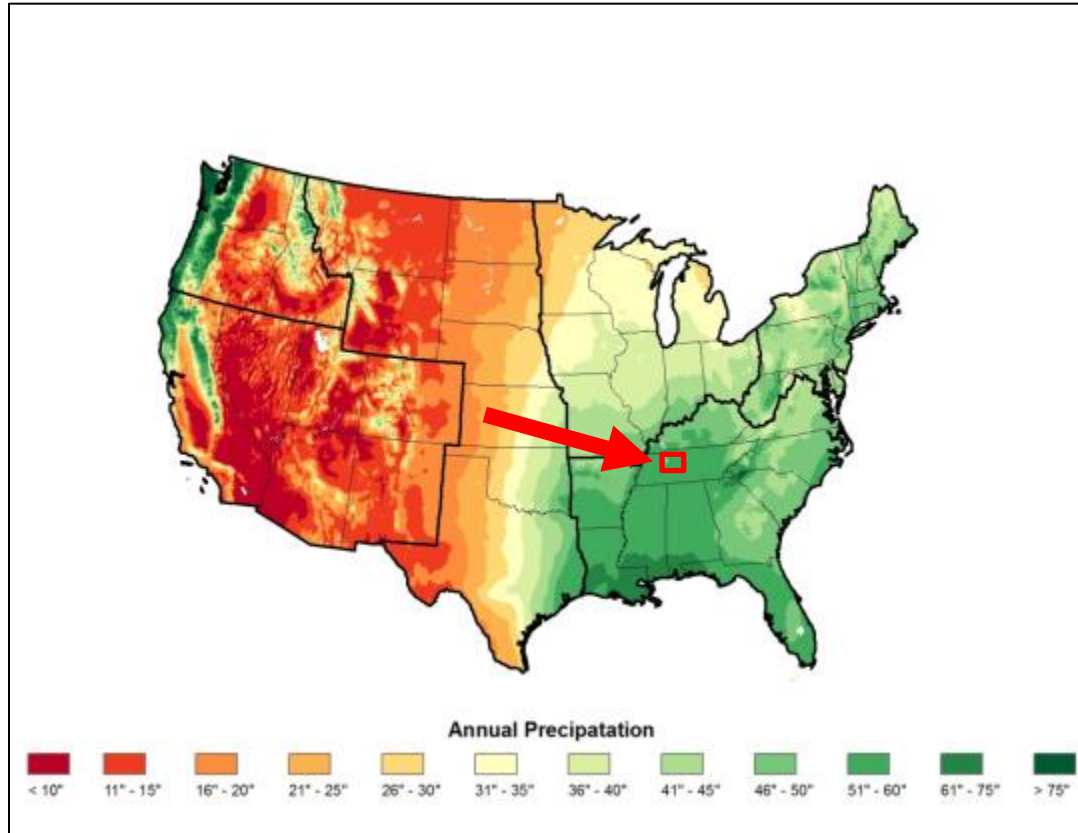
126

Source: NOAA

127

<https://www.climate.gov/news-features/featured-images/above-average-flood-risk-forecast-one-third-us>

Average Annual Precipitation (1981-2010)



129

130

Source:

131

http://scenarios.globalchange.gov/sites/default/files/b/figures/UnitedStates/US_Annual_Precipitation.jpg

132

Williamson County uses a simple system known as a [Vulnerability Calculator](#) to determine each

133

jurisdiction's vulnerability to hazard events. The Vulnerability Calculator applies simple

134

arithmetic to analyze probability and potential impacts of events to calculate a risk ranking for

135

each jurisdiction for each hazard.

136 **Source:** Calculation of Planning Committee Input using the [Vulnerability Calculator](#)

Event: Flood	Human 1-5	Property 1-5	Business 1-5	Average	Probability 1-5	Risk Score = [(H+P+B)/3] + P	35.67
City of Franklin	2	4	2	2.67	5	8	
City of Nolensville	3	3	2	2.67	4	7	
Town of Thompson Station	2	4	2	2.67	3	6	
City of Brentwood	3	5	2	3.33	2	5	
Williamson County	2	4	1	2.33	2	4	
City of Spring Hill	2	3	1	2.00	2	4	
City of Fairview	1	1	1	1.00	1	2	

137

Human		Scale
<i>Risk of injuries and deaths from the hazard</i>		
1	Death very unlikely, injuries are unlikely	Low 2-3.6
2	Death unlikely, injuries are minimal	Moderate 3.7-5.2
3	Death unlikely, injuries may be substantial	Medium 5.3-6.8
4	Death possible, injuries may be substantial	High 6.9-8.4
5	Deaths probable, injuries will likely be substantial	Severe 8.5-10
Property		
<i>Amount of residential property damage associated from the hazard</i>		
1	Less than \$500 in damages	
2	\$500-\$10,000 in damages	
3	\$10,000-\$500,000 in damages	
4	\$500,000-\$2,000,000 in damages	
5	More than \$2,000,000 in damages	
Business		
<i>Amount of business damage associated from the hazard</i>		
1	Less than 3 businesses closed for only a day	
2	More than 3 businesses closed for a week	
3	More than 3 businesses closed for a few months	
4	More than 3 businesses closed indefinitely or relocated	
5	A top-10 local employer closed indefinitely	
Probability		
<i>Likelihood of the hazard occurring within a given span of years</i>		
1	Less than once every 10 years	
2	About once every 5-10 years	
3	About once every 2-5 years	
4	About once a year	
5	More than once a year	

138

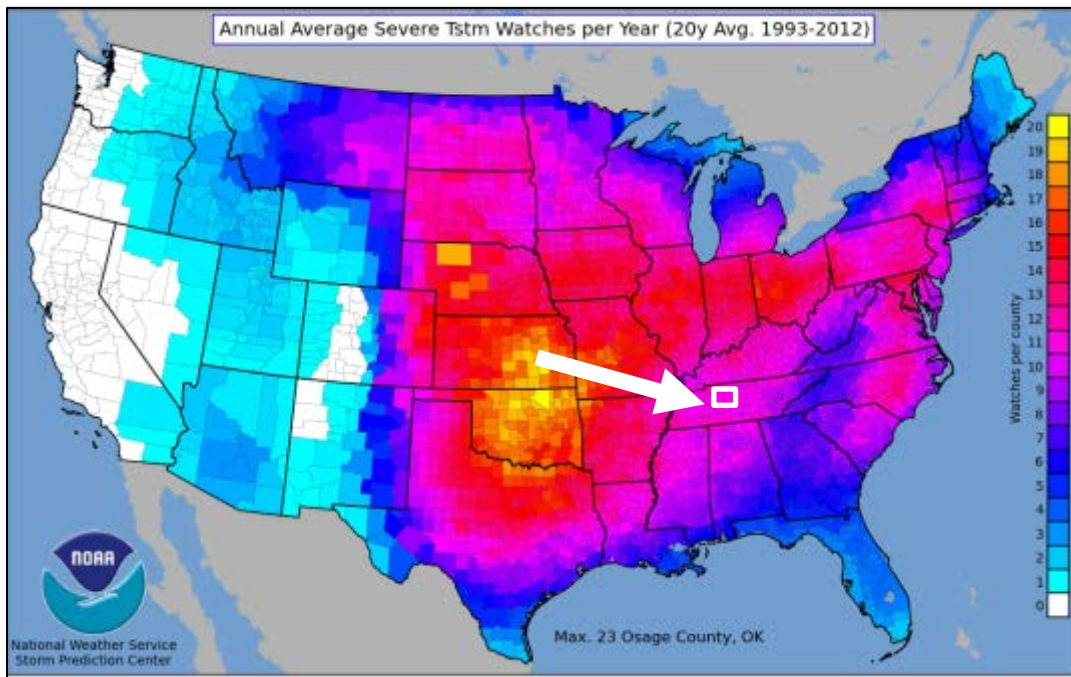
139 For further information about flooding hazards in Williamson County, see the HAZUS flood study
 140 in Appendix F.

141

142 **Tornadoes/Severe Storms**

143 According to NWS, to consider a storm severe it must encompass one of three traits: produce
144 winds greater than 58 miles per hour (50.4 knots), produce hail $\frac{3}{4}$ of an inch or greater in
145 diameter, or produce tornadoes. On average, a typical county in Tennessee has about 10 severe
146 storm watches per year (see map below).

147 **Average Severe Storm Watches Per Year (1999-2008)**

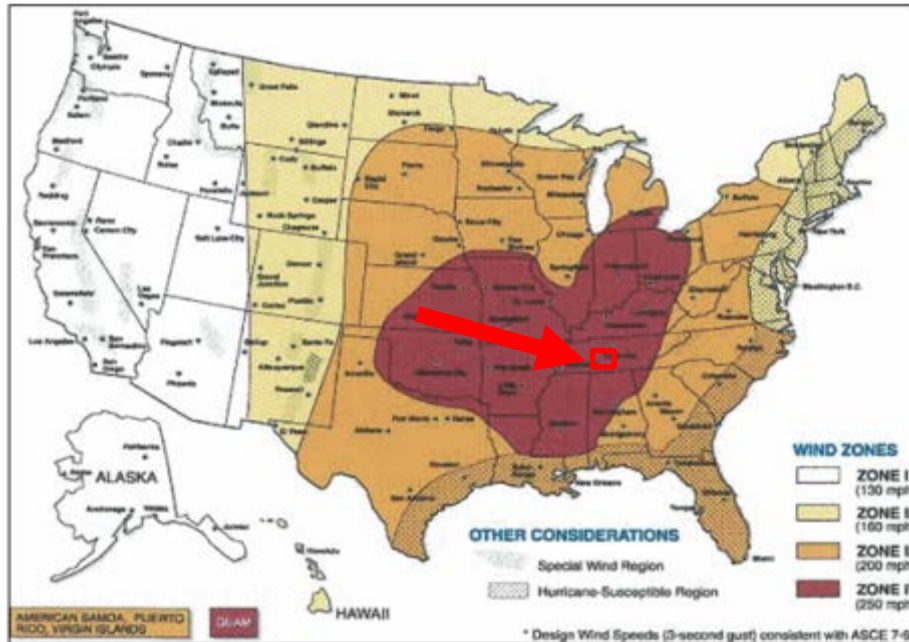


148

149 *Source: <http://www.spc.noaa.gov/wcm/20ysvra.png>*

150

Wind Zones in the United States



151

152

Source: FEMA

153

Based on NOAA NCDc data, the following charts provide a list of tornado events occurring in Williamson County from January 2011 to December 2016 and a description of each tornado's impacts within the county.

154

155

156

Tornado Events in Williamson County

157

January 1, 2011 – December 31, 2016

Location	Date	Time	T.Z.	Type
FRANKLIN	4/26/2012	18:00	CST-6	Tornado
BENDING CHESTNUT	1/30/2013	3:01	CST-6	Tornado
EWINGVILLE	1/30/2013	3:18	CST-6	Tornado
COLLEGE GROVE	1/30/2013	3:41	CST-6	Tornado
KINGFIELD	4/3/2015	16:22	CST-6	Tornado

158

159

Source: <http://www.ncdc.noaa.gov/>

160

161

Tornado Impacts in Williamson County

162

January 1, 2011 – December 31, 2016

Location	Date	Time	Type	Mag	Deaths	Injuries	Property Damage	CrD
FRANKLIN	4/26/2012	18:00	Tornado	EF0	0	6	75.00K	0.00K
BENDING CHESTNUT	1/30/2013	3:01	Tornado	EF0	0	0	60.00K	10.00K
EWINGVILLE	1/30/2013	3:18	Tornado	EF0	0	0	100.00K	10.00K
COLLEGE GROVE	1/30/2013	3:41	Tornado	EF0	0	0	80.00K	25.00K
KINGFIELD	4/3/2015	16:22	Tornado	EF0	0	0	20.00K	0.00K

163

164

Source: <http://www.ncdc.noaa.gov/>

165

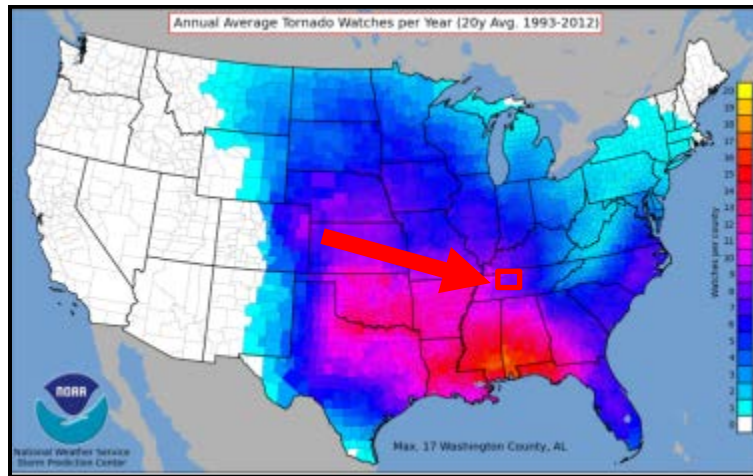
166

Based on historical records, Williamson County is at risk of tornado events several months each year.

167

168

Average Number of Tornadoes Per Year



169

170

Source: <http://www.spc.noaa.gov/wcm/20ytora.png>

171

The severity of tornadoes that may occur in the county is measured using the Enhanced Fujita Scale for tornadoes (see chart below). Based on historical events, in a worst-case scenario it is possible for the extent of a tornado to exceed an EF4 ranking. The EF4 tornado that impacted the Rebel Meadows area of Franklin to the Brenthaven area of Brentwood on December 24, 1988 is the largest tornado event ever recorded in Williamson County. The tornado traveled 6 miles with a path width of 150 yards. The destruction left \$50 million in damages and led to 1 death caused by a roof collapse.

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Fujita Scale/Enhanced Fujita Scale for Tornadoes

Fujita Scale/Enhanced Fujita Scale for Tornadoes				
F-Scale	Fastest Quarter Mile Wind Speed	Typical Impacts	Enhanced Scale: 3 Sec Wind Gust Speed	Enhanced F-Scale
F0	40-72 mph	Some damage to chimney; breaks branches off trees; pushes over shallow-rooted trees; damages sign boards.	65-85 mph	EF0
F1	73-112 mph	Peels surface off roofs; mobile homes pushed off foundations or overturned; moving autos pushed off the roads; attached garages may be destroyed.	86-110 mph	EF1
F2	113-157 mph	Considerable damage. Roofs torn off frame houses; mobile homes demolished; boxcars pushed over; large trees snapped or uprooted; light object missiles generated.	111-135 mph	EF2
F3	158-206 mph	Roof and some walls torn off well constructed houses; trains overturned; most trees in forest uprooted.	136-165 mph	EF3
F4	207-260 mph	Well-constructed houses leveled; structures with weak foundations blown off some distance; cars thrown and large missiles generated.	166-200 mph	EF4
F5	261-318 mph	Strong frame houses lifted off foundations and carried considerable distances to disintegrate; automobile sized missiles fly through the air in excess of 100 meters; trees debarked; steel reinforced concrete structures badly damaged.	Over 200 mph	EF5

183

184

Source: NOAA National Weather Service; [The Tornado Project](#)

185 Hail is the frozen form of precipitation, falling as small spheres of solid ice. Even though the risk
 186 from hail is relatively low, all jurisdictions have the possibility of hail causing some window and
 187 roof damage. Historically, hail events occur several times a year in Williamson County. The
 188 severity of hail is measured by the diameter of the hail itself, commonly using the TORRO Hail
 189 Index (see following chart). Williamson County's largest hail extent is reported at 1.75 inches
 190 (H5). Most of the county's hail events reported causing minor roof damage to several homes
 191 and vehicles.

192

TORRO Hail Index

TORRO Hail Index			
Scale	Max Diameter	Comparisons	Typical Impacts
H0	5-9mm	Pea	No damage.
H1	10-15mm	Mothball	Slight general damage to plants, crops.
H2	16-20mm	Marble	Significant damage to fruit, crops, vegetation.
H3	21-30mm	Walnut	Severe damage to fruit and crops, damage to glass and plastic structures, paint and wood scored.
H4	31-40mm	Pigeon's Egg	Widespread glass damage, vehicle bodywork damage.
H5	41-50mm	Golf Ball	Wholesale destruction of glass, damage to tiled roofs, significant risk of injuries.
H6	51-60mm	Hen's Egg	Bodywork of grounded aircraft dented, brick walls pitted.
H7	61-75mm	Tennis Ball	Severe roof damage, risk of serious injuries.
H8	76-90mm	Soft Ball	Severe damage to aircraft bodywork.
H9	91-100mm	Grapefruit	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open.

193

194

Source: The Tornado & Storm Research Organization (<http://www.torro.org.uk/hscale.php>)

195 The following chart provides hail event information for Williamson County between January
 196 2011 and December 2016.

197

Hail Events in Williamson County

198

January 1, 2011 – December 31, 2016

Location	Date	Time	T.Z.	Type	Mag
MALLORYS	4/15/2011	19:10	CST-6	Hail	1.00 in.
LAMPLEY STORE	3/14/2012	16:25	CST-6	Hail	1.00 in.
MUDSINK	3/14/2012	17:02	CST-6	Hail	1.50 in.
MALLORYS	3/14/2012	17:10	CST-6	Hail	0.88 in.
MALLORYS	3/14/2012	17:10	CST-6	Hail	1.25 in.
MUDSINK	3/14/2012	17:18	CST-6	Hail	1.00 in.
BOSTON	3/15/2012	13:10	CST-6	Hail	1.50 in.
KINGFIELD	3/15/2012	13:10	CST-6	Hail	1.75 in.
FAIRVIEW	3/15/2012	13:50	CST-6	Hail	1.00 in.
BERRYS CHAPEL	3/15/2012	15:35	CST-6	Hail	1.25 in.
PARRY	3/15/2012	15:58	CST-6	Hail	0.75 in.
MALLORYS	4/5/2012	14:09	CST-6	Hail	1.00 in.
MALLORYS	4/26/2012	17:59	CST-6	Hail	1.25 in.
FRANKLIN	4/26/2012	18:11	CST-6	Hail	1.00 in.
FRANKLIN	4/26/2012	18:11	CST-6	Hail	1.75 in.
BERRYS CHAPEL	5/6/2012	16:29	CST-6	Hail	0.75 in.
MALLORYS	5/6/2012	17:45	CST-6	Hail	1.00 in.
MALLORYS	5/6/2012	17:50	CST-6	Hail	1.00 in.
NOLENSVILLE	5/19/2012	17:45	CST-6	Hail	1.00 in.
THOMPSONS STATION	6/1/2013	15:15	CST-6	Hail	0.88 in.
MALLORYS	6/10/2013	13:37	CST-6	Hail	0.75 in.
TRIUNE	6/10/2013	13:55	CST-6	Hail	1.00 in.
THOMPSONS STATION	6/10/2013	14:05	CST-6	Hail	0.88 in.
REEDS STORE	6/10/2013	14:32	CST-6	Hail	0.88 in.
FRANKLIN	6/7/2014	17:10	CST-6	Hail	0.75 in.
DOUGLAS	10/6/2014	16:38	CST-6	Hail	1.00 in.
FRANKLIN	6/8/2015	15:24	CST-6	Hail	1.00 in.
FRANKLIN	6/8/2015	15:27	CST-6	Hail	1.25 in.
FOREST HOME	7/14/2015	13:18	CST-6	Hail	1.75 in.
BERRYS CHAPEL	7/14/2015	13:25	CST-6	Hail	1.75 in.
NEW HOPE	5/1/2016	16:15	CST-6	Hail	1.00 in.
TRINITY	6/3/2016	20:10	CST-6	Hail	0.88 in.
BERRYS CHAPEL	7/6/2016	15:56	CST-6	Hail	0.75 in.
LEIPERS FORK	7/6/2016	16:06	CST-6	Hail	0.75 in.

199

200

Source: <http://www.ncdc.noaa.gov/>

201

202 Severe storm winds most commonly occur as straight-line winds, a downburst of wind created
203 by an area of significantly rain-cooled air that spreads out in all directions after hitting the
204 ground. All jurisdictions are vulnerable to receiving damage from these severe storm winds.
205 Current data states severe storm wind events occur on average 22 times a year within the past
206 six years in Williamson County. The severity of severe storm winds is measured by wind speed
207 (knots or mph). The highest severe storm wind event in Williamson County between January
208 2011 and December 2016 was recorded in College Grove on January 30, 2013. This event had
209 wind speeds clocked at 70 knots and reports cite there were \$30,000 in property damage.
210 Further issues were seen as Middle Tennessee Electric dealt with 2,100 power outages in and
211 around the city of Franklin.

212 The following chart provides severe storm wind event information for Williamson County
213 between January 2011 and December 2016.

Wind Events in Williamson County

January 1, 2011 – December 31, 2016

Location	Date	Time	T.Z.	Type	Mag
WILLIAMSON (ZONE)	1/30/2013	2:26	CST-6	High Wind	55 kts. EG
WILLIAMSON (ZONE)	10/31/2013	12:00	CST-6	High Wind	52 kts. EG
WILLIAMSON (ZONE)	1/1/2011	0:30	CST-6	Strong Wind	43 kts. EG
WILLIAMSON (ZONE)	12/13/2015	22:15	CST-6	Strong Wind	39 kts. EG
FAIRVIEW	2/24/2011	21:30	CST-6	Thunderstorm Wind	55 kts. EG
MALLORYS	2/24/2011	21:55	CST-6	Thunderstorm Wind	55 kts. EG
MUDSINK	4/4/2011	13:10	CST-6	Thunderstorm Wind	55 kts. EG
BERRYS CHAPEL	4/4/2011	13:10	CST-6	Thunderstorm Wind	55 kts. EG
BERRYS CHAPEL	4/11/2011	16:15	CST-6	Thunderstorm Wind	55 kts. EG
MUDSINK	4/27/2011	4:05	CST-6	Thunderstorm Wind	55 kts. EG
DOUGLAS	7/21/2011	14:15	CST-6	Thunderstorm Wind	55 kts. EG
FAIRVIEW	1/23/2012	1:15	CST-6	Thunderstorm Wind	50 kts. EG
BERRYS CHAPEL	1/23/2012	1:30	CST-6	Thunderstorm Wind	50 kts. EG
FAIRVIEW	1/23/2012	2:02	CST-6	Thunderstorm Wind	50 kts. EG
HARPETH	1/26/2012	19:46	CST-6	Thunderstorm Wind	50 kts. EG
ASH HILL	3/15/2012	16:00	CST-6	Thunderstorm Wind	55 kts. EG
ASH HILL	3/15/2012	16:05	CST-6	Thunderstorm Wind	55 kts. EG
KIRKLAND	3/15/2012	16:05	CST-6	Thunderstorm Wind	55 kts. EG
TRINITY	7/5/2012	17:35	CST-6	Thunderstorm Wind	55 kts. EG
ARRINGTON	7/5/2012	18:45	CST-6	Thunderstorm Wind	55 kts. EG
BERRYS CHAPEL	7/6/2012	15:41	CST-6	Thunderstorm Wind	55 kts. EG
BERRYS CHAPEL	7/6/2012	15:45	CST-6	Thunderstorm Wind	55 kts. EG
BERRYS CHAPEL	7/6/2012	15:52	CST-6	Thunderstorm Wind	55 kts. EG
BERRYS CHAPEL	7/6/2012	16:02	CST-6	Thunderstorm Wind	55 kts. EG
LEIPERS FORK	7/6/2012	16:20	CST-6	Thunderstorm Wind	55 kts. EG
FAIRVIEW	7/8/2012	15:17	CST-6	Thunderstorm Wind	55 kts. EG
NEW HOPE	8/16/2012	21:30	CST-6	Thunderstorm Wind	48 kts. EG
EWINGVILLE	8/16/2012	21:36	CST-6	Thunderstorm Wind	52 kts. EG

Location	Date	Time	T.Z.	Type	Mag
WEST HARPETH	9/7/2012	23:43	CST-6	Thunderstorm Wind	55 kts. EG
FAIRVIEW	1/30/2013	3:05	CST-6	Thunderstorm Wind	55 kts. EG
EWINGVILLE	1/30/2013	3:15	CST-6	Thunderstorm Wind	61 kts. EG
FRANKLIN	1/30/2013	3:19	CST-6	Thunderstorm Wind	52 kts. EG
REEDS STORE	1/30/2013	3:34	CST-6	Thunderstorm Wind	70 kts. EG
FRANKLIN	5/21/2013	11:24	CST-6	Thunderstorm Wind	50 kts. EG
FOREST HOME	6/10/2013	13:25	CST-6	Thunderstorm Wind	52 kts. EG
BERRYS CHAPEL	6/10/2013	13:30	CST-6	Thunderstorm Wind	52 kts. EG
CLOVERCROFT	6/10/2013	13:42	CST-6	Thunderstorm Wind	56 kts. EG
TRIUNE	6/10/2013	14:00	CST-6	Thunderstorm Wind	52 kts. EG
THOMPSONS STATION	6/10/2013	14:05	CST-6	Thunderstorm Wind	56 kts. EG
HARPETH	6/10/2013	14:05	CST-6	Thunderstorm Wind	52 kts. EG
DUPLEX	6/10/2013	14:10	CST-6	Thunderstorm Wind	65 kts. EG
FOREST HOME	7/10/2013	18:05	CST-6	Thunderstorm Wind	50 kts. EG
MALLORYS	7/10/2013	18:15	CST-6	Thunderstorm Wind	50 kts. EG
MUDSINK	7/10/2013	18:20	CST-6	Thunderstorm Wind	60 kts. EG
MUDSINK	7/10/2013	18:20	CST-6	Thunderstorm Wind	60 kts. EG
MUDSINK	7/10/2013	18:25	CST-6	Thunderstorm Wind	60 kts. EG
MUDSINK	7/10/2013	18:25	CST-6	Thunderstorm Wind	60 kts. EG
MUDSINK	7/10/2013	18:25	CST-6	Thunderstorm Wind	60 kts. EG
MUDSINK	7/10/2013	18:25	CST-6	Thunderstorm Wind	60 kts. EG
MUDSINK	7/10/2013	18:25	CST-6	Thunderstorm Wind	60 kts. EG
MUDSINK	7/10/2013	18:25	CST-6	Thunderstorm Wind	60 kts. EG
BERRYS CHAPEL	7/10/2013	18:30	CST-6	Thunderstorm Wind	60 kts. EG
HARPETH	8/23/2013	16:12	CST-6	Thunderstorm Wind	52 kts. EG
FAIRVIEW	10/31/2013	21:00	CST-6	Thunderstorm Wind	57 kts. MC
NOLENSVILLE	10/31/2013	21:56	CST-6	Thunderstorm Wind	52 kts. EG
REEDS STORE	10/31/2013	22:15	CST-6	Thunderstorm Wind	52 kts. EG
FAIRVIEW	12/21/2013	21:02	CST-6	Thunderstorm Wind	52 kts. EG
FAIRVIEW	12/21/2013	21:03	CST-6	Thunderstorm Wind	52 kts. EG
MALLORYS	12/21/2013	21:30	CST-6	Thunderstorm Wind	56 kts. MC
EPWORTH	12/21/2013	21:40	CST-6	Thunderstorm Wind	52 kts. EG
FAIRVIEW	2/20/2014	19:33	CST-6	Thunderstorm Wind	52 kts. EG
BOSTON	2/20/2014	19:50	CST-6	Thunderstorm Wind	52 kts. EG
FRANKLIN	2/20/2014	20:00	CST-6	Thunderstorm Wind	52 kts. EG
EWINGVILLE	2/20/2014	20:00	CST-6	Thunderstorm Wind	56 kts. EG
MALLORYS	2/20/2014	20:05	CST-6	Thunderstorm Wind	56 kts. EG
NOLENSVILLE	2/20/2014	20:13	CST-6	Thunderstorm Wind	52 kts. EG
KIRKLAND	2/20/2014	20:14	CST-6	Thunderstorm Wind	52 kts. EG
COLLEGE GROVE	2/20/2014	20:15	CST-6	Thunderstorm Wind	52 kts. EG
MUDSINK	4/4/2014	4:53	CST-6	Thunderstorm Wind	52 kts. EG

Location	Date	Time	T.Z.	Type	Mag
PARRY	6/5/2014	0:30	CST-6	Thunderstorm Wind	61 kts. EG
HARPEETH	6/9/2014	21:00	CST-6	Thunderstorm Wind	52 kts. EG
EWINGVILLE	6/9/2014	21:08	CST-6	Thunderstorm Wind	52 kts. EG
FAIRVIEW	6/21/2014	13:45	CST-6	Thunderstorm Wind	52 kts. EG
BINGHAM	6/21/2014	13:48	CST-6	Thunderstorm Wind	52 kts. EG
MALLORYS	7/14/2014	15:51	CST-6	Thunderstorm Wind	50 kts. EG
MALLORYS	7/14/2014	16:00	CST-6	Thunderstorm Wind	50 kts. EG
TRINITY	7/14/2014	16:02	CST-6	Thunderstorm Wind	50 kts. EG
FAIRVIEW	8/7/2014	18:00	CST-6	Thunderstorm Wind	52 kts. EG
REEDS STORE	8/23/2014	16:28	CST-6	Thunderstorm Wind	52 kts. EG
BOSTON	10/13/2014	17:05	CST-6	Thunderstorm Wind	52 kts. EG
CALLE	10/13/2014	19:55	CST-6	Thunderstorm Wind	52 kts. EG
DOUGLAS	10/13/2014	19:57	CST-6	Thunderstorm Wind	48 kts. EG
EWINGVILLE	10/13/2014	20:00	CST-6	Thunderstorm Wind	48 kts. EG
LIBERTY HILL	4/2/2015	15:10	CST-6	Thunderstorm Wind	52 kts. EG
LAMPLEY STORE	4/3/2015	16:15	CST-6	Thunderstorm Wind	52 kts. EG
MUDSINK	4/20/2015	0:10	CST-6	Thunderstorm Wind	52 kts. EG
LEIPERS FORK	6/8/2015	15:15	CST-6	Thunderstorm Wind	52 kts. EG
TRIUNE	6/8/2015	15:48	CST-6	Thunderstorm Wind	52 kts. EG
MALLORYS	7/14/2015	13:51	CST-6	Thunderstorm Wind	52 kts. EG
MUDSINK	7/28/2015	15:25	CST-6	Thunderstorm Wind	52 kts. EG
NOLENSVILLE	7/28/2015	15:30	CST-6	Thunderstorm Wind	52 kts. EG
FRANKLIN	7/28/2015	15:35	CST-6	Thunderstorm Wind	52 kts. EG
MALLORYS	8/19/2015	14:07	CST-6	Thunderstorm Wind	48 kts. EG
FAIRVIEW	4/6/2016	15:37	CST-6	Thunderstorm Wind	52 kts. EG
FOREST HOME	4/6/2016	16:00	CST-6	Thunderstorm Wind	56 kts. EG
BERRYS CHAPEL	6/1/2016	16:40	CST-6	Thunderstorm Wind	52 kts. EG
ARRINGTON	6/3/2016	20:05	CST-6	Thunderstorm Wind	52 kts. EG
MALLORYS	6/15/2016	15:19	CST-6	Thunderstorm Wind	52 kts. EG
FRANKLIN	6/15/2016	15:21	CST-6	Thunderstorm Wind	50 kts. EG
NOLENSVILLE	6/28/2016	16:40	CST-6	Thunderstorm Wind	48 kts. EG
CRAIGFIELD	7/6/2016	15:13	CST-6	Thunderstorm Wind	48 kts. EG
LEIPERS FORK	7/6/2016	16:00	CST-6	Thunderstorm Wind	50 kts. EG
BETHESDA	7/6/2016	16:00	CST-6	Thunderstorm Wind	48 kts. EG
EWINGVILLE	7/7/2016	5:30	CST-6	Thunderstorm Wind	50 kts. EG
NEW HOPE	7/7/2016	6:05	CST-6	Thunderstorm Wind	48 kts. EG
NEW HOPE	7/8/2016	19:33	CST-6	Thunderstorm Wind	48 kts. EG
FOREST HOME	7/8/2016	19:45	CST-6	Thunderstorm Wind	50 kts. EG
FAIRVIEW	7/8/2016	19:49	CST-6	Thunderstorm Wind	50 kts. EG
FAIRVIEW	7/8/2016	19:52	CST-6	Thunderstorm Wind	56 kts. MG

Location	Date	Time	T.Z.	Type	Mag
BERRYS CHAPEL	7/8/2016	19:58	CST-6	Thunderstorm Wind	52 kts. EG
MALLORYS	7/8/2016	20:01	CST-6	Thunderstorm Wind	50 kts. EG
EWINGVILLE	7/8/2016	20:02	CST-6	Thunderstorm Wind	60 kts. EG
MALLORYS	7/8/2016	20:04	CST-6	Thunderstorm Wind	52 kts. EG
MALLORYS	7/8/2016	20:05	CST-6	Thunderstorm Wind	50 kts. EG
MALLORYS	7/8/2016	20:05	CST-6	Thunderstorm Wind	50 kts. EG
NOLENSVILLE	7/8/2016	20:06	CST-6	Thunderstorm Wind	50 kts. EG
CALLE	7/8/2016	20:10	CST-6	Thunderstorm Wind	50 kts. EG
PEYTONSVILLE	7/8/2016	20:15	CST-6	Thunderstorm Wind	50 kts. EG
MALLORYS	7/19/2016	12:54	CST-6	Thunderstorm Wind	56 kts. EG
WEST HARPETH	8/5/2016	13:30	CST-6	Thunderstorm Wind	55 kts. EG
LITTLE TEXAS	8/20/2016	14:53	CST-6	Thunderstorm Wind	48 kts. EG
FAIRVIEW	9/10/2016	15:26	CST-6	Thunderstorm Wind	52 kts. EG
FOREST HOME	9/10/2016	15:35	CST-6	Thunderstorm Wind	52 kts. EG
LEIPERS FORK	9/10/2016	15:35	CST-6	Thunderstorm Wind	48 kts. EG
FOREST HOME	9/10/2016	15:36	CST-6	Thunderstorm Wind	52 kts. EG
BERRYS CHAPEL	9/10/2016	15:40	CST-6	Thunderstorm Wind	48 kts. EG
BERRYS CHAPEL	9/10/2016	15:40	CST-6	Thunderstorm Wind	52 kts. EG
BERRYS CHAPEL	9/10/2016	15:42	CST-6	Thunderstorm Wind	52 kts. EG
FRANKLIN	9/10/2016	15:43	CST-6	Thunderstorm Wind	48 kts. EG
BERRYS CHAPEL	9/10/2016	15:43	CST-6	Thunderstorm Wind	48 kts. EG
MALLORYS	9/10/2016	15:45	CST-6	Thunderstorm Wind	48 kts. EG
EWINGVILLE	9/10/2016	15:47	CST-6	Thunderstorm Wind	52 kts. EG
CROSS KEYS	9/10/2016	16:05	CST-6	Thunderstorm Wind	48 kts. EG
MALLORYS	12/17/2016	23:25	CST-6	Thunderstorm Wind	43 kts. EG

219

220

221

Source: <http://www.ncdc.noaa.gov/>

222

Throughout the county all buildings and infrastructure are vulnerable to tornadoes and severe storm impacts, including lightning. Impacts could range from slight roof damages caused by hail to total structure flattening caused by strong tornadoes. In the county, manufactured homes, electrical lines, and older barns are some of the most vulnerable features.

226

On January 30, 2015, Middle Tennessee experienced the largest outbreak of tornadic activity in its history. In Williamson County during this outbreak, an EF0 tornado touched down near the intersection of Pinewood Road and Walker Hill Road in southwestern Williamson County where approximately 30 trees were snapped or uprooted and one outbuilding lost part of its roof. The path continued across Highway 840 into an inaccessible portion of Williamson County north of Highway 46. The tornado was reported to be 2.3 miles long and 75 yards wide.

232

Williamson County uses a simple system known as a [Vulnerability Calculator](#) to determine each jurisdiction's vulnerability to hazard events. The Vulnerability Calculator applies simple

233

234 arithmetic to analyze probability and potential impacts of events to calculate a risk ranking for
 235 each jurisdiction for each hazard.

236 **Source:** Calculation of Planning Committee Input using the [Vulnerability Calculator](#).

237

Event: Tornado	Human 1-5	Property 1-5	Business 1-5	Average	Probability 1-5	Risk Score = [(H+P+B)/3] + P	44.33
City of Franklin	4	5	3	4.00	5	9	
City of Brentwood	5	5	2	4.00	3	7	
Williamson County	4	4	2	3.33	3	6	
City of Spring Hill	4	4	2	3.33	3	6	
City of Fairview	3	3	1	2.33	3	5	
City of Nolensville	4	3	2	3.00	2	5	
Town of Thompson Station	4	4	2	3.33	2	5	

238

Event: Wind Event	Human 1-5	Property 1-5	Business 1-5	Average	Probability 1-5	Risk Score = [(H+P+B)/3] + P	50
City of Brentwood	4	4	1	3.00	5	8	
City of Franklin	2	4	2	2.67	5	8	
City of Nolensville	3	3	2	2.67	5	8	
City of Spring Hill	4	3	2	3.00	4	7	
Town of Thompson Station	2	3	2	2.33	5	7	
Williamson County	3	3	2	2.67	4	7	
City of Fairview	3	3	2	2.67	3	6	

239

Human		Scale	
<i>Risk of injuries and deaths from the hazard</i>		Low	2-3.6
1	Death very unlikely, injuries are unlikely	Moderate	3.7-5.2
2	Death unlikely, injuries are minimal	Medium	5.3-6.8
3	Death unlikely, injuries may be substantial	High	6.9-8.4
4	Death possible, injuries may be substantial	Severe	8.5-10
5	Deaths probable, injuries will likely be substantial		
Property			
<i>Amount of residential property damage associated from the hazard</i>			
1	Less than \$500 in damages		
2	\$500-\$10,000 in damages		
3	\$10,000-\$500,000 in damages		
4	\$500,000-\$2,000,000 in damages		
5	More than \$2,000,000 in damages		
Business			
<i>Amount of business damage associated from the hazard</i>			
1	Less than 3 businesses closed for only a day		
2	More than 3 businesses closed for a week		
3	More than 3 businesses closed for a few months		
4	More than 3 businesses closed indefinitely or relocated		
5	A top-10 local employer closed indefinitely		
Probability			
<i>Likelihood of the hazard occurring within a given span of years</i>			
1	Less than once every 10 years		
2	About once every 5-10 years		
3	About once every 2-5 years		
4	About once a year		
5	More than once a year		

240

241 Lightning occurs in all thunderstorms and poses a serious threat to human life and property. All
242 lightning originates around 15,000 to 20,000 feet above sea level when raindrops are carried
243 upward until some will convert to ice. A cloud-to-ground lightning flash originates in this mixed
244 water/ice region. The charge then moves downward in 50 yard sections call step leaders. It
245 keeps moving toward the ground in these steps and produces a channel along which charge is
246 deposited. Eventually, it encounters something on the ground that is a good connection. At this
247 point the circuit is complete and the charge is lowered from the cloud to the ground. Most
248 cloud-to-ground lightning strikes come from the negatively charged bottom of the cloud
249 traveling to the positively charged ground below. Cloud-to-ground lightning bolts strike tall
250 objects, like trees and buildings. These lightning strikes can cause fire and property damage.

251 The return strike is a flow of charge (current), which produces luminosity much brighter than the
252 part that comes down. This entire event usually takes less than a half a second. According to the
253 NOAA, over the last 20 years, the United States averaged 51 annual lightning strike fatalities.

254

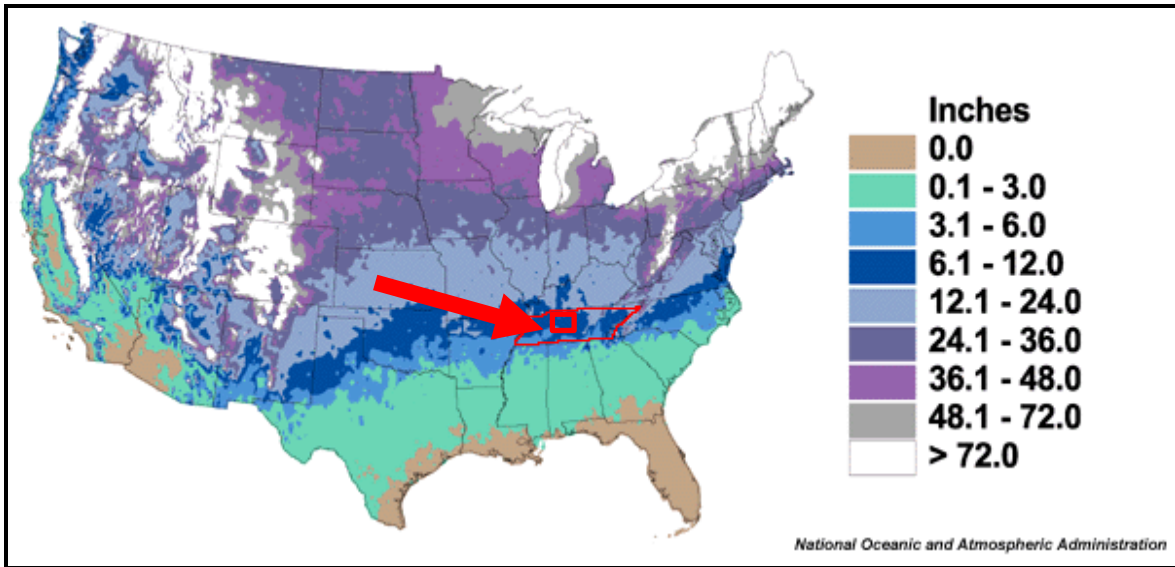
255 **Freezes/Winter Storms**

256 A freeze occurs when temperatures are below 32 degrees Fahrenheit for a period of time.
257 These temperatures can damage agricultural crops, burst water pipes, and create layers of
258 "black ice." Winter storms are events that can range from a few hours of moderate snow to
259 blizzard-like circumstances that can affect driving conditions and impact communications,
260 electricity, and other services. In Williamson County, all jurisdictions are vulnerable to freezes
261 and moderate winter storms, but not to the severity level seen in much of the northern U.S.

262 Based on previous occurrences, Williamson County usually experiences five major winter storm
263 events per year, according to the data received between January 1, 2011 and December 31,
264 2016. The severity of winter storms is commonly measured by inches of snowfall. In February
265 2016, a two-day snow event occurred which ranged from 1-inch in the Town of Nolensville and
266 3-inches of snowfall in the City of Franklin.

267

Average Mean Snowfall per Year



268

269

Source: NOAA

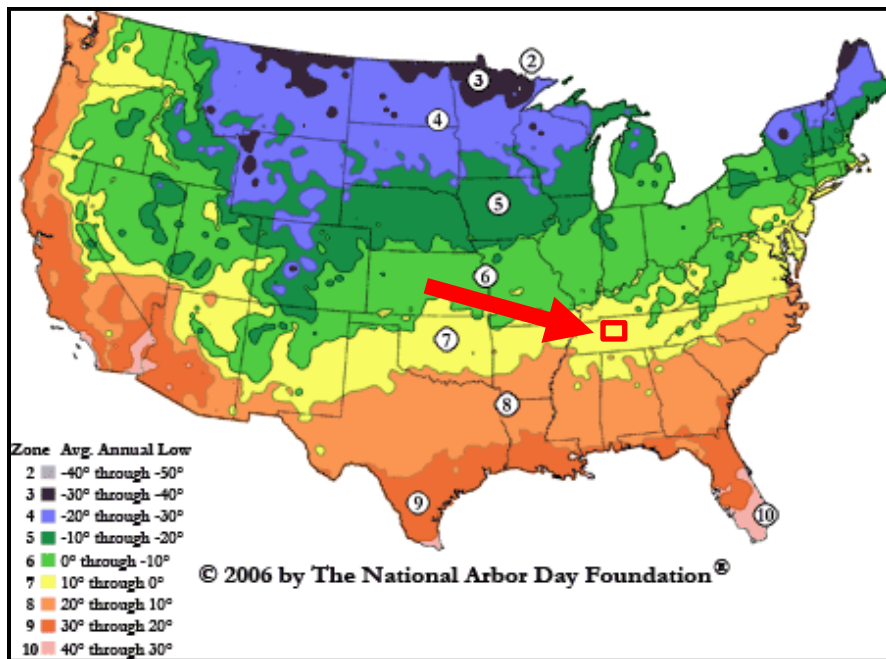
270

Williamson County can experience temperatures between 12 to 6 degrees Fahrenheit, thus causing multiple freeze conditions during the winter months (see the following map for other average lows).

272

273

Average Annual Low Temperatures



274

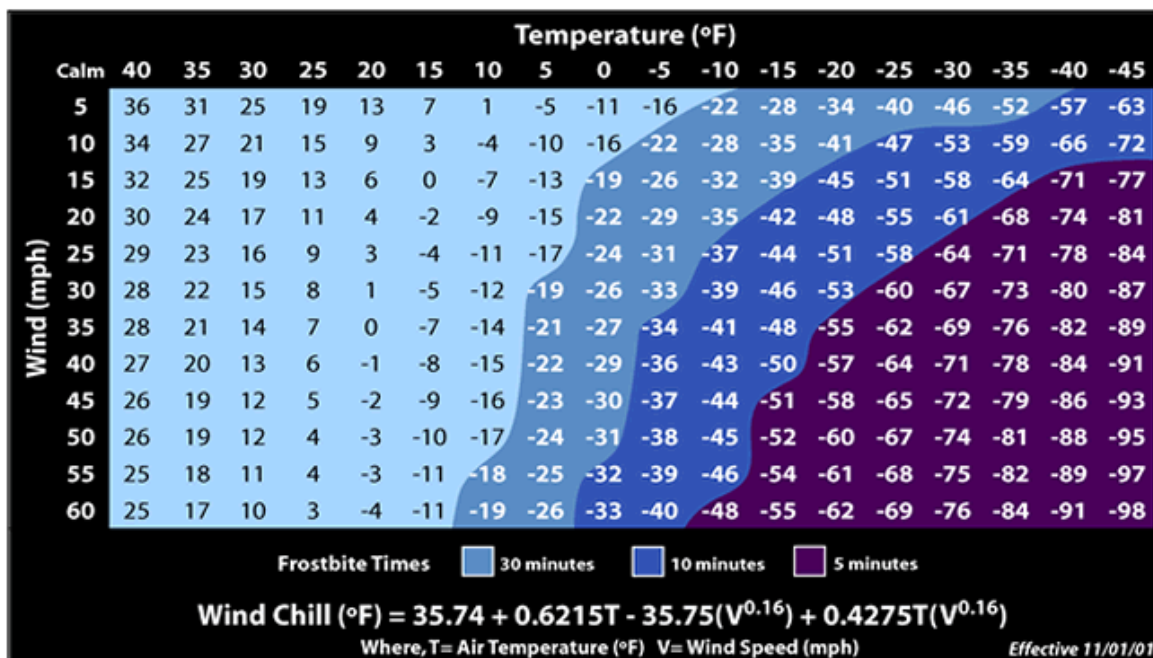
275

Source: NOAA

276 Throughout the county many buildings and the majority of infrastructure networks can be
 277 vulnerable to winter storm impacts. Many of these structures would not receive direct impacts
 278 from winter storms but they could receive indirect impacts such as downed electrical lines that cut
 279 off electricity to the structures, frozen pipelines that crack, destroyed agriculture crops and
 280 customers not being able to access travels to the structures due to ice covered roads. In the
 281 county, road traveling conditions, electrical lines and agricultural functions are some of the most
 282 vulnerable features.

283 In a freeze or winter storm, exposure to extreme cold can cause frostbite or hypothermia, which
 284 can become life threatening. However, what constitutes extreme cold varies in different parts of
 285 the country. In the South, near freezing temperatures are considered extreme cold. These
 286 temperatures can cause severe damage to certain crops and other vegetation. Pipes may freeze
 287 or burst in homes with poor insulation, causing severe home damage. Wind chill is also a factor
 288 of extreme cold. Wind chill is how the combined wind and cold feel on a person's exposed skin.
 289 As the wind increases, body heat is carried away and essentially lowers body temperature.
 290 Animals are also affected by this aspect of extreme cold, which could put livestock in danger.


Wind Chill Chart

291

292 *Source: National Weather Service*

293 In February 2015 winter storm Octavia left thousands without power for several days in
 294 Tennessee as well as other surrounding states. During winter storm Octavia temperatures
 295 dropped below 20 degrees, which ultimately made the salt used to de-ice roads ineffective. The
 296 devastation of this one storm garnered national news and coverage. The storm contributed to

297 two deaths in the City of Franklin, as a motorist and her son were struck by a tractor-trailer
 298 while they exited their vehicle to aid other stranded motorists on snowy roads.

299 The following chart provides winter storm event information for Williamson County between
 300 January 1, 2011 to December 31, 2016.

301 **Winter Events in Williamson County**
 302 **January 1, 2011 – December 31, 2016**

Location	Date	Time	T.Z.	Type	Deaths	Injuries	Property Damage
WILLIAMSON (ZONE)	1/15/2013	17:00	CST-6	Ice Storm	0	0	0.00K
WILLIAMSON (ZONE)	3/2/2014	19:00	CST-6	Winter Storm	0	0	0.00K
WILLIAMSON (ZONE)	2/16/2015	0:00	CST-6	Winter Storm	0	0	100.00K
WILLIAMSON (ZONE)	3/4/2015	15:00	CST-6	Winter Storm	0	0	0.00K
WILLIAMSON (ZONE)	1/21/2016	21:00	CST-6	Winter Storm	0	0	0.00K
WILLIAMSON (ZONE)	1/20/2011	15:30	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	2/7/2011	10:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	2/9/2011	15:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	1/12/2012	15:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	2/19/2012	8:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	12/29/2012	12:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	1/14/2013	15:36	CST-6	Winter Weather	0	0	2.00K
WILLIAMSON (ZONE)	1/14/2013	18:56	CST-6	Winter Weather	0	0	3.00K
WILLIAMSON (ZONE)	1/14/2013	18:58	CST-6	Winter Weather	0	0	30.00K
WILLIAMSON (ZONE)	1/15/2013	19:00	CST-6	Winter Weather	0	0	4.00K
WILLIAMSON (ZONE)	1/31/2013	21:30	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	1/31/2013	21:30	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	2/2/2013	4:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	3/1/2013	18:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	3/25/2013	8:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	12/7/2013	21:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	12/9/2013	21:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	1/5/2014	19:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	2/12/2014	6:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	1/23/2015	18:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	2/18/2015	1:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	2/20/2015	12:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	2/25/2015	12:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	1/20/2016	0:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	2/8/2016	12:00	CST-6	Winter Weather	0	0	0.00K
WILLIAMSON (ZONE)	12/18/2016	6:07	CST-6	Winter Weather	0	0	0.00K

303

304

Source: <http://www.ncdc.noaa.gov/>

305 Williamson County uses a simple system known as a [Vulnerability Calculator](#) to determine each
 306 jurisdiction's vulnerability to hazard events. The Vulnerability Calculator applies simple
 307 arithmetic to analyze probability and potential impacts of events to calculate a risk ranking for
 308 each jurisdiction for each hazard.

309 **Source:** Calculation of Planning Committee Input using the [Vulnerability Calculator](#)

Event: Winter Weather	Human 1-5	Property 1-5	Business 1-5	Average	Probability 1-5	Risk Score = [(H+P+B)/3] + P	34.67
City of Franklin	4	3	2	3.00	4	7	
Williamson County	2	3	1	2.00	4	6	
City of Spring Hill	2	2	2	2.00	3	5	
City of Brentwood	2	3	1	2.00	3	5	
City of Fairview	2	2	1	1.67	3	5	
Town of Thompson Station	2	2	1	1.67	3	5	
City of Nolensville	1	2	1	1.33	1	2	

310

Human		Scale	
<i>Risk of injuries and deaths from the hazard</i>		Low	2-3.6
1	Death very unlikely, injuries are unlikely	Moderate	3.7-5.2
2	Death unlikely, injuries are minimal	Medium	5.3-6.8
3	Death unlikely, injuries may be substantial	High	6.9-8.4
4	Death possible, injuries may be substantial	Severe	8.5-10
5	Deaths probable, injuries will likely be substantial		

Property	
<i>Amount of residential property damage associated from the hazard</i>	
1	Less than \$500 in damages
2	\$500-\$10,000 in damages
3	\$10,000-\$500,000 in damages
4	\$500,000-\$2,000,000 in damages
5	More than \$2,000,000 in damages

Business	
<i>Amount of business damage associated from the hazard</i>	
1	Less than 3 businesses closed for only a day
2	More than 3 businesses closed for a week
3	More than 3 businesses closed for a few months
4	More than 3 businesses closed indefinitely or relocated
5	A top-10 local employer closed indefinitely

Probability	
<i>Likelihood of the hazard occurring within a given span of years</i>	
1	Less than once every 10 years
2	About once every 5-10 years
3	About once every 2-5 years
4	About once a year
5	More than once a year

311

312 **Extreme Heat and Drought**

313 A significant portion of Middle Tennessee suffers from events of extreme heat and drought.
314 Williamson County is strongly agricultural and highly populated. If an incident of extreme heat
315 and/or drought were to occur, economic and life safety issues may occur.

316 Extreme summer weather is characterized by a combination of very high temperatures and
317 exceptionally humid conditions. While not as dramatic as other kinds of severe weather,
318 extreme heat can be a life threatening condition. Because extreme summer heat can affect large
319 numbers of people as well as wide geographical areas, special assistance in responding to the
320 more destructive elements associated with extreme summer weather may be necessary. Heat
321 waves occur when an area of high atmospheric pressure stalls over a region, slowly spiraling
322 down and outward for thousands of miles from a radiant, cloudless sky.

323 Prolonged periods of heat challenge the county's infrastructure, residents, commuters and
324 visitors. Higher temperatures lead to increased energy and water usage. In Williamson County,
325 electrical demand soars during periods of "peak usage", between 10 a.m. and 2 p.m. in
326 commercial areas and between 7 p.m. and 11 p.m. in residential areas. Increased demand
327 strains the county's electrical distribution systems and may result in power disruptions that can
328 last a few hours, days or weeks. The elderly, people with medical problems or those who are
329 taking certain medications are particularly at risk because they may not be able to adequately
330 keep cool using air conditioners or fans. In addition to increased electrical demand, extreme
331 heat can result in lower water pressure due to illegal operation of fire hydrants, increased
332 demand for water or pump failure due to loss of electricity. This situation can hamper the
333 county's fire and rescue suppression capabilities.

334 Droughts do not occur spontaneously. They evolve due to lower-than-normal precipitation
335 levels. Urban droughts generally affect areas dependent on reservoirs for water. Droughts
336 usually lead to restrictions on non-essential water use, such as lawn watering and car washing.
337 Because no two droughts have the same characteristics, no single probability profile can be
338 identified in advance that would generally apply to the declaration of a drought emergency.

339 During drought, the potential for wildfires can increase. This is due to the dry conditions making
340 trees, grass and brush easier to burn. A wildfire is an unplanned, unwanted fire burning in a
341 natural area, such as a forest, grassland or prairie. As building development expands into these
342 areas, homes and business may be situated in or near areas susceptible to wildfires. This is
343 called the wildland urban interface. Wildfires can damage natural resources, destroy homes and
344 threaten the safety of the public and the firefighters who protect forests and communities.
345 Whereas a majority of wildfires are caused by humans, some can begin by natural causes, such
346 as lightning. They can start in remote wilderness areas, in national parks, or even in residential
347 back yards.

348

349 Drought is being added to this plan revision to document changes in conditions statewide that
350 could potentially result in hazards requiring mitigation. Extended periods of drought contributed
351 to wildfires in East Tennessee on November 28, 2016, resulting in 14 fatalities and damage to
352 more than 2,400 structures in Sevier County.

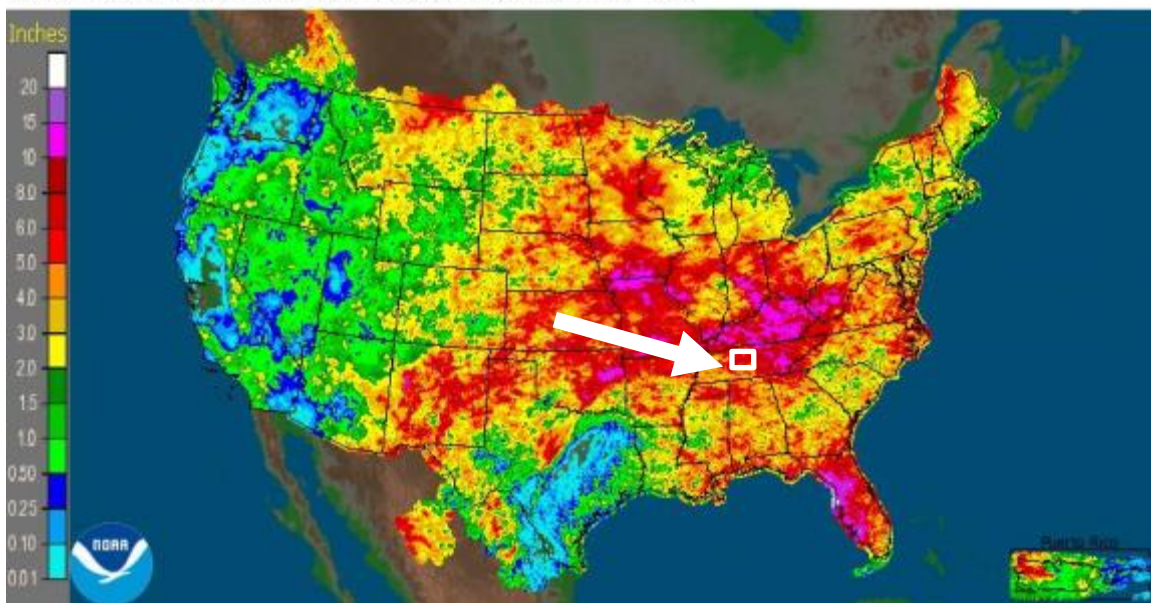
353 Although historical data in Williamson County is limited, drought is being added to this plan
354 revision since the rural nature of the county creates an economic dependence related to this
355 hazard.

356 A drought is a period of unusually constant dry weather that persists long enough to cause
357 deficiencies in water supply (surface or underground). Droughts are slow-onset hazards, but,
358 over time, they can severely affect crops, municipal water supplies, recreational resources and
359 wildlife.

360 If drought conditions extend over a number of years, the direct and indirect economic impacts
361 can be significant. High temperatures, high winds and low humidity can worsen drought
362 conditions and also make areas more susceptible to wildfire. In addition, human actions and
363 demands for water resources can accelerate drought-related impacts.

364

CONUS + Puerto Rico: Current Month to Date Observed Precipitation
Valid at 7/31/2015 1200 UTC- Created 7/31/15 18:27 UTC



Source: NOAA

365
366
367
368
369
370

The following chart provides drought event information for Williamson County between January 1, 2011 – December 31 2016.

371

Drought Events in Williamson County

372

January 1, 2011 – December 31, 2016

373

Location	Date	Time	T.Z.	Type	Mag	Deaths	Injuries	Property Damage	CrD
WILLIAMSON (ZONE)	7/3/2012	0:00	CST-6	Drought		0	0	0.00K	0.00K
WILLIAMSON (ZONE)	11/1/2016	0:00	CST-6	Drought		0	0	0.00K	0.00K
WILLIAMSON (ZONE)	12/1/2016	0:00	CST-6	Drought		0	0	0.00K	0.00K

374

Source: <http://www.ncdc.noaa.gov/>

375

Williamson County uses a simple system known as a [Vulnerability Calculator](#) to determine each jurisdiction’s vulnerability to hazard events. The Vulnerability Calculator applies simple arithmetic to analyze probability and potential impacts of events to calculate a risk ranking for each jurisdiction for each hazard.

376

377

Source: Calculation of Planning Committee Input using the [Vulnerability Calculator](#)

378

Event: Drought	Human 1-5	Property 1-5	Business 1-5	Average	Probability 1-5	Risk Score = [(H+P+B)/3] + P	23.67
City of Franklin	1	2	1	1.33	3	4	
City of Brentwood	1	3	1	1.67	2	4	
Williamson County	1	2	1	1.33	2	3	
City of Fairview	1	1	2	1.33	2	3	
City of Nolensville	1	1	1	1.00	2	3	
City of Spring Hill	1	1	1	1.00	2	3	
Town of Thompson Station	1	1	1	1.00	2	3	

380

Human	
<i>Risk of injuries and deaths from the hazard</i>	
1	Death very unlikely, injuries are unlikely
2	Death unlikely, injuries are minimal
3	Death unlikely, injuries may be substantial
4	Death possible, injuries may be substantial
5	Deaths probable, injuries will likely be substantial

Scale	
Low	2-3.6
Moderate	3.7-5.2
Medium	5.3-6.8
High	6.9-8.4
Severe	8.5-10

Property	
<i>Amount of residential property damage associated from the hazard</i>	
1	Less than \$500 in damages
2	\$500-\$10,000 in damages
3	\$10,000-\$500,000 in damages
4	\$500,000-\$2,000,000 in damages
5	More than \$2,000,000 in damages

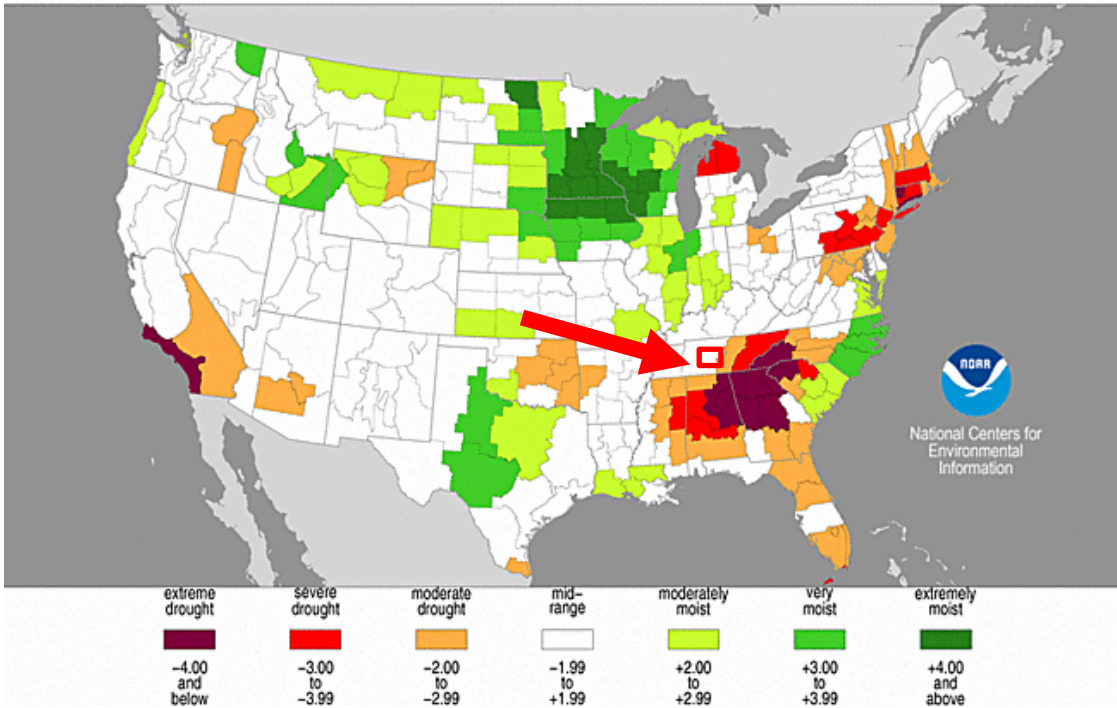
Business	
<i>Amount of business damage associated from the hazard</i>	
1	Less than 3 businesses closed for only a day
2	More than 3 businesses closed for a week
3	More than 3 businesses closed for a few months
4	More than 3 businesses closed indefinitely or relocated
5	A top-10 local employer closed indefinitely

Probability	
<i>Likelihood of the hazard occurring within a given span of years</i>	
1	Less than once every 10 years
2	About once every 5-10 years
3	About once every 2-5 years
4	About once a year
5	More than once a year

381

382

Palmer Drought Severity Index
December, 2016



383

384

Source: National Centers for Environmental Information – Historical Palmer Drought Indices

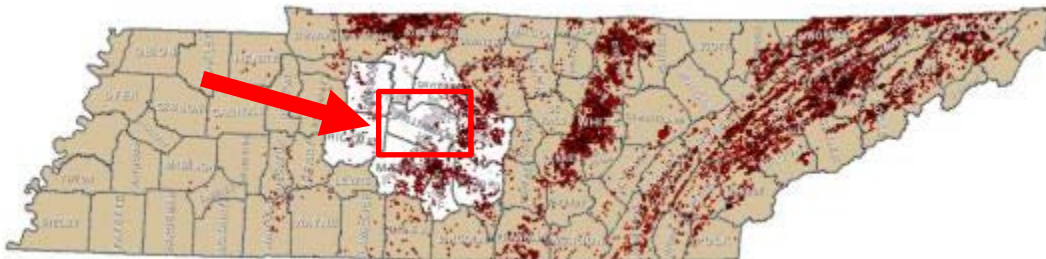
385 **Geologic**

386 A sinkhole is a hole in the ground that forms when water dissolves surface rock. Often, this
387 surface rock is limestone, which is easily eroded, or worn away, by the movement of water.

388 In a landscape where limestone sits underneath the soil, water from rainfall collects in cracks in
389 the stone. These cracks are called joints. Slowly, as the limestone dissolves and is carried away,
390 the joints widen until the ground above them becomes unstable and collapses. The collapse
391 often happens suddenly and without warning.

392

Tennessee Sinkholes

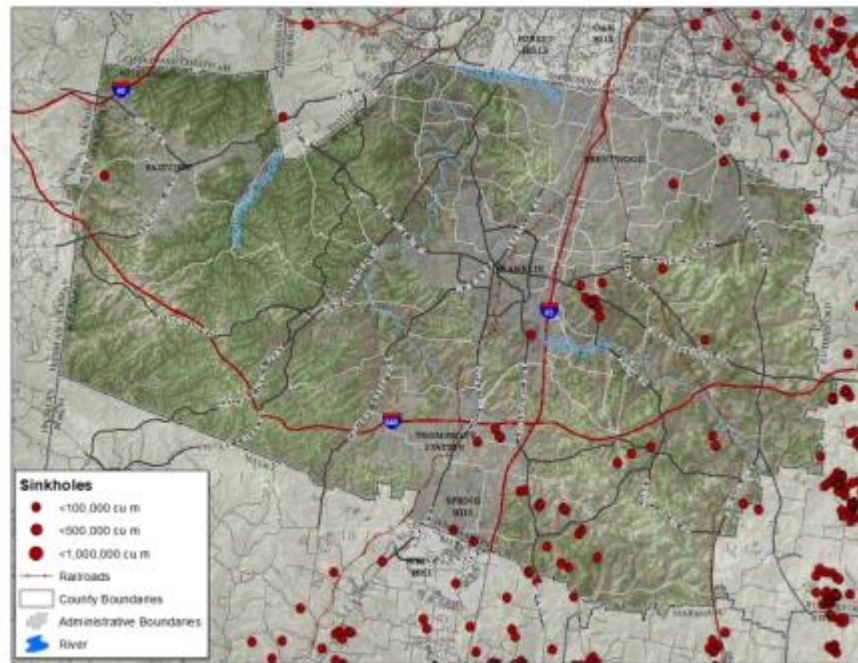


393

394

Source: Williamson County Emergency Management GIS Department

Tennessee Sinkholes



396

397

Source: Williamson County Emergency Management GIS Department

398 Sinkholes also form when the roofs of caves collapse. Sinkholes are often funnel-shaped with
 399 the wide end open at the surface and the narrow end at the bottom of the pool. They vary from
 400 shallow holes about 3 feet deep to pits more than 165 feet deep. Sinkholes can occur naturally,
 401 especially where there is abundant rainfall.

402 Williamson County uses a simple system known as a [Vulnerability Calculator](#) to determine each
 403 jurisdiction’s vulnerability to hazard events. The Vulnerability Calculator applies simple
 404 arithmetic to analyze probability and potential impacts of events to calculate a risk ranking for
 405 each jurisdiction for each hazard.

406 **Source:** Calculation of Planning Committee Input using the [Vulnerability Calculator](#)

Event: Geologic	Human 1-5	Property 1-5	Business 1-5	Average	Probability 1-5	Risk Score = [(H+P+B)/3] + P	21
City of Franklin	4	4	3	3.67	1	5	
City of Brentwood	1	4	1	2.00	1	3	
City of Fairview	2	3	1	2.00	1	3	
City of Nolensville	2	3	1	2.00	1	3	
City of Spring Hill	1	3	1	1.67	1	3	
Town of Thompson Station	1	3	1	1.67	1	3	
Williamson County	1	1	1	1.00	1	2	

407

Human	
<i>Risk of injuries and deaths from the hazard</i>	
1	Death very unlikely, injuries are unlikely
2	Death unlikely, injuries are minimal
3	Death unlikely, injuries may be substantial
4	Death possible, injuries may be substantial
5	Deaths probable, injuries will likely be substantial

Scale	
Low	2-3.6
Moderate	3.7-5.2
Medium	5.3-6.8
High	6.9-8.4
Severe	8.5-10

Property	
<i>Amount of residential property damage associated from the hazard</i>	
1	Less than \$500 in damages
2	\$500-\$10,000 in damages
3	\$10,000-\$500,000 in damages
4	\$500,000-\$2,000,000 in damages
5	More than \$2,000,000 in damages

Business	
<i>Amount of business damage associated from the hazard</i>	
1	Less than 3 businesses closed for only a day
2	More than 3 businesses closed for a week
3	More than 3 businesses closed for a few months
4	More than 3 businesses closed indefinitely or relocated
5	A top-10 local employer closed indefinitely

Probability	
<i>Likelihood of the hazard occurring within a given span of years</i>	
1	Less than once every 10 years
2	About once every 5-10 years
3	About once every 2-5 years
4	About once a year
5	More than once a year

408

409 **Earthquakes**

410 Williamson County is in close proximity to the major intraplate (within a tectonic plate) seismic
 411 zone known as the New Madrid Seismic Zone (NMSZ). The NMSZ is an approximately 120-mile
 412 long fault system that stretches across five states including Western Tennessee.

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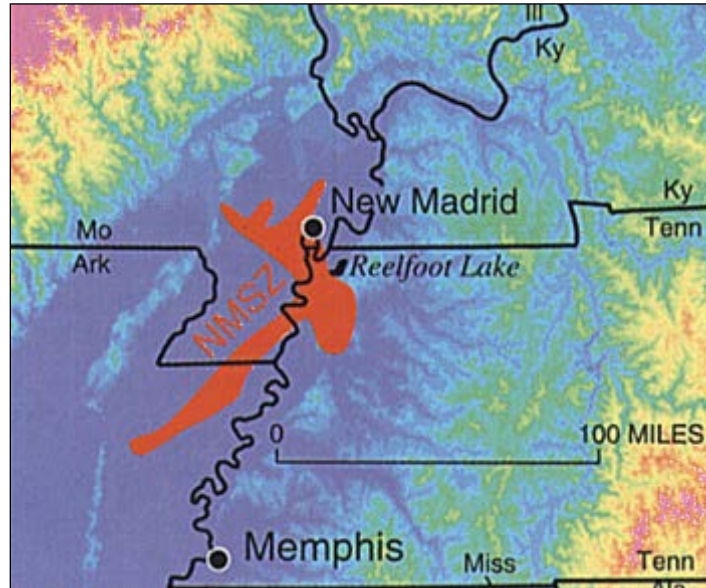
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421

New Madrid Seismic Zone



422

423 Historically the zone is known for producing four of the largest North American earthquakes in
424 recorded history, all in which would have had been felt in Williamson County. This includes the
425 noted three-month period between December 1811 and February 1812 that had quakes
426 reaching Richter Scale magnitudes into the 7.0 through 8.6 ranges.

427 Source: http://earthquake.usgs.gov/learn/topics/mag_vs_int.php

Magnitude / Intensity Comparison	
Magnitude (Richter)	Typical Maximum Modified Mercalli Intensity
1.0 - 3.0	I
3.0 - 3.9	II - III
4.0 - 4.9	IV - V
5.0 - 5.9	VI - VII
6.0 - 6.9	VII - IX
7.0 and higher	VIII or higher

428

429 Source: <http://earthquake.usgs.gov/learn/topics/mercalli.php>

430

431

432

The Modified Mercalli Intensity Scale		
Intensity	Shaking	Description/Damage
I	<i>Not felt</i>	Not felt except by a very few under especially favorable conditions.
II	<i>Weak</i>	Felt only by a few persons at rest, especially on upper floors of buildings.
III	<i>Weak</i>	Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
IV	<i>Light</i>	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	<i>Moderate</i>	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
VI	<i>Strong</i>	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
VII	<i>Very strong</i>	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	<i>Severe</i>	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	<i>Violent</i>	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
X	<i>Extreme</i>	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.

433

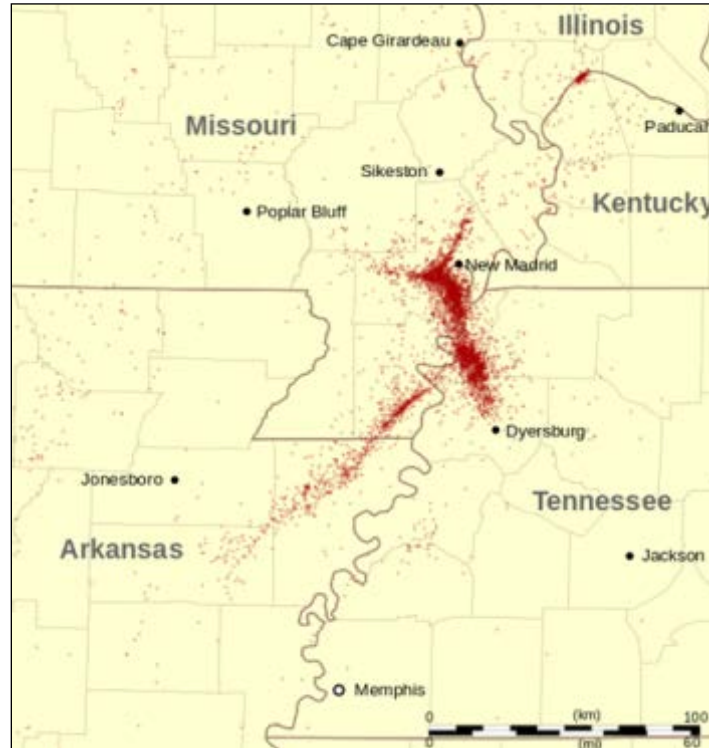
434 Since the 1812 earthquakes, the largest recorded quakes from this zone were the October 1895
 435 6.6 magnitude quake (epicenter Charleston, MO) and the November 1968 5.5 magnitude quake
 436 (epicenter in Dale, IL). From the time when seismic measurement instruments were installed in
 437 and around the zone in the 1970s, more than 4,000 small earthquakes have been recorded, with
 438 the vast majority being too small to be felt.

439

440

441

NMSZ Earthquakes Recorded Since 1974



442

443 According to a FEMA report filed in 2008, a serious earthquake in the NMSZ could result in the
444 highest economic loss due to a natural disaster in U.S. history, causing widespread and
445 catastrophic damage across a seven-state radius with most of the worst impacts taking place in
446 Western Tennessee (includes Williamson County). Based on this report, a 7.7 magnitude quake
447 in the NMSZ would result in thousands of fatalities, tens of thousands of damages to structures,
448 and total disruption of vital infrastructure in Western Tennessee.

449 Williamson County is not part of the 20-county impact zone expected if there is a large
450 earthquake along the New Madrid Seismic Zone. However, Williamson County has the potential
451 for large damage. Furthermore, Williamson County would most likely provide shelter and
452 assistance to those who have had damage and loss due to the earthquake.

453 Throughout the county many buildings and the majority of infrastructure networks could be
454 vulnerable to earthquake impacts. As mentioned previously, Williamson County's building stock,
455 worth approximately \$26 million in approximate replacement value, can be broken down into
456 the following percentage categories⁷:

⁷ source: Williamson County Hazus Flood Study – table 1 in [Appendix E](#).

457

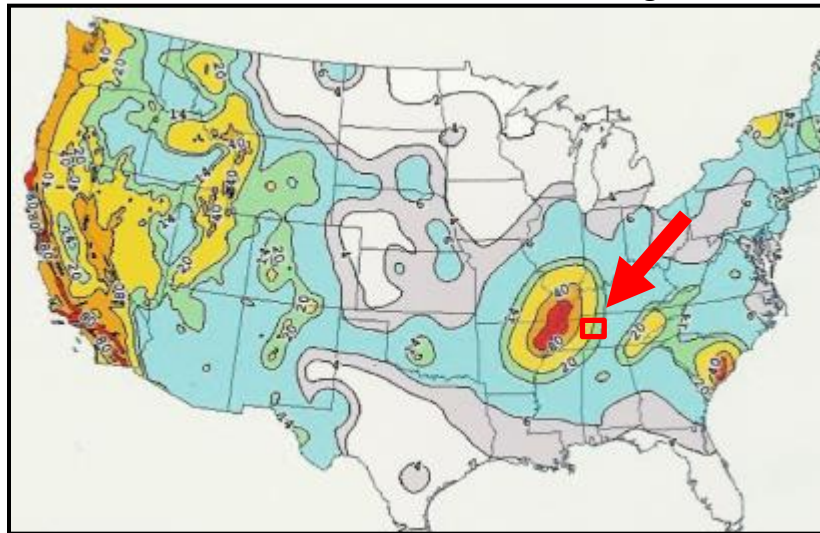
- 458 • 82.8% residential
- 459 • 12.2% commercial
- 460 • 2.2% industrial
- 461 • 0.3% agricultural
- 462 • 0.3% governmental
- 463 • 1.3% religious
- 464 • 0.9% educational

465

466

467

**National Seismic Hazard Map
Ground Motions with a 2% Chance of Occurring in 50 Years**



468

469

Source: <http://earthquake.usgs.gov/hazards/products/>

470

The current lack of apparent land movement along the NMSZ has long puzzled scientists.

471

Currently GPS measurements show that the NMSZ faults are moving no more than 0.0079

472

inches a year. In contrast the San Andreas Fault in California moves up to 1.5 inches a year. This

473

has led some researchers to believe that the fault may be “shutting down” while others say it is

474

a “sleeping giant.” These differing views have made it difficult for public policy makers to decide

475

on if and how much to prepare for and spend on mitigating a potential large scale earthquake.

476

Williamson County uses a simple system known as a [Vulnerability Calculator](#) to determine each

477

jurisdiction’s vulnerability to hazard events. The Vulnerability Calculator applies simple

478

arithmetic to analyze probability and potential impacts of events to calculate a risk ranking for

479

each jurisdiction for each hazard.

480 **Source:** Calculation of Planning Committee Input using the [Vulnerability Calculator](#)

481

Event: Earthquake	Human 1-5	Property 1-5	Business 1-5	Average	Probability 1-5	Risk Score = [(H+P+B)/3] + P	29.67
City of Franklin	4	5	3	4.00	1	5	
City of Spring Hill	4	4	3	3.67	1	5	
Williamson County	4	4	2	3.33	1	4	
City of Fairview	3	4	3	3.33	1	4	
Town of Thompson Station	3	4	2	3.00	1	4	
City of Brentwood	2	4	2	2.67	1	4	
City of Nolensville	2	4	2	2.67	1	4	

482

483

Human		Scale	
<i>Risk of injuries and deaths from the hazard</i>		Low	2-3.6
1	Death very unlikely, injuries are unlikely	Moderate	3.7-5.2
2	Death unlikely, injuries are minimal	Medium	5.3-6.8
3	Death unlikely, injuries may be substantial	High	6.9-8.4
4	Death possible, injuries may be substantial	Severe	8.5-10
5	Deaths probable, injuries will likely be substantial		
Property			
<i>Amount of residential property damage associated from the hazard</i>			
1	Less than \$500 in damages		
2	\$500-\$10,000 in damages		
3	\$10,000-\$500,000 in damages		
4	\$500,000-\$2,000,000 in damages		
5	More than \$2,000,000 in damages		
Business			
<i>Amount of business damage associated from the hazard</i>			
1	Less than 3 businesses closed for only a day		
2	More than 3 businesses closed for a week		
3	More than 3 businesses closed for a few months		
4	More than 3 businesses closed indefinitely or relocated		
5	A top-10 local employer closed indefinitely		
Probability			
<i>Likelihood of the hazard occurring within a given span of years</i>			
1	Less than once every 10 years		
2	About once every 5-10 years		
3	About once every 2-5 years		
4	About once a year		
5	More than once a year		

484

485

486

Williamson County Presidential Declared Disaster

487

Chart:

488

489

<https://www.fema.gov/disasters/grid/state-tribal-government/53>

2000	DR-1331; Public Assistance	2007	
2001		2008	
2002		2009	DR-1821; Public Assistance
2003	DR-1464; Individual & PA	2010	DR-1909; Individual & PA
2004		2011	DR-1974 & DR-1979; PA
2005		2011	
2006		2012	
2007		2013	
2008		2014	DR-4171; Public Assistance
2015		2016	DR-4293; Individual & PA

490

491 Section 4: Mitigation Strategy

492 **Mitigation Goals**

493 The purpose for developing a set of goals is to clearly state the community’s overall vision for
494 hazard mitigation and to provide a path towards building a safer, more resilient community.

495 The Mitigation Committee identified the following goals to be the forefront in the overall
496 development of this plan. All actions and projects recommended as mitigation efforts for the
497 Hazard Mitigation Plan must first meet or further at least one of these goals. The goals are
498 provided in a ranked order where the first goal is paramount.

499 **Goal 1:** Protect the lives and health of citizens from the effects of natural hazards.

500 **Goal 2:** Emphasize mitigation planning to decrease vulnerability of existing and new structures.

501 **Goal 3:** Encourage public support and commitment to hazard mitigation by communicating risks
502 and mitigation benefits.

503 **Identification and Prioritization of Mitigation Projects**

504 Williamson County has developed a comprehensive range of mitigation projects. These projects
505 were solicited and identified by the different entities that make up the Mitigation Committee.

506 Once the proposed projects attained a sponsoring agency and the details of the projects were
507 discussed by the committee, the committee then proceeded to prioritize the mitigation
508 projects.

509 The prioritization process was important since most mitigation projects represent a large
510 investment of financial and personal resources. By evaluating each project’s degree of feasibility
511 and the level of costs versus benefits, Williamson County was able to determine when and
512 which projects should be implemented based on available funding and time.

513 The Mitigation Committee used the SAFE-T method to prioritize these projects. This approach
514 was adopted from the successful methodology used by other counties in FEMA Region 4. This
515 rating system uses five variables to evaluate the overall feasibility and appropriateness:

- 516 • **S**ocietal
- 517 • **A**dministrative
- 518 • **F**inancial
- 519 • **E**nvironmental
- 520 • **T**echnical

521 A focus on this methodology emphasizes the use of a cost-benefit review to maximize benefits.

522 Committee members ranked the projects as a group by determining the value for each variable
523 and then by adding the variables rates up for a project sum value. All the project rankings can
524 be seen on the Williamson County Hazard Mitigation Project List.

Project Prioritization Method: SAFE-T			
Variable		Rank	Description
S	Societal: The public must support the overall implementation strategy and specified mitigation actions. The projects will be evaluated in terms of community acceptance and societal benefits.	1	Low community support or few societal benefits
		2	Moderate community support or some societal benefits
		3	High community support or many societal benefits
A	Administrative: The projects will be evaluated for anticipated staffing and maintenance requirements to determine if the jurisdiction has the personnel and administrative capabilities necessary to implement the project or whether outside help will be needed.	1	High staff requirements - outside staffing required
		2	Some outside staffing may be needed
		3	Low staffing requirements – no outside staffing required
F	Financial: The projects will be evaluated on general cost-effectiveness and whether additional outside funding will be required.	1	Low cost-effectiveness <i>or</i> mostly outside funding required
		2	Moderate cost-effectiveness <i>or</i> some outside funding required
		3	High cost-effectiveness <i>or</i> no outside funding required
E	Environmental: The projects will be evaluated for any immediate or long-term negative environmental impacts caused by their construction or operation.	1	Many negative environmental impacts, some long-term
		2	Some negative environmental impacts, possibly long-term
		3	Few negative environmental impacts, none long-term
T	Technical: The projects will be evaluated on their ability to reduce losses in the long-term, whether there are secondary impacts, and whether the proposed project solves the associated problem or if additional components are necessary.	1	Additional actions will be needed or short-term fix
		2	Additional actions may be needed
		3	Long-term fix or no other actions needed

527 The following Project List provides an overview of all the Mitigation Committee projects. This
528 includes potential funding sources, implementation timeframes, the project's responsible
529 agency and other information. The Project List will remain active and may be updated
530 throughout the five-year life-cycle of the plan. Please note that sinkholes and earthquakes were
531 discussed, but due to priority the funding was discussed to be used elsewhere in each city and
532 town participating in the committee. There are currently no proposed projects directly
533 addressing sinkholes or earthquakes due to the low probability of these events impacting
534 Williamson County. However, should this change, the changes will be reflected during the five-
535 year life-cycle of the plan.

536 Updating the Project List to add or remove a project may be necessary after a disaster or other
537 event. Updates could include adding or modifying projects to address unforeseen issues or
538 removing projects that are no longer feasible or relevant. The Mitigation Committee will notify
539 TEMA of additions or changes to the Project List. TEMA will notify FEMA to ensure that official
540 copies of the Williamson County Hazard Mitigation Plan on file with TEMA and FEMA are
541 updated appropriately.

542 Williamson County Project List

Mitigation Projects											
Project Number	Numerical Priority	Priority Rank (High, Moderate, Low)	Action/Project	Hazard Mitigated	Jurisdictions Benefitted & Represented	Addresses New or Existing Buildings/ Infrastructure	Estimated Cost	Responsible Agency	Possible Funding Source(s)	Population Affected	Estimated Timeframe
1	1	HIGH	Purchase 5 properties located in the floodway/floodplain	Flooding	City of Franklin	New	\$1,720,900	City of Franklin	Fed/State/City	15	5 yr
2	2	HIGH	Purchase of snow chains for patrol cars for the purpose of increase mobility on snow and ice covered roads	Winter Weather	City of Spring Hill	New	\$1,500	City of Spring Hill, Police Dept.	General Funds	City Wide	1 yr
3	3	HIGH	Participation in the NFIP and CRS with initial FIRMS dated November 1981; updates in	Flooding	Williamson County Unincorporated	Both	Variable	Williamson County Government	Operational Budget	7,500	continuous

			1989, 1993, 2003, 2006, and 2016								
4	4	HIGH	Need for a truck with dump capabilities, spreader capabilities, and a backhoe with a front end loader	Winter Weather	Town of Nolensville	New	\$200,000	Town of Nolensville Public Works Department	Operational Budget	7,580	2 yr
5	5	HIGH	Replace aging/damaged snow removal equipment	Winter Weather	City of Brentwood	Existing	\$50,000	City of Brentwood, Public Works Department	General Funds	42,500	2 yr
6	6	HIGH	Convert three manual stream gauges to automated / monitored	Flooding	City of Brentwood	New	\$30,000 total	City of Brentwood	Operational Budget	42,500	2 yr
7	7	HIGH	Designate Community Shelter Location	Tornados	Town of Thompsons Station	New	\$0	Town of Thompson's Station	General Funds	5,000	1 yr

8	8	HIGH	Enforcement of updated Floodplain Regulation	Flooding	Town of Thompsons Station	Existing	\$-	Town of Thompson's Station Planning & Zoning	General Funds	5,000	continuous
9	9	HIGH	Purchase New Snow Removal Equipment (Truck, Plow, Salt Spreader)	Winter Weather	Town of Thompsons Station	New	\$75,000	Thompson's Station Maintenance Dept.	Operational Budget	5,000	2 yr
10	10	HIGH	Institute a ban on all fireworks within the City	Drought and Extreme Heat	City of Spring Hill	New	\$10,000	City of Spring Hill	General Funds	37,000	2 yr
11	11	HIGH	Institute a social media awareness program via twitter, facebook, etc informing residents what actions to take to minimize health concerns	Drought and Extreme Heat	City of Spring Hill	New	\$10,000	City of Spring Hill	General Funds	37,000	continuous

12	12	HIGH	Continuous cleaning of drainage ditches and drainage way to help alleviate flooding	Flooding	City of Spring Hill	New	Approximately \$100,000 per year	City of Spring Hill	M54 Funds	City Wide	continuous
13	13	HIGH	Develop and Adopt a Snow and Ice Control Plan	Winter Weather	City of Spring Hill	New	\$1,000	City of Spring Hill	General Funds	City Wide	2 yr
14	14	HIGH	Voluntary acquisition and removal of qualified properties as disaster declarations make grant funding available. Current repetitive loss properties do not meet benefit cost requirements.	Flooding	Williamson County Unincorporated	Existing	Unknown	Williamson County, State of Tennessee, and FEMA	General Funds	7,500	2 yr

15	15	HIGH	Impose water restrictions based on Brentwood's Drought Mitigation Plan	Drought and Extreme Heat	City of Brentwood	Existing	Unknown	City of Brentwood	General Funds	42,500	continuous
16	16	HIGH	Maintain/Update Snow Removal Routes	Winter Weather	City of Brentwood	New	\$-	City of Brentwood, Public Works Department	Operational Budget	42,500	continuous
17	17	HIGH	Re-establish riparian buffer zones at all applicable water resources owned by the City of Franklin	Flooding	City of Franklin	New	\$2,000.00 Yearly costs	City of Franklin, Parks Department	Unknown	75,000	continuous
18	18	HIGH	Adopt new storm water regulations sizing storm water detention ponds to 100 year.	Flooding	City of Spring Hill	New	\$1000 per year	City of Spring Hill	M54 Funds	City Wide	2 yr

19	19	HIGH	Participation in NFIP	Flooding	City of Spring Hill	New	Approx. \$1,000 per year	City of Spring Hill	M54 Funds	City Wide	continuous
20	20	HIGH	Fund and Construct Tornado Shelters at High Use Parks	Tornados	City of Spring Hill	New	\$500,000	City of Spring Hill	CIP Program	37,000	5 yr
21	21	HIGH	Establish Salt Inventory and Storage Area	Winter Weather	Town of Thompsons Station	New	\$5,000	Thompson's Station Maintenance Dept.	Operational Budget	5,000	3 yr
22	22	HIGH	Reinforce critical infrastructure at Water Treatment Plant	Tornados	City of Franklin	New	Unknown	City of Franklin, Water	Unknown	75,000	2 yr
23	23	HIGH	Install pumps at lift stations bypass pumping during power outages	Tornados	City of Franklin	New	Unknown	City of Franklin, Water	Unknown	75,000	2 yr
24	24	HIGH	Tornado shelters at all staffed City facilities	Tornados	All Jurisdictions	New	Unknown	All Cities, Towns	Unknown	5,000	5 yr

25	25	HIGH	Recoupment of funds due to drought/fire damage	Drought and Extreme Heat	Town of Nolensville	New	\$100,000	Town of Nolensville Public Works Department	Operational Budget	7,580	5 yr
26	26	HIGH	Purchase dump truck for clearing of underbrush and dead trees along the Harpeth River, Spencer Creek and future park properties along existing tributaries	Flooding	City of Franklin	New	\$116,000 for equipment purchase	City of Franklin Parks Department	Unknown	5,000	2 yr
27	27	HIGH	Distribute brochures to trail heads, park offices, and park properties on protecting residents near the river from tornados and flooding. Educating	Tornados	City of Franklin	New	\$40,000	City of Franklin, Parks Department	Unknown	25,000	1 yr

			citizens regarding steps to take to reduce hazard vulnerability, minimize future tornado and flooding damage								
28	28	HIGH	Clearing of ice and snow for emergency vehicles and citizens	Winter Weather	City of Franklin	Existing	Currently Budgeted	City of Franklin, Street Department	Unknown	75,000	continuous
29	29	HIGH	SW16002, Parkview Drainage Project.	Flooding	City of Franklin	New	\$2,020,000	City of Franklin, Stormwater	Stormwater	5,000	2 yr
30	30	HIGH	SW16003, 100 Block of Battle Avenue Drainage Improvement	Flooding	City of Franklin	New	\$1,200,000	City of Franklin, Stormwater	Stormwater	5,000	3 yr
31	31	HIGH	Hardening of Fleet Facility	Tornados	City of Franklin	New	Unknown	City of Franklin, Streets	Unknown	5,000	3 yr

32	32	HIGH	Maintain Dedicated Emergency Access Ways	Flooding	City of Brentwood	New	\$10,000	City of Brentwood	General Funds	42,500	continuous
33	33	HIGH	Stockpile 2,300 – 2,500 tons of salt at two weather protected strategic locations	Winter Weather	City of Brentwood	Existing	\$100,000	City of Brentwood, Public Works Department	Operational Budget	42,500	3 yr
34	34	HIGH	Fortify/harden existing school structures in order to withstand high winds/tornado impacts	Tornados	Williamson County School District, Franklin Special School District	New	Unknown	Williamson County School District, Franklin Special School District	General Funds	46,000	4 yr
35	35	HIGH	Annual service agreement for weather monitoring system and tornado sirens	Tornados	City of Brentwood	Existing	\$4,000 annually	City of Brentwood/ City of Franklin	Operational Budget	42,500	1 yr

36	1	MEDIUM	Harpeth River Bank Stabilization at WRF FY17-18	Flooding	City of Franklin	New	\$980,000	City of Franklin, Stormwater	Stormwater	10,000	1 yr
37	2	MEDIUM	Stockpile salt for roadways @ 1,500 tons annually	Winter Weather	Town of Nolensville	New	\$150,000	Williamson County Highway Department	Operational Budget	7,580	3 yr
38	3	MEDIUM	Construct new City Hall that includes tornado sheltering for 200+ employees and visitors during the day and provides for some sheltering during downtown special events.	Tornados	City of Franklin	New	Unknown	City of Franklin	Unknown	300	5 yr
39	4	MEDIUM	Annually, prior to winter, check/prepare all snow removal equipment	Winter Weather	City of Brentwood	Existing	\$25,000	City of Brentwood, Public Works Department	Operational Budget	42,500	continuous

40	5	MEDIUM	Continued application and enforcement of the Zoning ordinance (floodplain management) and Storm Water Management Regulations	Flooding	Williamson County Unincorporated	Both	Variable	Williamson County Government	Operational Budget	75,000	continuous
41	6	MEDIUM	Use GIS/FIRM mapping in engineering department to identify floodplain and floodway	Flooding	City of Spring Hill	New	\$10,000 per year	City of Spring Hill, City Engineer and Public Works	M54 Funds	City Wide	continuous
42	7	MEDIUM	Installation of fiber optic cable connecting City of Franklin, City of Brentwood, Williamson County, and Metro Nashville	Tornados	City of Franklin	New	TBD	City of Franklin MIT, City of Brentwood, Williamson County, and Metro Nashville	Unknown	75,000	3 yr

43	8	MEDIUM	Enforce maximum lot coverage requirement/Encourage Green Space	Flooding	City of Brentwood	Existing	Variable	City of Brentwood	General Funds	42,500	continuous
44	9	MEDIUM	Regular maintenance on ditches and culverts	Flooding	Town of Thompsons Station	Existing	\$ 10,000.00 per year	Town of Thompson's Station Maintenance Dept.	Operational Budget	5,000	continuous
45	10	MEDIUM	Evaluate structure vulnerability to wildfire events at parks, work with Franklin Fire Department. Protection of buildings in natural settings from wild fires with good landscaping practices	Drought and Extreme Heat	City of Franklin	New	\$-	City of Franklin, Parks Department in coordination with City of Franklin Fire Department.	Unknown	75,000	continuous

46	11	MEDIUM	Construct Fire Station 7 that includes tornado sheltering for its occupants	Tornados	City of Franklin	New	\$4,000,000	City of Franklin, Fire	Facilities Tax Fund	20	
47	12	MEDIUM	Procure a 4000+ fuel truck	Tornados	City of Franklin	New	\$100,000	City of Franklin, Streets	Unknown	15	2 yr
48	13	MEDIUM	Establish and Maintain Riparian Buffers per Tennessee Department of Environment and Conservation (TDEC)	Flooding	Town of Thompsons Station	Existing	\$0	Town of Thompson's Station Planning & Zoning	General Funds	5,000	continuous
49	14	MEDIUM	Promote the use of Social Media, Text Messaging, Twitter, etc for public announcement of tornado warning and watches similar	Tornados	City of Spring Hill	New	\$5,000	City of Spring Hill	General Funds	37,000	continuous

			to Amber Alerts / Nixle								
50	15	MEDIUM	Specify and adopt native plants, shrubbery and trees for incorporation into the City's new Uniform Development Code.	Drought and Extreme Heat	City of Spring Hill	New	N/A	City of Spring Hill, Planning Dept	General Funds	City Wide	1 yr
51	16	MEDIUM	Enforcement of the State of Tennessee Forestry Department Burn Permitting and Burn Banning Program	Drought and Extreme Heat	City of Brentwood	Existing	Unknown	City of Brentwood	General Funds	42,500	continuous
52	17	MEDIUM	Fortify new jail structure to withstand weather impacts	Tornados	Williamson County Sherriff's Office	New	Unknown	Williamson County Sherriff's Office	Operational Budget	500	5 yr

			from high winds/tornados								
53	18	MEDIUM	Clean and improve drainage ditches and retention areas within the park system, as well as protection of property from flood events	Flooding	City of Franklin	Existing	\$3,000	City of Franklin, Parks Department	Unknown	15,000	continuous
54	19	MEDIUM	Hardening of sheds for heavy equipment storage or underground storage of key vehicle assets	Tornados	City of Franklin	New	Unknown	City of Franklin, Streets/Solidwaste/Water	Unknown	500	3 yr
55	20	MEDIUM	A study of how to and/or mitigation of flooding along Lewisburg Pike and Heath Place at Carnton	Flooding	City of Franklin	New	Unknown	City of Franklin, Stormwater	Stormwater	30,000	3 yr

56	21	MEDIUM	Procure AVL capabilities for all city vehicles enabling real time vehicle asset tracking for more accurate deployment of resources	Flooding	City of Franklin	New	Unknown	City of Franklin	Unknown	500	2 yr
57	22	MEDIUM	Stage Trucks Pre-loaded with salt prior to expected winter weather events	Winter Weather	City of Brentwood	Existing	\$5,000	City of Brentwood, Public Works Department	Operational Budget	42,500	when needed
58	23	MEDIUM	Elevate Waste Water lift station control panels to prevent loss from flooding	Flooding	City of Franklin	New	Unknown	City of Franklin, Water	Unknown	75,000	3 yr
59	24	MEDIUM	A study of how to and/or mitigation of flooding of the Cool Springs Mall and nearby stream	Flooding	City of Franklin	New	Unknown	City of Franklin, Stormwater	Stormwater	5,000	3 yr

60	25	MEDIUM	Removal of dead trees, shrubbery, and stumps and evaluation, treatment and trimming of trees in area parks and other park properties	Winter Weather	City of Franklin	New	\$4,000 Yearly costs	City of Franklin, Parks Department	Unknown	15,000	continuous
61	26	MEDIUM	Conduct inspections on stormwater detention ponds to ensure they are maintained and function properly	Flooding	City of Spring Hill	New	\$10,000 per year	City of Spring Hill	M54 Funds	City Wide	continuous
62	27	MEDIUM	Enforcement of the State of Tennessee Forestry Department Burn Permitting and Burn Banning Program	Drought and Extreme Heat	Town of Thompsons Station	Existing	\$0	Town of Thompson's Station, Building and Planning	Operational Budget	5,000	continuous

63	28	MEDIUM	Imposed water restrictions in drought conditions in accordance with the city's Emergency Response Plan and Drought Management Plan.	Drought and Extreme Heat	City of Spring Hill	Existing	N/A	City of Spring Hill, Water Department	Water Dept	37,000	5 yr
64	1	LOW	Upgrade 800MHz Radio System to latest software release for better communications with other agencies	Tornados	City of Franklin	Existing	\$1,500,000	City of Franklin MIT	Unknown	1,000	1 yr
65	2	LOW	Undertake a new Development Drainage Study	Flooding	City of Franklin	New	Unknown	City of Franklin, Stormwater	Unknown	75,000	2 yr
66	3	LOW	Continuous cleaning of drainage ditches	Flooding	Town of Nolensville	Existing	Approx. \$5,000 per year	Town of Nolensville Public Works Department	Operational Budget	7,580	continuous

			to help alleviate flooding								
67	4	LOW	Expansion of current storage shed for salt stockpile to double current size (current size - 65 tons)	Winter Weather	City of Fairview	Existing	\$20,000	City of Fairview, Street Dept	General Funds	8,200	2 yr
68	5	LOW	In brown-out situations, provide fans to social service agencies for distribution to homeless shelters and locations designated by Spring Hill Social Services.	Drought and Extreme Heat	City of Spring Hill	New	\$15,000	City of Spring Hill and Spring Hill Social Services	General Funds	1,000	5 yr
69	6	LOW	Milcrofton Long Lane water line	Flooding	City of Franklin	New	\$200,000	City of Franklin, Water	Unknown	35,000	3 yr

			connection project								
70	7	LOW	Jordan Branch (Cool Springs E) Stream Restoration FY17	Flooding	City of Franklin	New	\$780,000	City of Franklin, Stormwater	Stormwater	15,000	1 yr
71	8	LOW	Complete remaining fiber to connect critical infrastructure	Tornados	City of Franklin	New	Unknown	City of Franklin, IT	Unknown	45,000	5 yr
72	9	LOW	Complete fiber and WiFi installation to alleviate dependencies on outside vendors in case of major events. Complete fiber to radio tower sites, camera system to monitor all sites	Tornados	City of Franklin	New	\$1,000,000	City of Franklin MIT	Unknown	75,000	3 yr

73	10	LOW	Ralston Creek at Liberty Hills Stream Restoration	Flooding	City of Franklin	New	Unknown	City of Franklin, Stormwater	Stormwater	5,000	3 yr
74	11	LOW	Figuers Drive Area Drainage Improvements FY 17-19	Flooding	City of Franklin	New	\$1,250,000	City of Franklin, Stormwater	Stormwater	10,000	2 yr
75	12	LOW	Establish an open space prioritization and acquisition program to endure maximum success with limited funds	Flooding	City of Franklin	New	\$50,000	City of Franklin, Parks Department	Unknown	75,000	continuous
76	13	LOW	Purchase a Wildland Fire Truck with a CAF system	Drought and Extreme Heat	City of Franklin	New	\$416,000	City of Franklin, Fire	General Fund	75,000	3 yr
77	14	LOW	Clearing of underbrush and dead trees along the Harpeth	Drought and Extreme Heat	City of Franklin	Existing	\$50,000	City of Franklin, Parks and	Unknown	75,000	continuous

			River of city owned properties					Recreation Department			
78	15	LOW	Utilize GIS Mapping to better determine floodplain & floodway	Flooding	City of Brentwood	Existing	Unknown	City of Brentwood	Operational Budget	42,500	2 yr
79	16	LOW	Enforce strict detention requirements	Flooding	City of Brentwood	Existing	Variable	City of Brentwood and downstream communities	General Funds	42,500	continuous
80	17	LOW	Enforcement of the State of Tennessee Forestry Department Burn Permitting and Burn Banning Program	Drought and Extreme Heat	Town of Nolensville	Existing	\$-	State Forestry Department with the Nolensville Volunteer Fire Department and Williamson County Emergency Communications	Operational Budget	7,580	continuous

								cooperation and enforcement at the local level			
81	18	LOW	Trimming of trees along roadway to protect Middle Tennessee Electric Membership Cooperation power lines	Winter Weather	Town of Thompsons Station	Existing	\$10,000 Annually	Thompson's Station and Middle Tennessee Electric Membership Cooperation	Operational Budget	5,000	when needed

543

544 *Note: Cost estimate and population affected information satisfies the requirement that the plan have basic cost benefit review of projects. 44 CFR*
545 *201.6 (c)(3)(iii). Also, all timeframe estimates are based on amount of time to complete the project if funding were secured*

546

547 **Project List Update**

548

549 After reviewing the original list of mitigation projects seen in the 2012 Williamson County
550 Hazard Mitigation Plan, the mitigation committee has determined that some of the listed
551 “mitigation” projects were actually “preparedness” projects. Preparedness projects assist
552 people to react or respond more efficiently to threats (*example: putting a fire extinguisher in a*
553 *room so someone could use it to react to a fire threat*) **whereas** mitigation projects are meant to
554 be long-term projects that utilities the built environment in a way that does not necessarily
555 require people to react because the project itself does the reacting (*example: putting fire*
556 *retardant material in the walls of a room*). The Mitigation Committee has chosen to remove
557 those projects in the updated mitigation action list in order for the plan to focus on mitigation
558 opportunities in our growing community.

559

- 560 • Williamson County has transferred 58 projects from the original plan to the updated
561 plan. These projects have remained deferred for several reasons, such as funding issues
562 and changing priorities within the jurisdictions.

563

564 The Mitigation Committee has decided to cancel the original 2012 list due to older methodology
565 which did not reflect the heavy changes in our County which have occurred within the past 5
566 years. However, in the course of the 5 years, Williamson County at this time has **completed** 16
567 projects listed in the previous plan. Please note some of these projects were listed within each
568 jurisdiction, so whereas it may be listed once below, it was completed within all six jurisdictions.

- 569 • Enforcement of burn permitting and burn banning program during drought and extreme
570 heat

- 571 • Winter weather purchases, such as snow blades for trucks and road salt, as well as salt
572 storage facilities

- 573 • Establishment and communication of available shelter areas

- 574 • Creation of continuous routine for washing/cleaning of draining basins

- 575 • Bridge replacement from flood damage

- 576 • Storm water flow capacity

- 577 • Drainage improvements

- 578 • Clearing of underbrush and dead trees along the Harpeth River of city owned properties

- 579 • Evaluate structure vulnerability to wildfire events at parks

- 580 • Protection of buildings in natural settings from wild fires with good landscaping
581 practices

- 582 • Use of GIS mapping to identify floodplain

- 583 • Identify problem areas and monitor flood levels to modify response guidelines

- 584 • Purchase of swift water boat and swift water rescue response and training equipment

- 585 • Training, Policy and continued monitoring of flood levels through communications and
586 mapping

- 587 • Install auto chains on all large fire apparatus
- 588 • Distributed brochures to trail heads, park offices, and park properties on protecting
- 589 residents near the river from tornados and flooding

590 Williamson County has also added a number of new projects to the listing as seen on the project
 591 list.

592 **National Flood Insurance Program Compliance**

593 The National Flood Insurance Program (NFIP) is a pre-disaster flood hazard mitigation and
 594 insurance protection program which has reduced the increasing cost of disasters. The intent of
 595 the program is to require new and substantially improved structures be designed and
 596 constructed to minimize or eliminate future flood damage; provide floodplain residents and
 597 business owners with financial insurance assistance in the form of insurance after floods; and it
 598 transfers most of the cost of private property flood losses from the taxpayers to floodplain
 599 property owners through flood insurance premiums. Participation in the NFIP is based on an
 600 agreement between communities and FEMA.

601 Currently, all of Williamson County are NFIP participants. FEMA has listed these jurisdictions to
 602 have current effective map dates, which are listed below along with each jurisdiction’s NFIP
 603 identification number. Also, below is an overview of NFIP policy and loss data for Williamson
 604 County.
 605

City/Town	CID#	Effective Map Date
Williamson County Unincorporated	470204C	12/22/2016
City of Franklin	470206C	12/22/2016
City of Brentwood	470205C	12/22/2016
City of Fairview	470242C	12/22/2016
Town of Thompsons Station	470424	9/29/2006
Town of Nolensville	470425	9/29/2006
City of Spring Hill	470278	4/16/2007

606 *Source: Federal Emergency Management Agency Community Status Book Report*

- 607
- 608 Policies In-force: 1,527
- 609 Insurance In-force whole: \$426,958,100
- 610 Written Premium In-force: \$1,699,855
- 611 Total Losses: 831
- 612 Closed Losses: 701
- 613 Open Losses: 0
- 614 CWOP Losses: 130
- 615 Total Payments: \$21,417,328.62
- 616

617 According to the NFIP, repetitive flood loss is defined as a facility or structure that has
 618 experienced **two or more** insurance claims of at least \$1,000 in any given 10 year period since

619 1978. Within the NFIP, repetitive flood loss properties are usually considered the most vital
 620 structures to mitigate. In Williamson County, the total amount paid out for repetitive flood loss
 621 is approximately \$8.8 million. The chart below provides a summary of repetitive losses for
 622 Williamson County.

Williamson County Repetitive Loss Properties						
Jurisdiction	Structure Type	Flood Zone	Number of Losses	Total Building Payment	Total Contents Payment	Total Paid
City of Brentwood	Single Family	AE	10	\$ 98,904.37	\$ 39,809.39	\$ 138,713.76
City of Brentwood	Single Family	AE	7	\$ 176,413.27	\$ 43,142.58	\$ 219,555.85
City of Franklin	Single Family	AE	4	\$ 116,651.16	\$ 24,111.97	\$ 140,763.13
City of Brentwood	Single Family	AE	4	\$ 99,555.15	\$ -	\$ 99,555.15
City of Brentwood	Single Family	AE	5	\$ 181,757.47	\$ 31,500.00	\$ 213,257.47
City of Brentwood	Single Family	AE	5	\$ 39,973.89	\$ -	\$ 39,973.89
City of Franklin	Single Family	AE	4	\$ 31,789.21	\$ 22,795.60	\$ 54,584.81
City of Franklin	Single Family	X	4	\$ 39,358.04	\$ 17,293.88	\$ 56,651.92
City of Franklin	Single Family	AE	12	\$ 157,929.65	\$ 58,409.46	\$ 216,339.11
City of Brentwood	Single Family	AE	10	\$ 98,904.37	\$ 39,809.39	\$ 138,713.76
City of Franklin	Other-Nonres	A10	2	\$ 10,894.73	\$ 6,751.87	\$ 17,646.60
Town of Nolensville	Single Family	A	2	\$ 8,475.43	\$ 35.08	\$ 8,510.51
City of Franklin	Single Family	EMG	2	\$ 4,669.97	\$ 4,201.97	\$ 8,871.94
City of Franklin	Single Family	A10	2	\$ 3,578.25	\$ 949.61	\$ 4,527.86
City of Brentwood	Single Family	A07	2	\$ 15,547.49	\$ 5,000.00	\$ 20,547.49
City of Franklin	Single Family	AE	6	\$ 153,426.52	\$ 8,591.78	\$ 162,018.30
City of Brentwood	Single Family	EMG	2	\$ 18,125.62	\$ -	\$ 18,125.62
Town of Nolensville	Single Family	A	2	\$ 6,841.03	\$ 5,795.02	\$ 12,636.05
City of Franklin	Single Family	A10	5	\$ 108,842.12	\$ 43,858.21	\$ 152,700.33
City of Franklin	Single Family	B	5	\$ 212,056.92	\$ 46,000.83	\$ 258,057.75
City of Franklin	Other-Nonres	AE	3	\$ 55,268.20	\$ 327,134.00	\$ 382,402.20
City of Brentwood	Single Family	AE	7	\$ 176,413.27	\$ 43,142.58	\$ 219,555.85
City of Franklin	Assmd Condo	A	5	\$ 536,626.99	\$ 280,366.56	\$ 816,993.55
City of Franklin	Assmd Condo	A	3	\$ 41,584.05	\$ -	\$ 41,584.05
City of Franklin	Single Family	A10	4	\$ 234,199.40	\$ 8,179.46	\$ 242,378.86
City of Franklin	Single Family	X	7	\$ 37,318.33	\$ 15,871.76	\$ 53,190.09
City of Franklin	Single Family	AE	4	\$ 116,651.16	\$ 24,111.97	\$ 140,763.13
City of Brentwood	Single Family	A	4	\$ 147,951.29	\$ -	\$ 147,951.29
City of Brentwood	Single Family	AE	4	\$ 99,555.15	\$ -	\$ 99,555.15
City of Brentwood	Single Family	A05	4	\$ 14,490.66	\$ 281.00	\$ 14,771.66
City of Franklin	Single Family	AE	3	\$ 55,819.53	\$ -	\$ 55,819.53
City of Brentwood	Single Family	AE	5	\$ 181,757.47	\$ 31,500.00	\$ 213,257.47

623

624

City of Brentwood	Single Family	AE	5	\$ 39,973.89	\$ -	\$ 39,973.89
City of Brentwood	Single Family	AE	4	\$ 247,444.04	\$ 16,624.27	\$ 264,068.31
City of Brentwood	Single Family	A	3	\$ 61,889.58	\$ -	\$ 61,889.58
City of Brentwood	Single Family	A05	3	\$ 84,871.05	\$ 17,646.89	\$ 102,517.94
City of Franklin	Single Family	AE	3	\$ 49,953.35	\$ -	\$ 49,953.35
City of Brentwood	Single Family	A05	3	\$ 175,148.42	\$ -	\$ 175,148.42
City of Franklin	Single Family	AE	4	\$ 31,789.21	\$ 22,795.60	\$ 54,584.81
City of Franklin	Single Family	AE	3	\$ 36,919.59	\$ 8,022.75	\$ 44,942.34
City of Brentwood	Single Family	AE	4	\$ 166,364.60	\$ 3,300.00	\$ 169,664.60
City of Brentwood	Single Family	A	2	\$ 15,261.05	\$ 1,600.68	\$ 16,861.73
City of Franklin	Single Family	AE	3	\$ 29,473.25	\$ -	\$ 29,473.25
City of Brentwood	Single Family	A05	3	\$ 138,363.67	\$ 42,693.88	\$ 181,057.55
City of Brentwood	Single Family	AE	2	\$ 18,208.86	\$ -	\$ 18,208.86
City of Brentwood	Single Family	A	3	\$ 141,529.05	\$ 39,559.64	\$ 181,088.69
City of Franklin	Other-Nonres	X	2	\$ 6,290.75	\$ -	\$ 6,290.75
City of Franklin	Single Family	X	4	\$ 39,358.04	\$ 17,293.88	\$ 56,651.92
City of Franklin	Single Family	AE	3	\$ 36,169.51	\$ -	\$ 36,169.51
City of Franklin	Single Family	AE	2	\$ 20,133.86	\$ 4,813.81	\$ 24,947.67
City of Brentwood	Single Family	AE	2	\$ 281,402.22	\$ 9,494.43	\$ 290,896.65
Town of Nolensville	Other-Nonres	AE	3	\$ 68,928.30	\$ -	\$ 68,928.30
City of Franklin	Single Family	A	2	\$ 630,009.49	\$ -	\$ 630,009.49
City of Franklin	Single Family	X	2	\$ 91,766.88	\$ 20,932.11	\$ 112,698.99
City of Franklin	Single Family	AE	4	\$ 49,385.15	\$ 18,079.56	\$ 67,464.71
City of Brentwood	Single Family	AE	3	\$ 158,057.64	\$ -	\$ 158,057.64
City of Franklin	Assmd Condo	X	2	\$ 41,325.07	\$ 9,853.67	\$ 51,178.74
City of Brentwood	Single Family	B	2	\$ 42,291.69	\$ -	\$ 42,291.69
City of Franklin	Single Family	A	2	\$ 16,238.02	\$ -	\$ 16,238.02
City of Franklin	Single Family	X	2	\$ 76,105.00	\$ 7,198.52	\$ 83,303.52
City of Franklin	Single Family	X	2	\$ 53,642.87	\$ 2,588.82	\$ 56,231.69
City of Franklin	Single Family	AE	2	\$ 26,264.34	\$ -	\$ 26,264.34
City of Franklin	Single Family	A	3	\$ 33,863.37	\$ 5,868.55	\$ 39,731.92
City of Brentwood	Single Family	AE	2	\$ 9,439.35	\$ -	\$ 9,439.35
City of Brentwood	Single Family	AE	2	\$ 106,807.55	\$ 187.97	\$ 106,995.52
City of Brentwood	Single Family	AE	2	\$ 52,699.85	\$ -	\$ 52,699.85
City of Franklin	Single Family	A	3	\$ 56,541.42	\$ 2,037.19	\$ 58,578.61
City of Brentwood	Single Family	A	2	\$ 106,431.72	\$ 7,433.92	\$ 113,865.64
City of Brentwood	Single Family	X	2	\$ 90,612.57	\$ 109,343.66	\$ 199,956.23
City of Franklin	Single Family	AE	2	\$ 40,087.66	\$ -	\$ 40,087.66
City of Franklin	Single Family	X	2	\$ 34,522.99	\$ 21,372.24	\$ 55,895.23
City of Franklin	Single Family	AE	2	\$ 25,993.29	\$ -	\$ 25,993.29
City of Brentwood	Single Family	X	2	\$ 79,775.49	\$ 98,669.15	\$ 178,444.64
City of Brentwood	Single Family	AE	2	\$ 165,367.05	\$ -	\$ 165,367.05
City of Brentwood	Single Family	A04	2	\$ 89,264.09	\$ -	\$ 89,264.09
City of Brentwood	Single Family	X	2	\$ 31,310.91	\$ -	\$ 31,310.91
Town of Nolensville	Single Family	AE	2	\$ 22,487.09	\$ 1,843.98	\$ 24,331.07
Town of Nolensville	Single Family	AE	2	\$ 27,145.63	\$ 992.24	\$ 28,137.87
City of Franklin	Single Family	X	2	\$ 71,795.43	\$ 6,824.54	\$ 78,619.97
625 Town of Nolensville	Single Family	A04	2	\$ 12,839.26	\$ 1,146.63	\$ 13,985.89

626

627 To continue compliance with the NFIP, the jurisdictions have identified, analyzed and prioritized
628 three mitigation strategies to stay active with the program:

- 629 1.) Continue to evaluate improved standards that are proven to reduce flood damage.
630 2.) Maintaining supplies of FEMA/NFIP materials to help homeowners evaluate measures
631 to reduce damage.
632 3.) Maintaining a map of areas that flood frequently and prioritizing those areas for
633 inspection immediately following heavy rains or flooding event.

634 **Section 5: Plan Maintenance**

635 **Monitoring, Evaluating, and Updating**

636 The Mitigation Committee is designated to monitor and evaluate the mitigation plan. This
637 committee is chaired by Williamson County Emergency Management Agency (EMA) who leads
638 the monitoring, evaluating, and updating process.

639 Monitoring activities will involve Williamson County EMA setting up a committee meeting to be
640 held on an annual basis. Williamson County EMA will prepare a brief annual report of the
641 meeting's findings by addressing mitigation progress and shortfalls within the county.

642 The plan will be evaluated annually and after any significant disaster causing human,
643 infrastructure and property losses. Following each annual informal evaluation EMA, any
644 proposed revisions or recommendations will be brought before the Mitigation Committee to be
645 incorporated into the plan. Potential updates to the plan will address changes to the hazard
646 assessment, the critical facilities list, the repetitive loss list, the committee membership list and
647 the project priority list.

648 The plan will be formally updated every five years in accordance to 44 CFR 201.6(d)3, which
649 states that the plan shall be reviewed, revised, and resubmitted for approval within five years to
650 continue eligibility for HMGP grant funding. For the five year update, Williamson County EMA
651 will notify the jurisdictional governments and the Mitigation Committee approximately one year
652 prior to the plan's expiration date. The review of the plan will include updating the planning
653 process, the hazard profiles, the risk assessment, the vulnerability assessment, the mitigation
654 strategies and the plan maintenance descriptions.

655 The five year plan update will also include soliciting other interested persons and/or agencies to
656 join the Mitigation Committee and a review of what has been accomplished in the past five
657 years. The Mitigation Committee's goal is to have at least five meetings within this time span.
658 Dates, public notices and objectives for these meetings will be determined by Williamson
659 County EMA.

660 Five months prior to the plan's expiration date, Williamson County EMA will submit the revised
661 plan to the TEMA for preliminary review. Upon approval by the state, TEMA will submit the
662 updated plan to FEMA for review.

663 Once Williamson County has attained the designation of the plan's approval pending adoption,
664 each jurisdiction will adopt the plan through a resolution within a year.

665 **Incorporation into Planning Mechanisms**

666 By incorporating the Williamson County Hazard Mitigation Plan into other planning documents
667 and mechanisms, information contained in the mitigation plan can help fill missing gaps in
668 existing documents, can contribute to already existing mitigation-based projects and can create

669 a strengthen stance of mitigation implementation and awareness within the county and its
670 jurisdictions.

671 Some of the mechanisms into which the Williamson County Hazard Mitigation Plan could be
672 incorporated include Williamson County Basic Emergency Operations Plan (BEOP), city and town
673 zoning and floodplain ordinances, and Williamson County Schools and Franklin Special School
674 District Safety plans.

675

676 The process of incorporating the hazard mitigation plan into other plans will begin during the
677 other plan's update cycles. Williamson County EMA will first review the plans side-by-side, and
678 where deemed necessary, EMA will make notes on how mitigation concepts and actions can be
679 incorporated into the other plans. These recommendations will be submitted to the lead
680 agencies of the other planning mechanisms for them to place relevant information within the
681 documents.

682 **Continued Public Participation**

683 The Mitigation Committee will strive to involve the public in future mitigation activities. This will
684 be accomplished by continuing to post Mitigation Committee Meeting dates in local newspapers
685 of general circulation, by providing public access to copies of the Williamson County Hazard
686 Mitigation Plan in the local emergency management office and by soliciting other interested
687 persons to participate in the mitigation planning process. By implementing these methods, the
688 public will have an opportunity to comment on the plan during the update drafting stage and
689 prior to plan approval.

APPENDICES

690

691

692 **A. Planning Meeting 0 information**

693 **i. Sign-In Sheet**

694 **B. Planning Meeting 1 information**

695 **i. Sign-In Sheet**

696 **C. Planning Meeting 2 information**

697 **i. Sign-In Sheet**

698 **ii. Pictures**

699 **D. Planning Meeting 3**

700 **i. Sign-In Sheet**

701 **E. Planning Meeting 4**

702 **i. Sign-In Sheet**

703 **F. Planning Meeting 5**

704 **i. Sign-In Sheet**

705 **G. Flood Elevation Map – Williamson County**

706 **H. HAZUS Flood Model – Williamson County**

707 **I. Williamson County Hazard Mitigation Committee List**

708 **J. Public and Committee Meeting**

709 **i. Sign-In Sheet**

710 **ii. Public Notice**

711

Appendix C:

723 **C: Planning Meeting 2 Information**

724 **i. Sign-in Sheet - Meeting**



Williamson County Emergency Management Agency

Sign-In

Event: Mitigation Meeting 2 Date: June 13, 2017



NAME	TITLE	MUNICIPALITY (if applicable)	PHONE	EMAIL
Duane Wittingham	Planning/Ops Chief	Mauzy County OEM	931-375-6804	dwwittingham@maurycounty-tn.gov
Scott Quinn	Franklin Police off	Franklin Police	615-794-2513	Scott.Quinn@FranklinTN.gov
John Aluman	IT Director	City of Brentwood	615-371-7000	JohnAluman@BrentwoodTN.gov
Mike Harris	Director of Eng &	City of Brentwood	615-371-0080	Mike.Harris@BrentwoodTN.gov
Jeff Donagan	Director of Public Works	City of Brentwood	615-371-0080	Jeff.Donagan@BrentwoodTN.gov
Chris Milton	Director Water Serv.	" "	" "	chris.milton@BrentwoodTN.gov
Dave Bunt	Director of Parks	City of Brentwood	615-371-2208	dave.bunt@BrentwoodTN.gov
Todd Petrowski	City Planner	City of Brentwood	615-371-2232	todd.petrowski@BrentwoodTN.gov
John Penitt	Asst Director	City of Spring Hill	951-486-2252	John.Penitt@SpringHillTN.gov
Floyd Hartley	County Engineer	County	615-790-5731	Floyd.Hartley@williamson-tn.gov
Karen York	Asst. General Mgr	Mallory Valley Utility	615-628-0237	KYork@mvud.org
Eddie Hartley	Field Supervisor	Mallory Valley Utility	615-628-0237	EHartley@mvud.org
Alicia Sipe	Planner	WCEMA	615-716-1014	Alicia.Sipe@williamson-tn.gov
Steve Deiny	Planner	WCEMA	(615) 305-7765	stede@williamson-tn.gov



Williamson County Emergency Management Agency Sign-In

Event: Mitigation Meeting 2 Date: June 13, 2017

NAME	TITLE	MUNICIPALITY (if applicable)	PHONE	EMAIL
Jim Svoboda	Principle Planner	Franklin	(615) 550-6734	jim.svoboda@franklin.tn.gov
Todd Horton	Peputy fire chief	Franklin	615-642-1772	toddt@franklin.tn.gov
Allen Lewis	BUILDING OFFICIAL	FRANKLIN	615-550-6639	allen@franklin.tn.gov
Nate Ridley	Collections Manager	Franklin	(615) 390-0984	nate.ridley@franklin.tn.gov
FRED BANNER	IT DIRECTOR	FRANKLIN	615-289-7808	fred@franklin.tn.gov
Joseph Yoziz	Street Director	Franklin	615-550-6884	joseph@franklin.tn.gov
Kris Phillips	ADMIN ASST	FRANKLIN	615-550-6896	KrisPhillips@Franklin.TN.GOV
Greg Ball	WCHD		615-790-5596	greg@williamson-ty.org
Glenn Johnson	Deputy Fire Chief	Franklin	615-238-5755	glennj@franklin.tn.gov
LANCE BOWIE II	Williamson County GIS Manager	WCS GIS I.T.	615-790-6656	lance.bowie@tn-oes

729



730

731 *Williamson County Hazard Mitigation Committee meeting in the Emergency Operations Center*
732 *(EOC).*



733

734 *City of Brentwood and City of Spring Hill representatives discuss issues during the hazard ranking*
735 *exercise using the Vulnerability Calculator.*



736

737 *Members discuss issues within their jurisdiction and how they relate to the Vulnerability*
738 *Calculator rankings.*

Appendix E:

750 **E: Planning Meeting 4 Information**

751 **i. Sign-in Sheet - Meeting 4**



Williamson County Emergency Management Agency Sign-In



Event: Mitigation Meeting 4 Date: June 27, 2017

NAME	TITLE	MUNICIPALITY (if applicable)	PHONE	EMAIL
Todd Horton	Deo Chief	Co Franklin	615-642-1772	t Horton@Franklin.tn.gov
Gene Johnson	Dep Chief	Franklin	615-238-3755	gjohn@Franklin.tn.gov
Doug Pratt	Stenographer Insp	COF	615-417-5880	doug.pratt@Franklin.tn.gov
Karis Phillips	Admin Assist	COF - Streets	615-550-6896	Karis.Phillips@Franklin.tn.gov
Kevin R. Benson	PM DIRECTOR	Williamson County	615-487-0250	Kevin.R.Benson@Williamson-TN.com
Floyd Helms	Engineer	County	615-533-2514	FHelms@Williamson-TN.com
John Pico IT	cyber Director	Franklin Hill	931-486-2252 & 485	John.Pico@Franklin.tn.gov

760

Appendix F:

761 **F: Planning Meeting 5 Information**

762 **i. Sign-in Sheet - Meeting 5**



Williamson County Emergency Management Agency Sign-In

Event: Mitigation Meeting 5 Date: July 6, 2017



NAME	TITLE	MUNICIPALITY (if applicable)	PHONE	EMAIL
Fred Barrow	DIRECTOR	FRANKLIN	615-289-2808	fred@franklin.gov
Robert Hunsicker	BOUNDO OFFICER	FRANKLIN	615-550-6639	rob@franklin.gov
Kevin R. Benson	PH DIRECTOR	WILLIAMSON COUNTY	615-487-8250	KB@wco.net
Ricky McPeak	Asst. Director	COF	615-794-4554	RickM@Franklin.gov
Wynne Sullivan	Supervisor	COF	615-794-1516	bobby.sullivan@Franklin.gov
M. K. F. '09	Supervisor	COF	615-794-1514	Wynne.Sullivan@Franklin.gov
Karen Phillips	ADMIN ASSISTANT	COF	615-550-6896	KPhillips@Franklin.gov
Russell Peterson	EM Coordinator	COB	615-371-0170	Russell.peterson@Franklin.gov
Gern Johnson	Dep Chief	City of Franklin	615-238-5755	gjohn@Franklin.gov
John Reuter	GIS/T DIRECTOR	CITY OF SPENTHILL	594862252-485	reuter@spenthill.net
Todd Petrowski	City Planner	COB	615-371-2232	tpetrowski@Franklin.gov
Floyd Helton	Chief Engineer	County	615-533-2544	FloydH@...
Todd Horton	Deputy Chief	Franklin, fire	615-642-1172	thorton@Franklin.gov
Jim Suckadee	Principal Planner	Franklin	615-550-6734	jsuckadee@Franklin.gov

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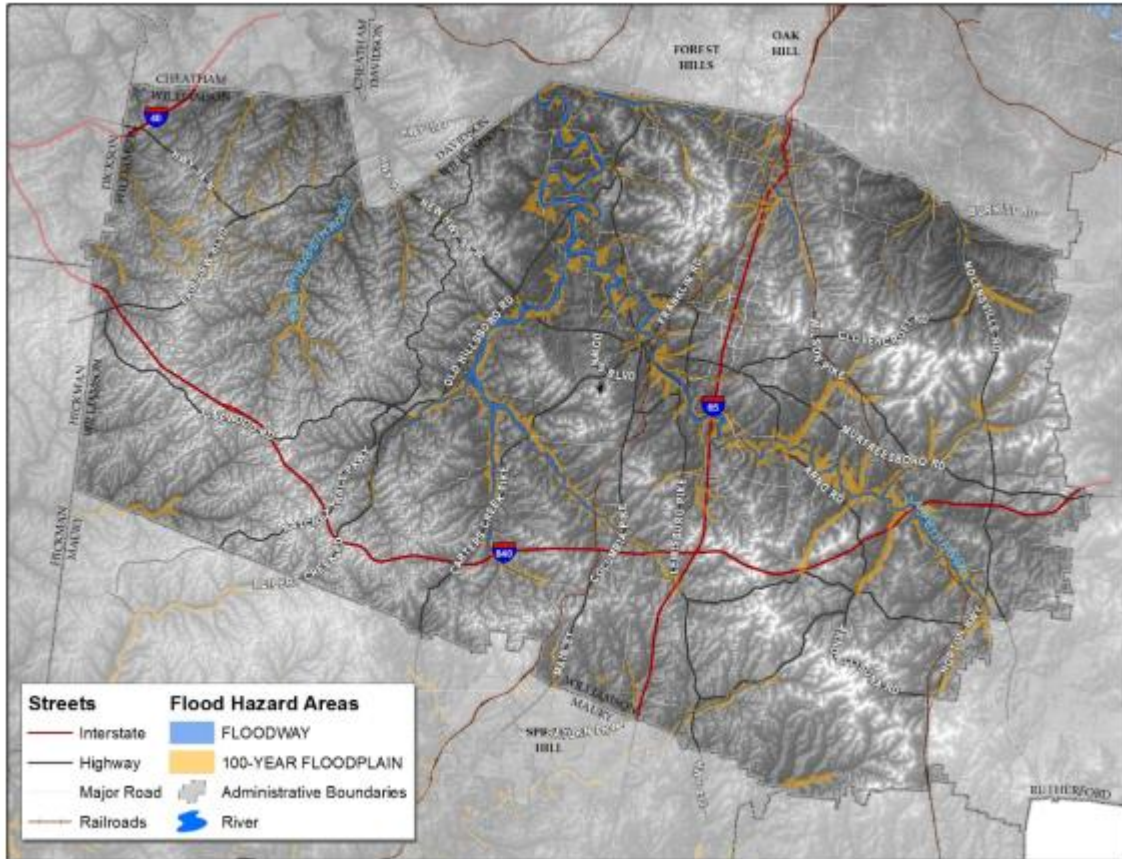
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Appendix G:

766 G: Flood Elevation Map – Williamson County

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Note: Elevated areas are in white. Provided by Williamson County Emergency Management Agency.

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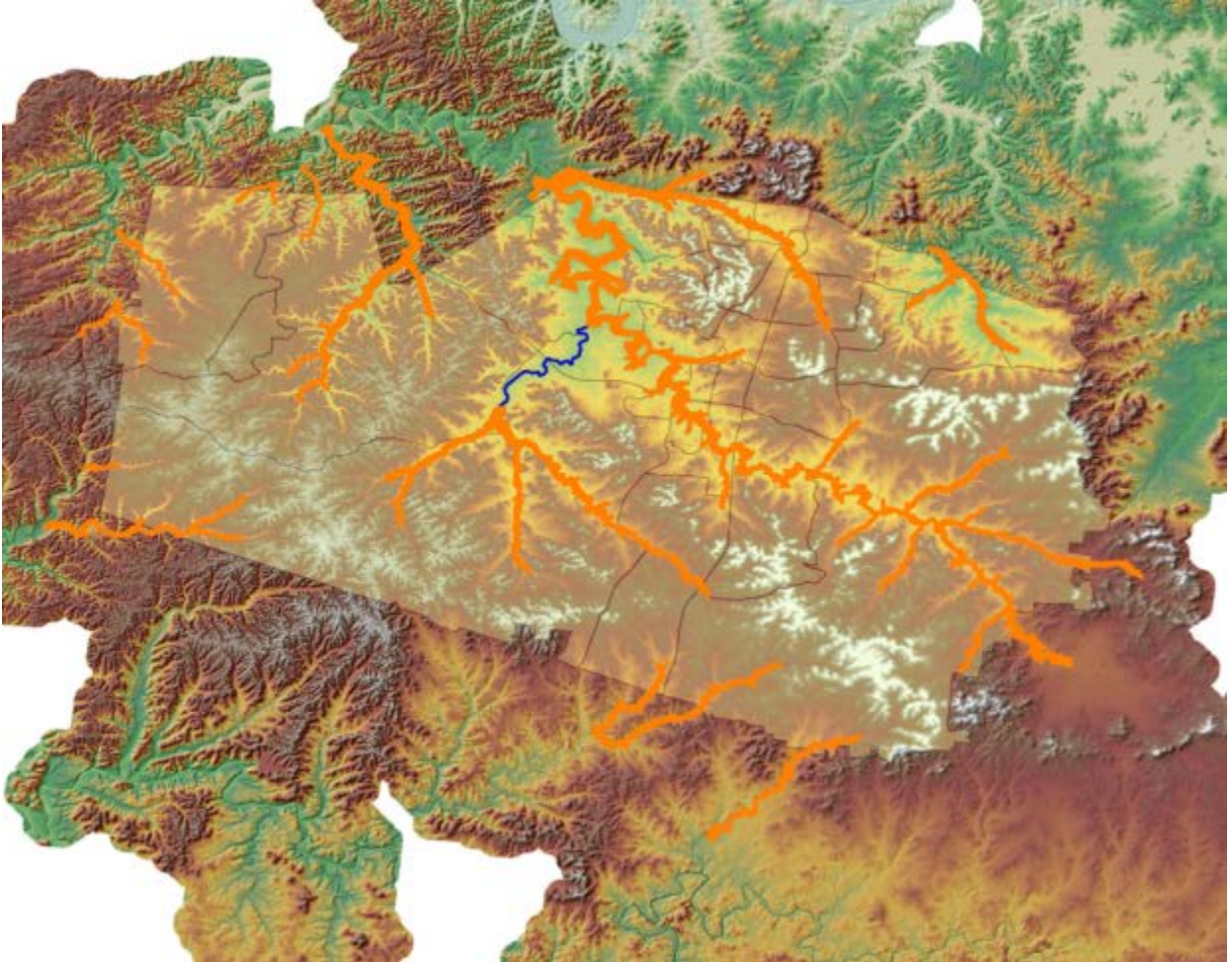
Appendix H:

777 **H: HAZUS Flood Model - Williamson County**

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HAZUS Thematic Map of Depth



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Hazus-MH: Flood Event Report

Region Name: WilliamsonCoTN
Flood Scenario: 100-year flood study
Print Date: Friday, April 28, 2017

Disclaimer:

*This version of Hazus utilizes 2010 Census Data.
Totals only reflect data for those census tracts/blocks included in the user's study region.*

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Flood. These results can be improved by using enhanced inventory data and flood hazard information.

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General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- Tennessee

Note:

Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 584 square miles and contains 4,535 census blocks. The region contains over 65 thousand households and has a total population of 183,182 people (2010 Census Bureau data). The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 67,085 buildings in the region with a total building replacement value (excluding contents) of 26,399 million dollars (2010 dollars). Approximately 91.80% of the buildings (and 82.83% of the building value) are associated with residential housing.

Building Inventory

General Building Stock

Hazus estimates that there are 67,085 buildings in the region which have an aggregate total replacement value of 26,399 million (2010 dollars). Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure (\$1000)	Percent of Total
Residential	21,866,616	82.8%
Commercial	3,221,023	12.2%
Industrial	582,998	2.2%
Agricultural	86,448	0.3%
Religion	336,036	1.3%
Government	79,158	0.3%
Education	226,420	0.9%
Total	26,398,699	100.00%

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure (\$1000)	Percent of Total
Residential	4,001,119	83.0%
Commercial	522,705	10.8%
Industrial	117,076	2.4%
Agricultural	24,256	0.5%
Religion	75,007	1.6%
Government	2,520	0.1%
Education	79,193	1.6%
Total	4,821,876	100.00%

Essential Facility Inventory

For essential facilities, there are 1 hospitals in the region with a total bed capacity of 126 beds. There are 57 schools, 14 fire stations, 7 police stations and no emergency operation centers.

Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	WilliamsonCoTN
Scenario Name:	100-year flood study
Return Period Analyzed:	100
Analysis Options Analyzed:	No What-ifs

Building Damage

General Building Stock Damage

Hazus estimates that about 568 buildings will be at least moderately damaged. This is over 46% of the total number of buildings in the scenario. There are an estimated 144 buildings that will be completely destroyed. The definition of the 'damage states' is provided in Volume 1: Chapter 5 of the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Commercial	3	75.00	1	25.00	0	0.00	0	0.00	0	0.00	0	0.00
Education	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Government	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Industrial	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Religion	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Residential	71	11.13	159	24.92	102	15.99	94	14.73	68	10.66	144	22.57
Total	74		160		102		94		68		144	

Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
ManufHousing	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Masonry	2	10.00	7	35.00	2	10.00	3	15.00	2	10.00	4	20.00
Steel	1	100.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Wood	70	11.18	154	24.60	100	15.97	92	14.70	68	10.66	142	22.68

Essential Facility Damage

Before the flood analyzed in this scenario, the region had 126 hospital beds available for use. On the day of the scenario flood event, the model estimates that 126 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

Classification	Total	# Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
Fire Stations	14	0	0	0
Hospitals	1	0	0	0
Police Stations	7	0	0	0
Schools	57	2	0	2

If this report displays all zeros or is blank, two possibilities can explain this.

- (1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
- (2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.

Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 8,834 tons of debris will be generated. Of the total amount, Finishes comprises 45% of the total, Structure comprises 30% of the total. If the debris tonnage is converted into an estimated number of truckloads, it will require 353 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 1,667 households will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 3,728 people (out of a total population of 183,182) will seek temporary shelter in public shelters.

Economic Loss

The total economic loss estimated for the flood is 368.96 million dollars, which represents 7.65 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

The total building-related losses were 367.94 million dollars. 0% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 73.11% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

Table 6: Building-Related Economic Loss Estimates
(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
<u>Building Loss</u>						
	Building	178.45	17.65	4.40	3.24	203.74
	Content	90.99	46.89	10.86	13.27	161.61
	Inventory	0.00	0.90	1.46	0.23	2.59
	Subtotal	269.44	65.25	16.51	16.74	367.94
<u>Business Interruption</u>						
	Income	0.00	0.25	0.00	0.03	0.28
	Relocation	0.25	0.03	0.00	0.01	0.29
	Rental Income	0.06	0.02	0.00	0.00	0.08
	Wage	0.01	0.25	0.00	0.12	0.38
	Subtotal	0.31	0.54	0.00	0.17	1.02
<u>ALL</u>	Total	269.76	65.79	16.51	16.90	368.96

Appendix A: County Listing for the Region

Tennessee
- Williamson

Appendix B: Regional Population and Building Value Data

	Building Value (thousands of dollars)			Total
	Population	Residential	Non-Residential	
Tennessee				
Williamson	183,182	21,866,616	4,532,083	26,398,699
Total	183,182	21,866,616	4,532,083	26,398,699
Total Study Region	183,182	21,866,616	4,532,083	26,398,699

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Appendix I:

I: Williamson County Hazard Mitigation Committee

Member	Representation	Title/Role
Floyd Heflin	Williamson County Engineer	Flood Plain Administrator
Greg Boll	Highway Dept	Accountant
Amy Herron	Williamson County Parks and Recreation	Research and Planning
Becky Caldwell	City of Franklin Sanitation Dept	Director of Sanitation
Todd Petrowski	Brentwood Planning Dept	City Planning
Steve Denny	Williamson County Emergency Management Agency	Planner
Russell Peterson	Brentwood Fire Dept	Emergency Management Coordinator
Tracey Davis	Tennessee Emergency Management Agency	Regional Planner
Mark Elrod	Williamson County Sherriff's Office	Lieutenant, Special Operations Division
Michael Fletcher	Williamson County Schools	Director, School Safety and Security
Celby Glass	Franklin Special School District	Supervisor of Attendance and Safety
John Pewitt	City of Spring Hill	GIS/IT Director
John Allman	City of Brentwood	IT Director
Mike Harris	City of Brentwood	Director of Engineering
Jeff Donegan	City of Brentwood	Director of Public Works
Chris Milton	City of Brentwood	Director of Water Service
Dave Bunt	City of Brentwood	Director of Parks
Karen York	Mallory Valley Utility	Asst. General Mgr
Eddie Hartley	Mallory Valley Utility	Field Supervisor
Jim Svoboda	City of Franklin	Principal Planner
Todd Horton	City of Franklin	Deputy Fire Chief
Allen Lewis	City of Franklin	Building Official
Nate Ridley	City of Franklin	Collections Manager
Jordan Shaw	City of Franklin	IT Director
Joseph York	City of Franklin	Street Director
Kris Phillips	City of Franklin	Administrative Assistance
Glenn Johnson	City of Franklin	Deputy Fire Chief
Lance Bowie II	Williamson County	GIS/IT Director

RESOLUTION NO. 2019-15

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
APPROVING A PROFESSIONAL SERVICES CONTRACT WITH REYNOLDS POTTER
RAGAN AND VANDIVORT, PLC TO SERVE AS TOWN ATTORNEY AND TO AUTHORIZE
THE MAYOR TO SIGN THE CONTRACT**

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to approve a professional services contract with Reynolds Potter Ragan and Vandivort, PLC to serve as Town Attorney and provide legal representation and services to the Town.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Thompson's Station as follows:

That the professional services contract with Reynolds Potter Ragan and Vandivort, PLC attached hereto as Exhibit "A" is hereby approved, and the Mayor is authorized to sign the contract on behalf of the Town.

RESOLVED AND ADOPTED this ____ day of June 2019.

Corey Napier , Mayor

ATTEST:

Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Town Attorney

REYNOLDS , POTTER, RAGAN & VANDIVORT, PLC

ATTORNEYS-AT-LAW

STANLEY Q. REYNOLDS
TIMOTHY V. POTTER
BRIAN RAGAN
KIRK VANDIVORT*
HILARY H. DUKE
ANDREW E. MILLS

OF COUNSEL:
LISA LITTLETON HOLLEY

210 EAST COLLEGE STRE ET
DICKSON, TENNESSEE 37055

TELEPHONE: (615) 446-2221
FACSIMILE: (615) 446-2232
www.rprvlaw.com

*RULE 31 LISTED MEDI ATOR

June 7, 2019

Mr. Kenneth McLawhon
Thompson's Station
1550 Thompson Station Road W.
Thompson's Station, Tennessee 37179

RR: MEMORIALIZATION OF ATTORNEY/CLIENT AGREEMENT

Dear Mr. McLawhon:

On behalf of Reynolds, Potter, Ragan & Vandivort, PLC, I would like to thank you for engaging our firm to represent the Town of Thompson's Station, Tennessee. It is very important that we have a clear understanding regarding our relationship.

Our firm has agreed to represent the Town of Thompson's Station, Tennessee as Town Attorney as provided for by the Charter and ordinances of the Town and with respect to all legal matters concerning the administration of Town business. Specifically, our firm will perform the following duties:

- a. In consultation with the Board of Mayor and Aldermen ("BOMA") and Town Administrator, direct the management of all litigation in which the Town is or may be a party. The firm will appear and represent the Town in all litigation where the defense is not otherwise provided by insurance. When legal assistance is provided by insurance, our firm shall monitor the defense and provide assistance as requested by insurance carrier attorneys.
- b. Serve as prosecuting attorney in individual cases upon the request of the BOMA and Town Administrator.
- c. Attend all meetings of the BOMA and also attend "work sessions" upon request of the Mayor or Town Administrator.
- d. Advise the BOMA, the Town Administrator and officers of the Town as to all legal questions affecting the Town's interests.
- e. Approve as to form all contracts, deeds, bonds, ordinances, resolutions, and other documents to be signed in the name of or made by or with the Town.
- f. Upon request of the Town Administrator or the Mayor, provide legal advice to the planning commission, board of zoning appeals, utilities board and others boards and committees of the Town.
- g. Our firm shall keep the BOMA and Town Administrator advised of all legal

- activities that involve or may in the future involve the Town.
- h. Our firm shall represent the Town in other matters as requested by the BOMA or the Town Administrator.
 - i. Our firm shall serve as the ethics officer under the Town's Code of Ethics.

Our office will report to you as the Town Administrator, to the Mayor, and to the BOMA as requested. The undersigned attorneys, Kirk Vandivort and Andrew Mills, shall serve as primary points of contact between the Town and our firm.

In consideration for our agreement to represent the Town of Thompson's Station, you have agreed to the following terms and conditions:

Our firm will charge a fee of \$200.00 per hour for attorney's services, with the exception of services related to any matters involving litigation in federal court which will be charged at a rate of \$300.00 per hour. In addition to fees, it is further agreed and understood that during the pendency of our representation, it will be the client's responsibility to reimburse our firm for the costs of all appropriate out of pocket expenses associated with the firm's representation. These expenses do not include any overhead costs that the firm normally and regularly incurs. It will be the Town's responsibility to promptly pay, when requested, any charges for experts, court costs, fees for servers of process, fees for investigators, costs of depositions, or other necessary expenses associated with representation pertaining to any matter. Please know that we will make every effort to keep expenses low and will check with you before incurring significant obligations. Also, please do not hesitate to question the contents of any statement or invoice.

All bills for costs, fees, and expenses must be paid in full not later than thirty (30) days after they are received by you. All bills will be forwarded to you, or any other individual you designate, via email. Any outstanding bill to Reynolds, Potter, Ragan & Vandivort, PLC which is more than thirty (30) days outstanding will begin to accrue interest at the cumulative rate of one percent (1%) per month (12% per annum).

Should there be any default or breach of this agreement, Reynolds, Potter, Ragan & Vandivort, PLC reserves the right at any time to withdraw from any further representation and/or initiate legal action to collect any unpaid costs or expenses. It is agreed that all additional costs, expenses, and attorney's fees incurred by our firm during said collection efforts shall be the client's responsibility.

We understand that the Town may terminate our firm's representation at any time by a majority vote of the BOMA. This agreement shall take effect upon the approval of the BOMA.

We look forward to working with you in your efforts to serve the citizens of Thompson's Station. We ask that you and the Mayor sign this agreement where indicated in order that we may have a written memorialization of our understanding. Thank you.

Sincerely,

REYNOLDS, POTTER, RAGAN & VANDIVORT, PLC

ANDREW E. MILLS

KIRK VANDIVORT

On behalf of the Town of Thompson's Station, I have read, understand, and consent to the terms and conditions of the above memorialization of our Attorney/Client Agreement with Reynolds, Potter, Ragan & Vandivort, PLC.

Date

Kenneth McLawhon, Town Administrator

Date

Corey Napier, Mayor

Phone: (615) 794-4333
Fax: (615) 794-3313
www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

DATE: June 6, 2019

TO: The Board of Mayor and Aldermen (BOMA)

FROM: Wendy Deats, Town Planner

SUBJECT: **Resolution 2019-012 – Dedication of Declaration Way from Branford Place east to Columbia Pike**

On May 14, 2019, the Board of Mayor and Aldermen considered a resolution to accept a portion of Declaration Way. Currently, Declaration Way is owned and maintained by the school district. Due to the public opposition, the Board deferred the request to the June 2019 meeting.

Staff has met with the Town's traffic engineer to further discuss this connection as originally recommended as part of the development plan for Tollgate Village. As a result of the discussion with the traffic engineer, it was determined that additional analysis could be completed on the connection. Therefore, Staff recommends a deferral of the request to the August 2019 meeting.

ORDINANCE 2019-007

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR
BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020.**

WHEREAS, *Tennessee Code Annotated* Title 9 Chapter 1 Section 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 TOWN OF THOMPSON'S STATION, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body estimates anticipated revenues of the municipality from all sources to be as follows for fiscal year 2019:

General Fund Revenues	FY 2017-2018 Actual	FY 2018-2019 Estimated	FY 2019-2020 Proposed
Local taxes	\$1,401,861	\$1,364,789	\$1,388,500
Licenses and Permits	1,107,373	1,015,456	1,106,600
Intergovernmental	633,955	575,949	690,000
Other Revenue	1,592,144	45,574	641,400
Total Revenues	4,735,333	3,001,768	3,826,500
Beginning Fund Balance	6,048,081	6,054,516	6,622,409
Total Available Funds	\$10,783,414	\$9,056,284	\$10,448,909

State Street Aid Fund Revenue	FY 2017-2018 Actual	FY 2018-2019 Estimated	FY 2019-2020 Proposed
Intergovernmental	\$167,992	\$173,086	\$178,000
Total Revenues	167,992	173,086	178,000
Beginning Fund Balance	20,259	188,251	284,801
Total Available Funds	\$188,251	\$361,337	\$462,801

Wastewater Fund Revenue	FY 2017-2018 Actual	FY 2018-2019 Estimated	FY 2019-2020 Proposed
Wastewater Fees	\$972,721	\$1,077,817	\$1,186,619
Tap Fees	531,514	498,151	500,000
Other Revenue	37,168	47,549	55,350
Total Revenues	1,541,403	1,623,517	1,741,969
Beginning Fund Balance	2,269,018	3,842,297	3,978,538
Total Available Funds	\$3,810,421	\$5,465,814	\$5,720,507

SECTION 2: That the governing body appropriates from these anticipated revenues and unexpended and unencumbered funds as follows:

General Fund Expenditures	FY 2017-2018 Actual	FY 2018-2019 Estimated	FY 2019-2020 Proposed
Government Administrative	\$3,829,220	\$1,342,914	\$1,534,187
Streets	81,722	35,400	40,000
Capital Outlay	1,913,486	700,000	3,912,000
Parks	54,560	43,561	20,150
Debt Service	136,650	312,000	301,267
Total Appropriations	6,015,638	2,433,875	5,807,604
Surplus/(Deficit)	-1,280,305	567,893	-1,981,104
Ending Fund Balance	\$6,054,516	\$6,622,409	\$4,641,305

State Street Aid Fund Exp.	FY 2017-2018 Actual	FY 2018-2019 Estimated	FY 2019-2020 Proposed
Streets	\$0	\$76,536	\$170,000
Total Appropriations	0	76,536	170,000
Surplus/(Deficit)	167,992	96,550	8,000
Ending Fund Balance	\$188,251	\$284,801	\$292,801

Wastewater Fund Expenses	FY 2017-2018 Actual	FY 2018-2019 Estimated	FY 2019-2020 Proposed
Wastewater Department	\$1,002,291	\$863,993	\$1,061,429
Debt Service	126,153	123,283	120,525
Capital Assets/Projects	481,450	500,000	3,700,000
Total Appropriations	1,609,894	1,487,276	4,881,954
Surplus/(Deficit)	-68,491	136,241	-3,139,985
Ending Fund Balance	\$3,842,297	\$3,978,538	\$838,554

SECTION 3: At the end of the current fiscal year the governing body estimates balances/ (deficits) as follows:

General Fund	\$6,622,409
State Street Aid Fund	\$284,801
Wastewater Fund	\$3,978,538

SECTION 4: That the governing body recognizes that the municipality has bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Debt Principal	Interest Requirements	Debt Authorized and Unissued	Principal Outstanding at June 30
Bonds	\$0	\$0	\$0	\$0
Notes	\$2,431,685	\$62,382	\$0	\$2,431,685
Capital Leases	\$0	\$0	\$0	\$0
Other Debt	\$0	\$0	\$0	\$0

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 T.C.A. Section 6-56-208. In addition, no appropriation may be made in excess of available funds except 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 Section 6-56-205 of the *Tennessee Code Annotated*.

SECTION 6: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Section 6-56-206, *Tennessee Code Annotated* will be attached.

SECTION 7: There is hereby levied a property tax of \$.103 per \$100 of assessed value on all real and personal property.

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 if the Town has notes issued pursuant to Title 9, Chapter 21, *Tennessee Code Annotated* or loan agreements with a public building authority issued pursuant to Title

12, Chapter 10, *Tennessee Code Annotated* approved by the Comptroller of the Treasury or Comptroller's Designee within fifteen (15) days of its adoption. This budget shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller's Designee in accordance with Title 9, Chapter 21, *Tennessee Code Annotated* (the "Statutes".) If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes, or as directed by the Comptroller of the Treasury or Comptroller's Designee. If the Town does not have such debt outstanding, it will file this annual operating budget and capital budget ordinance and supporting documents with 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: If any section, clause, provision of this ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not affect any other section, clause, provision of this ordinance.

SECTION 12: This ordinance shall take effect July 1, 2019, the public welfare requiring it.

Corey Napier, Mayor

ATTEST:

Town Recorder

Submitted to Public Hearing on June 11, 2019 at 7:00 p.m. after publication of notice of public hearing by advertisement in the Williamson A.M. newspaper on Sunday, May 26, 2019.

Passed 1st Reading: _____

Passed 2nd Reading: _____

APPROVED AS TO FORM AND LEGALITY:

Town Attorney



Town of Thompson's Station General Fund

	FY 18 Actual	FY19 Estimate	FY20 Proposed
General Government Revenues:			
31111 Real Property Tax Revenue	269,807	270,000	283,500
31310 Interest & Penalty Revenue	380	-	-
31610 Local Sales Tax - Trustee	915,172	913,333	915,000
31710 Wholesale Beer Tax	97,655	98,667	99,000
31720 Wholesale Liquor Tax	14,708	15,067	15,000
31810 Adequate School Facilities Tax	69,684	46,000	46,000
31900 CATV Franchise Fee Income	28,641	29,333	30,000
32000 Beer Permits	600	600	600
32200 Building Permits	419,384	433,333	504,000
32230 Submittal & Review Fees	43,583	3,800	5,000
32245 Miscellaneous Fees	2,375	2,060	2,000
32260 Business Tax Revenue	96,274	75,000	75,000
33320 TVA Payments in Lieu of Taxes	53,590	55,966	56,000
33510 Local Sales Tax - State	370,504	429,762	550,000
33520 State Income Tax	370,504	-	-
33530 State Beer Tax	2,205	-	-
33535 Mixed Drink Tax	11,991	15,221	9,000
33552 State Streets & Trans. Revenue	8,836	8,459	9,000
33553 SSA - Motor Fuel Tax	83,560	90,311	92,000
33554 SSA - 1989 Gas Tax	13,355	14,221	15,000
33555 SSA - 3 Cent Gas Tax	24,751	26,351	28,000
33556 SSA - 2017 Gas Tax	21,880	33,744	34,000
36120 Interest Earned - Invest. Accts	26,173	33,473	57,500
37746 Parks Revenue	26,185	21,722	30,000
37747 Parks Deposit Return	(6,400)	-	-
37990 Other Revenue	10,050	10,042	9,900
Total general government revenue	2,975,445	2,626,465	2,865,500
Non-Operating Income:			
32300 Impact Fees	624,021	556,000	567,000
33725 Grants	-	-	572,000
38000 Transfer from Reserves	-	-	-
39995 Capital Outlay Note Proceeds	1,550,000	-	-
Total non-operating revenue	2,174,021	556,000	1,139,000
Total Revenue	5,149,466	3,182,465	4,004,500



Town of Thompson's Station General Fund

	FY 18 Actual	FY19 Estimate	FY20 Proposed
General Government Expenditures:			
41110 Salaries	557,189	557,434	630,955
41141 FICA	34,437	34,561	39,119
41142 Medicare	8,054	7,525	8,518
41147 SUTA	1,894	1,190	1,547
41161 General Expenses	277	1,000	3,000
41211 Postage	828	1,000	1,500
41221 Printing, Forms & Photocopy	5,793	2,621	6,000
41231 Legal Notices	2,252	2,221	3,000
41235 Memberships & Subscriptions	4,086	2,950	5,000
41241 Utilities - Electricity	11,199	13,745	15,000
41242 Utilities - Water	2,214	2,167	2,500
41244 Utilities - Gas	1,686	1,578	2,000
41245 Telecommunications Expense	5,178	4,261	6,000
41252 Prof. Fees - Legal Fees	145,406	135,528	150,000
41253 Prof. Fees - Auditor	15,740	14,500	14,500
41254 Prof. Fees - Consulting Engineers	41,097	137,896	146,000
41259 Prof. Fees - Other	24,845	61,816	50,000
41264 Repairs & Maintenance - Vehicles	2,213	9,623	20,000
41265 Parks & Recreation Expense	38,870	43,561	20,150
41266 Repairs & Maintenance - Buildings	15,783	21,137	24,000
41268 Repairs & Maintenance - Roads	81,722	35,400	40,000
41269 SSA - Street Repair Expense	-	76,536	170,000
41270 Vehicle Fuel & Oil	12,509	16,718	22,000
41280 Travel	1,296	4,000	5,000
41285 Continuing Education	2,621	2,000	6,000
41289 Retirement	27,652	27,872	31,548
41291 Animal Control Services	3,919	690	8,000
41300 Economic Development	7,390	6,800	3,500
41311 Office Expense	15,837	32,358	50,000
41511 Insurance - Property	3,518	3,518	5,000
41512 Insurance - Workers Comp.	7,229	10,021	12,000
41513 Insurance - Liability	5,227	5,723	7,500
41514 Insurance - Medical	91,760	75,971	101,400
41515 Insurance - Auto	2,061	2,880	5,000
41516 Insurance - E & O	10,963	10,032	11,000
41551 Trustee Commission	5,968	4,000	4,000
41691 Bank Charges	10	1,050	600
41720 Donations	25,000	25,029	25,000
41800 Emergency Services	68,041	100,000	100,000
41899 Other Expenses	7,123	1,500	8,000
Total general government expenditures	1,298,887	1,498,412	1,764,337
General government change in net position	1,676,558	1,128,053	1,101,163
Non-Operating Expenditures:			
41940 Capital Projects	1,836,364	700,000	2,947,000
41943 Acquisition of Public Use Prop.	2,633,226	-	-
41944 Captial Projects - Parks	54,722	-	965,000
48000 Transfer to Reserves	-	-	-
49030 Capital Outlay Note Payment	136,650	312,000	301,267
Total non-operating expenditures	4,660,962	1,012,000	4,213,267
Non-operating change in net position	(1,055,576)	(456,000)	(3,074,267)
Total expenditures	5,959,849	2,510,412	5,977,604
Change in Net Position	(810,383)	672,053	(1,973,104)



Town of Thompson's Station Wastewater Fund

	FY18 Actual	FY19 Estimate	FY20 Proposed
Revenues:			
3100 Wastewater Treatment Fees	924,787	1,070,017	1,177,019
3101 Septage Disposal Fees	8,930	7,800	9,600
3105 Late Payment Penalty	8,423	30,000	15,000
3500 Other Income	26,075	-	350
Total revenues	968,215	1,107,817	1,201,969
Operating Expenses:			
Supply and Operations:			
4010 Payroll Expense	115,663	120,607	213,104
4710 Payroll Taxes - FICA	7,152	7,007	13,212
4720 Payroll Taxes - Medicare	1,673	1,560	2,877
4730 Payroll Taxes - SUTA	297	218	630
4395 Insurance - Employee Medical	5,056	8,604	15,600
4789 Employee Retirement Expense	5,733	5,742	10,655
4210 Permits & Fees Expense	4,021	5,794	6,000
4220 Laboratory Water Testing	2,150	3,095	4,000
4230 Supplies Expense	2,448	1,162	5,000
4240 Repairs & Maint. Expense	63,565	69,388	100,000
4250 Postage, Freight & Express Chgs	6,461	8,952	9,000
4280 Billing Charges	11,599	5,234	8,000
4310 Utilities - Electric	81,425	75,134	85,000
4320 Utilities - Water	2,903	2,738	6,000
4350 Telecommunications	-	2,669	3,600
4390 Insurance Expense	20,642	20,000	20,000
4400 Prof. Fees-Consulting Engineers	14,025	161,059	100,000
4420 Prof. Fees - Auditor	580	2,500	2,500
4490 Prof. Fees - Other	251,305	2,000	5,000
4800 Bank Charges	140	530	250
4900 Other Expense	403	-	1,000
Total supply and operations	597,241	503,993	611,428
Depreciation			
4990 Depreciation Expense	405,050	360,000	450,000
Total operating expenses	1,002,291	863,993	1,061,428
Operating result	(34,076)	243,824	140,541
Non-Operating Income (Expense):			
3300 Tap Fees	531,514	498,151	500,000
3902 Interest Income - Invest Accts	11,136	17,549	40,000
4100 Capital Expenditures	-	(500,000)	(3,700,000)
4994 Interest Expense	(15,042)	(13,000)	(9,500)
Total non-operating income	527,608	2,700	(3,169,500)
Change in Net Position	493,532	246,524	(3,028,959)

General Fund

	Actual FYE 6/30/17	Actual FYE 6/30/18	Actual 4/30/2019	Estimated FYE 6/30/19	Proposed Budget FY 06/30/20	
Income						
31111 · Real Property Tax Revenue	226,792	269,807	256,620	270,000	283,500	5% growth over prior year
31310 · Interest & Penalty Revenue	245	380	-	-		
31610 · Local Sales Tax - Trustee	918,033	915,171	835,589	913,333	915,000	Real sales tax growth will not be realized until population census is completed in late 2020
31710 · Wholesale Beer Tax	100,998	97,655	76,749	98,667	99,000	No additional finished commercial expected
31720 · Wholesale Liquor Tax	9,047	14,708	12,318	15,067	15,000	No additional finished commercial expected
31810 · Adequate School Facilities Tax	40,882	69,684	41,367	46,000	46,000	
32000 · Beer Permits	600	600	600	600	600	\$100 annual fee to reseller
32260 · Business Tax Revenue	96,591	96,274	6,828	75,000	75,000	Big payments received in late May - June.
33320 · TVA Payments in Lieu of Taxes	30,250	53,590	27,983	55,966	56,000	Qtrly prmts of \$13991 - looking for 2 more Larger payments historically received in May and June. State sales tax allocation based on population. Real growth increases will not be realized until late 2020 when census is completed.
33510 · Local Sales Tax - State	222,196	370,503	358,135	429,762	550,000	
33530 · State Beer Tax	1,294	2,205				
33535 · Mixed Drink Tax	24,006	11,991	12,684	15,221	9,000	3 yr avg (this represents 1/2 of what is received, as 1/2 is shared with the county)
33552 · State Streets & Trans. Revenue	5,415	8,836	7,049	8,459	9,000	Usage - Roads Maint & Repairs, Signs, road design, Street equipmmt and allocation of labor
33553 · SSA - Motor Fuel Tax	50,907	83,560	75,259	90,311	92,000	Usage - Roads Maint & Repairs, Signs, road design, Street equipmmt and allocation of labor
33554 · SSA - 1989 Gas Tax	8,158	13,355	11,851	14,221	15,000	Usage - Roads Maint & Repairs, Signs, road design, Street equipmmt and allocation of labor
33555 · SSA - 3 Cent Gas Tax	15,141	24,750	21,959	26,351	28,000	Usage - Roads Maint & Repairs, Signs, road design, Street equipmmt and allocation of labor
33556 · SSA - 2017 Gas Tax		21,880	28,120	33,744	34,000	Usage - Roads Maint & Repairs, Signs, road design, Street equipmmt and allocation of labor
38000 · Transfer from Reserves		1,550,000		-	-	*FY18 Alexander/Hill Properties
Total Income	1,750,555	3,604,949	1,773,111	2,092,701	2,227,100	
Expense						
41110 · Payroll Expense	538,802	557,189	410,362	557,434	630,955	
41141 · Payroll Taxes - FICA	32,496	34,437	25,595	34,561	39,119	Allocating Salaries & Taxes between GF and WW
41142 · Payroll Taxes - Medicare	7,600	8,054	5,986	7,525	8,518	
41147 · Payroll Taxes - SUTA	2,256	1,894	1,880	1,190	1,547	
41514 · Insurance - Employee Medical	91,807	91,760	63,309	75,971	101,400	Town pays for EE Medical Insurance + H.S.A. funds (Not allocated)
41289 · Employee Retirement Expense	25,658	27,652	16,817	27,872	31,548	Town matches up to 5% of gross if employee participates. 3 year vesting period (Not allocated)
41161 · General Expense	892	276	785	1,000	3,000	Misc supplies
41211 · Postage, Freight & Express Chgs	1,024	828	426	1,000	1,500	Postage & Shipping
41221 · Printing, Forms & Photocopy Exp	7,102	5,793	2,184	2,621	6,000	Printing, printed forms, checks, photo expenses
41231 · Publication of Legal Notices	2,283	2,857	1,851	2,221	3,000	BOMA Agendas posted, RFP, Job postings
41235 · Memberships & Subscriptions	3,274	4,086	2,458	2,950	5,000	Memberships, Paper, Software subscriptions
41241 · Utilities - Electricity	10,304	12,135	11,454	13,745	15,000	6 Traffic Lights, Parks, Storage, Town Hall, Community Center, Annex
41242 · Utilities - Water	2,477	2,214	1,806	2,167	2,500	Parks, Town Hall, Community Center, Annex
41244 · Utilities - Gas	1,443	1,774	1,315	1,578	2,000	Atmos Gas
41245 · Telecommunications Expense	3,844	5,178	3,551	4,261	6,000	Charter Communications - Internet, broadband
41252 · Prof. Fees - Legal Fees	172,197	145,406	112,940	135,528	150,000	Outside attorney fees
41253 · Prof. Fees - Auditor	11,500	15,740	14,500	14,500	14,500	Outside auditor fees (up for bids for FY21-25, normally a 3-4yr contract)

General Fund

	Actual FYE 6/30/17	Actual FYE 6/30/18	Actual 4/30/2019	Estimated FYE 6/30/19	Proposed Budget FY 06/30/20	
<u>41254 · Prof. Fees-Consulting Engineers</u>	42,384	41,097	114,913	137,896	146,000	
<u>41259 · Prof. Fees - Other</u>	36,050	24,845	51,513	61,816	50,000	
41264 · Repairs & Maint - Vehicles	3,402	2,776	8,019	9,623	20,000	General maintenance of Town vehicles and equipment. As more equipment is acquired, so is the need for routine maintenance and repairs.
<u>41265 · Parks & Rec. Expense</u>	21,721	54,560	36,301	43,561	20,150	See Park & Rec expenses (Normal expenses under \$5k per project, all other projects over \$5k will be under the Capital Improvement Plan)
41266 · Repairs & Maint - Bldg	15,399	16,253	17,614	21,137	24,000	Janitorial Services (Town Hall), Misc supplies, Pest Control, Dumpster, Misc repair to all bldgs, parks, lawn maint. Etc. Purchases of small equipment under \$5k. Small equip. needs include new weed eaters, chipper, bucket to trim trees.
41268 · Repairs & Maint-Roads, Drainage	326,921	81,722	29,500	35,400	40,000	Specific needs road equipment, supplies, R&M to backhoe or other non-road type equipment
41269 · SSA - Street Repair Expense	75,000		63,780	76,536	170,000	Funds received from Gas taxes- use for Streets and repairs, Street signs, easements, specific street equipment and allocated labor
41270 · Vehicle Fuel & Oil Expense	9,841	14,246	13,932	16,718	22,000	All vehicles
41280 · Travel Expense	968	1,296	2,973	4,000	5,000	Staff travel expenses, Mileage reimburse for staff personal vehicle use, overnight meetings/conferences
41285 · Continuing Education Expense	2,589	2,621	1,519	2,000	6,000	Staff training needs (Finance, Clerk, Planner, Building, TA, BOMA)
41291 · Animal Control Services	3,289	3,919	7,355	690	8,000	Services provided by Williamson County animal control.
41300 · Economic Development Expense	6,867	7,390	6,796	6,800	3,500	Williamson Inc. membership, Williamson County Conv. & Visitor Center, Daily Herald community paper ads
41311 · Office Expense	18,865	19,248	26,965	32,358	50,000	General office supplies. Small office equipment needs
41511 · Insurance - Property	2,474	3,518	21,443	3,518	5,000	General P&C insurance
41512 · Insurance - Workers Comp.	7,266	7,229	10,021	10,021	12,000	General P&C insurance
41513 · Insurance - Liability	4,298	5,227	5,723	5,723	7,500	General P&C insurance
41515 · Insurance - Auto	1,620	2,061	2,880	2,880	5,000	General P&C insurance
41516 · Insurance - E & O	10,695	10,963	10,032	10,032	11,000	General P&C insurance
41551 · Trustee Commission	5,139	5,968	6	4,000	4,000	Fees charged by the county on various tax collections
41633 · Interest Expense - Note Payable						Within the General Fund no interest expense is recorded. It is all captured in the Capital Outlay Note Payments account.
41691 · Bank Charges	66	10	1,050	1,050	600	Banking charges are normally offset by our total fund balance, however if the decision is to utilize more credit card services some additional fees will be incurred.
41720 · Donations	92,909	25,000	29	25,029	25,000	Williamson County Rescue Squad ?
41800 · Emergency Services		68,041	100,000	100,000	100,000	Williamson County Sheriff interlocal agreement
41899 · Other Expenses	35,155	7,123	690	1,500	8,000	Election/Census Expenses, Misc BOMA/Commissions expenses, other
<u>49030 · Capital Outlay Note Payment</u>	139,945	136,650	311,944	312,000	301,267	See Debt Schedule. Suggest to pay these off as current yield is less than interest charged at this time and cash is not being needed for immediate projects.
Total Expense	1,777,822	1,459,036	1,522,217	1,810,411	2,065,604	
Fund Increase from Operations	(27,267)	2,145,913	250,894	282,290	161,496	

General Fund

	Actual FYE 6/30/17	Actual FYE 6/30/18	Actual 4/30/2019	Estimated FYE 6/30/19	Proposed Budget FY 06/30/20
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Additional Fund Sources

32200 · Building Permits	347,249	419,384	398,488	433,333	504,000	3 year average fees. Expectation of staying average
32230 · Submittal & Review Fees	46,569	43,583	7,794	3,800	5,000	Single lot reviews = \$25/ea. In FY19 no large plats were approved. Expectation for FY20 no large plats expected
32300 · Impact Fees (Roads)	523,178	624,021	534,937	556,000	567,000	3 year average fees are \$567k
31900 · CATV Franchise Fee Income	17,718	28,641	22,398	29,333	30,000	Depends upon usage within houses. Tax is
32245 · Miscellaneous Fees	2,230	2,375	1,545	2,060	2,000	
37746 · Parks Revenue	6,374	19,785	18,102	21,722	30,000	Park rentals, Events, Merchandise sales. Increase due to growth and ease of use to reserve (i.e. use of online reservation)
37990 · Other Revenue	63,460	10,050	8,368	10,042	9,900	Property Rental (H Clark=575/mth, TN Equine=250/mth)
36120 · Interest Earned - Invest. Accts	22,111	26,173	27,894	33,473	57,500	Place reserves and unencumbered assets in higher yields

Total Building, Impact & Other Fees	1,028,889	1,174,012	1,019,526	1,089,763	1,205,400
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33725 · Greenways & Trails Grant	538,249				572,000	We have been award a grant for signs in Preservation Park from TDOT/Trailways Grant
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Total Other Funding Sources (Grants)	538,249	-	-	-	572,000
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Capital Improvement Plan

				FY 2020	
Town Hall Building				\$ 1,200,000	
Office Furniture/Upgrade				\$ 50,000	
Town Hall - Municipal Software upgrade				\$ 100,000	
Road Improvements				\$ 1,400,000	
Maintenance Equipment				\$ 197,000	
Total for General Funds			700,000	\$ 2,947,000	
Park Improvements				\$ 250,000	
Trail Improvements				\$ 700,000	
Signage				\$ 15,000	
Total for Parks				\$ 965,000	

a - Critz \$1m, Pratt \$400k

Wastewater Fund

	Actual FYE 6/30/17	Actual FYE 6/30/18	Actual 4/30/2019	Estimated FYE 6/30/19	Proposed Budget FY 06/30/20	
Income						
3100 · Wastewater Treatment Fees	828,601	924,787	891,681	1,070,017	1,177,019	Based on Average Customer balances (no fee increase at this time) ** Fee Study is being undertaken
3101 · Septage Disposal Fees	9,600	8,930	6,500	7,800	9,600	
WW Review Fees						Passthru costs for WW review fees
3105 · Late Payment Penalty	8,423	10,435	26,052	30,000	15,000	
3109 · Uncollectible Accounts-Write Off's		-			-	Accounts deemed Uncollectible have moved out of Town and will be turned over to collections. If/when monies are received they will be recorded ase Uncat. Income
3902 · Interest Income - Invest Accts	6,861	11,136	14,624	17,549	40,000	Interest Income from Money Market accounts. Move more funds to higher yields.
4009 · Returned Check Charges	80	43	310		350	NSF fee is \$35
49900 · Uncategorized Income	7,011	26,032	-			
Transfers from Reserve - Fund Balance						
Total Income	860,576	981,363	939,167	1,125,366	1,241,969	
Expense						
4010 · Payroll Expense	108,284	115,663	100,506	120,607	213,104	
4710 · Payroll Taxes - FICA	6,738	7,152	5,839	7,007	13,212	Allocated from GF & WW wages for staffing
4720 · Payroll Taxes - Medicare	1,576	1,673	1,300	1,560	2,877	
4730 · Payroll Taxes - SUTA	371	297	182	218	630	
4395 · Insurance - Employee Medical		5,056	7,170	8,604	15,600	Employee Insurance (Not allocated)
4789 · Employee Retirement Expense	5,399	5,733	4,785	5,742	10,655	Town matches up to 5% if employee participates, 3yr vesting (Allocated with GF & WW)
4210 · Permits & Fees Expense	3,820	4,021	4,828	5,794	6,000	TDEC permits/fees, WW certifications for staff, TN Utility membership
4220 · Laboratory Water Testing	4,163	2,150	2,579	3,095	4,000	Water testing from outside source
4230 · Supplies Expense	3,376	2,448	968	1,162	5,000	Misc supply needs for plant operations
4240 · Repairs & Maint. Expense	38,427	63,565	57,823	69,388	100,000	Equipment repairs & Maint. For plant operations
4250 · Postage, Freight & Express Chgs	5,740	6,461	7,460	8,952	9,000	WW customers stmt mailings each month.
4280 · Billing Charges	7,899	11,599	4,362	5,234	8,000	WW customers stmt printing, collating, stuffing w/return envelopes
4310 · Utilities - Electric	89,537	81,425	62,612	75,134	85,000	8 pump stations, 1 drip station, Regional Plant
4320 · Utilities - Water	3,845	2,903	2,282	2,738	6,000	3 pump stations, Regional Plant
4350 · Telecommunications		-	2,224	2,669	3,600	Services to Regional plant
4390 · Insurance Expense	20,278	20,642		20,000	20,000	Property & Casualty Insurance
4400 · Prof. Fees-Consulting Engineers - WW Engineer review fees	32,998	14,025	134,216	161,059	100,000	Pass Thru fees for wastewater review.
4420 · Prof. Fees - Auditor	2,000	580		2,500	2,500	Small allocation to WW for audit
4490 · Prof. Fees - Other	421,820	251,305	10,000	2,000	5,000	*FY19 - WW fee study
4800 · Bank Charges	79	140		530	250	
4900 · Other Expense		403			1,000	
4990 · Depreciation Expense	356,290	405,050	300,000	360,000	450,000	
4994 · Interest Expense	17,802	15,042	10,446	13,000	9,500	Franklin Synergy Note
Total Expense	1,130,442	1,017,333	719,582	876,993	1,070,929	
Net Income from Operations	(269,866)	(35,970)	219,585	248,373	171,040	

Wastewater Fund

	Actual FYE 6/30/17	Actual FYE 6/30/18	Actual 4/30/2019	Estimated FYE 6/30/19	Proposed Budget FY 06/30/20
3300 - Tap Fees	849,914	531,514	415,126	498,151	500,000
Total Tap Fees	849,914	531,514	415,126	498,151	500,000

Effluent Fees collected by GF - from building permits. Assume 175 new permits for FY20. Slightly lower than average due to tightening of market.

	FY 2020
WW - Repairs of Cell #1	500,000
WW - Hill Property Drip fields (includes professional engineering services)	2,600,000
WW - Treatment Facility	500,000
WW - Sewer Line upgrades	*Barge better
WW - Equipment Replacements	100,000
Total Capital Improvements for Wastewater	3,700,000

Phone: (615) 794-4333
Fax: (615) 794-3313
www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

DATE: June 6, 2019
TO: The Board of Mayor and Aldermen (BOMA)
VIA: Utility Board
FROM: Wendy Deats, Town Planner
SUBJECT: Wastewater Request – TriStar Energy

In 2018, the Town received a request for four wastewater taps for a parcel located at the northeast corner of Columbia Pike and Critz Lane. The purpose of the request is for the construction of a new Twice Daily gas station/convenience store and White Bison coffee shop.

On May 8, 2018, the Town Administrator recommended deferring the request until a wastewater study can be completed and repairs are made to Cell #1. At the BOMA meeting, the Board requested that Staff consider a wastewater allocation policy and deferred the request to the June 2018 meeting. Based upon consideration of a policy to allocate taps for commercial uses, in May 2018 the Planning Commission did approve the site plan contingent on BOMA approval of wastewater.

In June 2018, the policy was not complete, the study was not complete, and repairs were not complete. Therefore, the request was deferred to August 2018. In August 2018, the request was deferred to October 2018 and then again to January 2019. The study is complete, however the repairs to Cell #1 are not complete and in January 2019, the Board of Mayor and Aldermen deferred the request to May 2019.

At this time, the repairs to the sewer plant are not complete and a Utility Board is created. Staff recommends that the Utility Board review the request and determine if allocation of sewer should be granted to the applicant.

Recommendation:

Defer the request until the Utility Board has an opportunity to review the request and make a recommendation to BOMA.

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1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

DATE: June 6, 2019
TO: The Board of Mayor and Aldermen (BOMA)
VIA: Utility Board
FROM: Wendy Deats, Town Planner
SUBJECT: Wastewater Request – Holt Property

In 2018, the Town has received a request for 59 wastewater taps by Ragan Smith Partners for Holt Property. The project is located along the east side Columbia Pike north of Town Center. The purpose of the request will be for the construction of a new subdivision containing 59 residential townhome structures.

On June 12, 2018, the Town Administrator recommended deferring the request until a wastewater study can be completed and repairs are made to Cell #1. At the BOMA meeting, the Board deferred the request to the August meeting. In August 2018, the Town was still working on completing the study and the repairs were not complete. Therefore, the request was deferred to October 2018 and then again to January 2019. The study is complete, however the repairs to Cell #1 are not complete and in January 2019, the Board of Mayor and Aldermen deferred the request to May 2019.

At this time, the repairs to the sewer plant are not complete and a Utility Board is created. Staff recommends that the Utility Board review the request and determine if allocation of sewer should be granted to the applicant.

Recommendation:

Defer the request until the Utility Board has an opportunity to review the request and make a recommendation to BOMA.

MEMORANDUM

TO: Kenneth McLawhon, Town Administrator
Board of Mayor and Alderman

FROM: Caryn Miller, Assistant Town Administrator

DATE: 6/6/2019/2019

RE: Position Descriptions

The Mayor/TA tasked me with evaluating current staffing and immediate future staffing needs. The attached Job descriptions are a result of that evaluation. New positions need to be approved by BOMA, whether they are filled ultimately or not. Based on daily workflows and analysis of where we are and where we are going in the near future, these positions have been created for your approval. The Town Clerk position was changed to take away the permit processing duties and add the duties of Accounts Receivable so the Town has the separation of duties that was noted in the Audit. That change was done administratively by the TA and does not need BOMA approval.

- Codes Inspector I- This position was already advertised prior to my employment with the Town. However, a description was not developed at the time. This position would be either full or part-time to learn from Richard King and be able to take over the job when Richard retires. Building Officials are very hard to come by these days as most have gone to the private sector. Having someone come in and work under Richard to take over is good succession planning.
- Planning and Permitting Technician- This position will take care of the building permitting and office assistant duties that Jennifer had and combining them with the assistance and needs that Wendy has currently and will have in the future. This position will be under the Planner's supervision and assist Wendy and Richard administratively. With the volume we now have this position is crucial and very necessary.

Funding:

Current funding levels from permit and planning fees cover the new positions as well as any necessary capital outlay items and operations expenses.

Staff however has done an analysis of current fees and found that the Building permit fees compared to other jurisdictions should be increased to \$0.60 per square foot from \$0.45 per square foot. All mechanical, plumbing and HVAC permitting is included in the fee we charge whereas other jurisdictions charge for them as separate fees which warrants the increase proposed. A draft Ordinance is attached for review only. As we continue to review fees associated with the planning functions, the Draft Ordinance may be amended to make necessary changes to the planning fees if appropriate.



THOMPSON'S STATION MUNICIPAL GOVERNMENT
Job Description

Job Title: Codes Inspector I

Position Summary: Under the general supervision of the Building Official performs plan review and inspection of commercial, residential, and public buildings to ensure compliance with adopted local municipal building codes. Responsibilities vary depending on building inspection scheduling and specialty factors, include reviewing plans for building code compliance and processing building permit applications, advising the general public on matters relating to construction and other code requirements, and providing technical information to architects, engineers, contractors, and other persons.

Minimum Qualifications and Required Knowledge, Skills and Abilities:

Education: High school graduate or equivalent.

Requirements: Current certification as a building inspector through the State of Tennessee or ability to obtain Certifications within 1 year. Knowledge of building materials, methods of construction, and building codes. Ability to read and interpret construction plans and specifications

Experience: Five (5) years in building construction or inspection

Reports Directly to: Building Official

Review Responsibility: Building Official

Essential Duties and Tasks:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions.

Manage process for issuance of building permits

- Coordinate and process building permit applications
- Conduct site inspection of buildings during construction or remodel to ensure compliance with adopted building codes and other applicable municipal codes and ordinances
- Meet with design professionals, owners and contractors to review plans
- Prepare, maintain and organize code enforcement inspection reports and records for all completed inspections
- Coordinate and process Certificates of Occupancy

Assure compliance with all building codes

- Conduct ongoing surveillance of municipality for code compliance
- Enforce codes by explanation, mediation, penalty and, if necessary, legal action
- Investigate complaints and performs inspections of existing buildings to determine if hazardous or illegal conditions exist relating to structures and their use
- Monitor and catalog code compliance complaints
- Issue notices to correct code violations, issue "stop work" notices, and testify in court regarding violations

Interact effectively with diverse community members

- Assist and advise design professionals, contractors, and the general public in matters relating to construction and code requirements
- Communicates effectively with the public and development community orally and in writing
- Seek innovative solutions to problems while assuring code compliance
- Provide information to the Board of Zoning Appeals
- Participate on and attend meetings of various committees and task forces, as assigned

Interact effectively with Town employees

- Facilitates and works within a "team oriented" environment, being both an effective team leader and team member.
- Support other staff in the development and implementation of goals, objectives, policies, or priorities
- Assist Town Administrator in the supervision of maintenance crew
- Handles confidential information with tact and discretion

Physical Requirements and Work Environment:

This position must have overall stamina and ability to perform moderate to strenuous physical activity. Job requirements may include the ability to climb, bend, and work in tight or confined areas. In addition, close vision, color vision, depth perception, and far vision are essential to performance of the position. Corrective lenses may be utilized. The incumbent must be able to hear alarms and have the ability to audibly identify the presence of a danger or hazard. The position also requires the ability to lift, carry or move items up to 50 pounds. The nature of the work requires the ability to tolerate a variety of weather conditions; hot, cold, wet along with pollutants such as fumes, dust, and other contaminants found on construction sites. The Building Official may also be required to be available during emergency situations and may be required to work irregular or extended hours as necessary to complete Town business.

Employee Review:

I have read the above and understand that it is intended to describe the general content of and requirements for performing this job. It is not an exhaustive statement of duties, responsibilities or requirements. I understand that this description does not preclude my supervisor's authority to add or change duties or responsibilities and understand that the performance of other duties will be required from time to time in order to meet the Town's needs. I have been given a copy of this description.

Incumbent's Signature: _____ Date: _____

Date Approved: April 9, 2019

Reports to: Building Official

FLSA: Non- Exempt

This job description reflects management's assignment of essential functions; and nothing in this herein restricts management's right to assign or reassign duties and responsibilities to this job at any time.



THOMPSON'S STATION MUNICIPAL GOVERNMENT
Job Description

Job Title: Planning and Permitting Technician

Position Summary:

Under general supervision, assists the public at the service counter, provides technical office support duties related to the processing and issuance of building permits, and performs related administrative support to the Town Planner as required. The employee is under the general supervision of The Town Planner On occasion independent judgment must be used in order to accomplish tasks.

Minimum Qualifications and Required Knowledge, Skills and Abilities:

Education: High School graduate or GED equivalent required. The completion of an Associate's degree in urban planning, architecture, construction management, or related field is preferred

Requirements: Proficient with commonly used computer software such as Microsoft Word and Excel. Ability to use general office equipment such as a copier, fax machine, etc.

Experience: A minimum of two (2) years of experience in plans review, zoning administration, building permit issuance, clerical and administrative support in either planning or permitting.

Reports Directly to: The Town Planner

Review Responsibility: The Town Planner

Essential Duties and Tasks:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions.

- Provides technical assistance and information to staff and the public in the administration of specific planning programs areas or ordinances
- Reviews building plans and applications to assure document submittal completeness
- Performs routine office tasks in designated program areas, including data entry, file management, copying and answering telephone

- Develops and maintains automated tracking systems, hard copy files and records
- Prepares narrative staff reports and recommendations of limited complexity
- Researches and compiles information on a variety of planning issues from multiple sources
- Prepares public notices or property owner verifications
- Prepares maps, charts, tables of limited complexity
- Attends public meetings, assisting other planning staff as appropriate
- Processes building permit applications and plan intake; determines processing needs for projects
- Reviews building plans and permit applications for completeness and compliance with established codes, ordinances, policies, and procedures
- Responds to telephone inquiries regarding permits, permit processes, building codes, and other related ordinances and local laws.
- Processes and issues building, electrical, plumbing, mechanical, grading, and other related permits. Calculates fees based on established fee schedules, and monitors approval of plans by other regulatory agencies.
- Issues Certificates of Occupancy
- Maintains computer files and other manual logs on all building permits and related documents.

Knowledge, Skills and Abilities:

- Knowledge of state and federal laws,
- Working knowledge of building permit and plan submittal processes
- Knowledge of principles and practices of research and data collection
- Knowledge of effective writing techniques
- Knowledge of computer hardware and software programs, which may include Microsoft Office, Internet applications, and possibly GIS

Typical Skills

- Oral communication and interpersonal skills to explain rules and procedures clearly to the public
- Problem-solving skills to gather relevant information to solve vaguely defined practical problems
- Ability to review plans and apply provisions of the ordinances and codes to determine compliance with such regulations
- Ability to work on several projects or issues simultaneously
- Ability to work independently or in a team environment as needed
- Ability to use available equipment
- Ability to act without direct supervision when need arises
- Ability to communicate effectively in oral and written forms.
- Ability to build and maintain cooperative and effective public relations with the residents, businesses, and visitors of the city.
- Ability to establish and maintain effective working relationships with co-workers, supervisors, and other public officials.
- Ability to work in partnership with all segments of the community and the citizenry to fulfill the mission of the Town.

Interact effectively with diverse community members

- Greet visitors to Town Hall and provide directions
- Communicate effectively with the public orally and in writing
- Converse plainly and directly in a courteous and friendly manner with hostile and uncooperative citizens, on the telephone or in person
- Research information in the municipal archives upon request of public officials or private citizens

- Respond to requests for general information from the public and refer other requests to appropriate staff

Interact effectively with Town employees

- Facilitate and work within a "team oriented" environment, being both an effective team leader and team member
- Support other staff in the development and implementation of goals, objectives, policies, or priorities
- Follow oral or written instructions and organize and plan work independently
- Establish and maintain effective working relationships with other employees
- Handles confidential information with tact and discretion

Physical Requirements and Work Environment:

The position requires sitting, standing, walking, reaching, twisting, bending, and crouching in the performance of daily duties. The position also requires the ability to lift, carry or move items up to 25 pounds. This position may require limited site visits. This position may also be required to be available during emergency situations and may be required to work irregular or extended hours as necessary to complete Town business.

Employee Review:

I have read the above and understand that it is intended to describe the general content of and requirements for performing this job. It is not an exhaustive statement of duties, responsibilities or requirements. I understand that this description does not preclude my supervisor's authority to add or change duties or responsibilities and understand that the performance of other duties will be required from time to time in order to meet the Town's needs. I have been given a copy of this description.

Incumbent's Signature: _____ Date: _____

Date Approved: _____

Reports to: The Town Planner

FLSA: Non-Exempt

This job description reflects management's assignment of essential functions; and nothing in this herein restricts management's right to assign or reassign duties and responsibilities to this job at any time.

Development Services Department

Current FY 18-19

Salaries	143,748.00	(2 positions)
Benefits	15,600.00	
FICA and Medicare	10,421.73	

Total \$ 169,769.73

Proposed FY 19-20

Salaries	242,554.25	(4 positions)
Benefits	31,200.00	
FICA and Medicare	17,585.18	

Total \$ 291,339.44

Total Planning/Building Fees collected FY 2018-2019 Through May 23/2019

\$ 406,544.36

NOTE: There will be additional Capital outlay expenditures as well as operating expenses that are covered currently by current fees collected.

07/30/2018	Deposit	32200 Building Permits	50.00
07/30/2018	Deposit	32200 Building Permits	50.00
07/30/2018	Deposit	32200 Building Permits	50.00
07/30/2018	Deposit	32200 Building Permits	75.00
07/30/2018	Deposit	32200 Building Permits	150.00
07/30/2018	Deposit	32200 Building Permits	1,439.10
07/30/2018	Deposit	32200 Building Permits	1,929.15
07/30/2018	Deposit	32200 Building Permits	50.00
08/02/2018	Deposit	32200 Building Permits	1,734.30
08/02/2018	Deposit	32200 Building Permits	1,460.70
08/02/2018	Deposit	32200 Building Permits	50.00
08/02/2018	Deposit	32200 Building Permits	75.00
08/09/2018	Deposit	32200 Building Permits	50.00
08/09/2018	Deposit	32200 Building Permits	50.00
08/09/2018	Deposit	32200 Building Permits	50.00
08/09/2018	Deposit	32200 Building Permits	50.00
08/09/2018	Deposit	32200 Building Permits	50.00
08/09/2018	Deposit	32200 Building Permits	50.00
08/09/2018	Deposit	32200 Building Permits	50.00
08/09/2018	Deposit	32200 Building Permits	100.00
08/09/2018	Deposit	32200 Building Permits	1,561.05
08/09/2018	Deposit	32200 Building Permits	2,175.75
08/09/2018	Deposit	32200 Building Permits	50.00
08/15/2018	Deposit	32200 Building Permits	50.00
08/15/2018	Deposit	32200 Building Permits	50.00
08/15/2018	Deposit	32200 Building Permits	75.00
08/15/2018	Deposit	32200 Building Permits	75.00
08/15/2018	Deposit	32200 Building Permits	50.00
08/15/2018	Deposit	32200 Building Permits	300.00
08/15/2018	Deposit	32200 Building Permits	2,001.15
08/15/2018	Deposit	32200 Building Permits	2,082.60
08/15/2018	Deposit	32200 Building Permits	150.00
08/20/2018	Deposit	32200 Building Permits	2,937.15
08/20/2018	Deposit	32200 Building Permits	2,113.20
08/20/2018	Deposit	32200 Building Permits	1,916.10
08/20/2018	Deposit	32200 Building Permits	1,900.80
08/20/2018	Deposit	32200 Building Permits	1,865.70
08/20/2018	Deposit	32200 Building Permits	1,743.30
08/20/2018	Deposit	32200 Building Permits	1,534.95
08/20/2018	Deposit	32200 Building Permits	1,446.75
08/20/2018	Deposit	32200 Building Permits	1,430.55
08/20/2018	Deposit	32200 Building Permits	1,395.90
08/20/2018	Deposit	32200 Building Permits	1,352.25
08/20/2018	Deposit	32200 Building Permits	1,285.65
08/20/2018	Deposit	32200 Building Permits	50.00
08/20/2018	Deposit	32200 Building Permits	150.00
08/23/2018	Deposit	32200 Building Permits	2,333.70
08/23/2018	Deposit	32200 Building Permits	2,703.60
08/31/2018	Deposit	32200 Building Permits	1,011.60
08/31/2018	Deposit	32200 Building Permits	1,011.60
08/31/2018	Deposit	32200 Building Permits	1,954.35
08/31/2018	Deposit	32200 Building Permits	1,982.25
08/31/2018	Deposit	32200 Building Permits	2,070.45
08/31/2018	Deposit	32200 Building Permits	2,189.25
08/31/2018	Deposit	32200 Building Permits	2,360.00
08/31/2018	Deposit	32200 Building Permits	2,360.70
08/31/2018	Deposit	32200 Building Permits	963.90
08/31/2018	Deposit	32200 Building Permits	954.00
08/31/2018	Deposit	32200 Building Permits	943.65
08/31/2018	Deposit	32200 Building Permits	75.00
09/07/2018	Deposit	32200 Building Permits	50.00
09/07/2018	Deposit	32200 Building Permits	300.00
09/07/2018	Deposit	32200 Building Permits	75.00
09/07/2018	Deposit	32200 Building Permits	75.00
09/07/2018	Deposit	32200 Building Permits	300.00
09/07/2018	Deposit	32200 Building Permits	50.00

10/31/2018	Sales Receipt	32200 Building Permits	2,394.00
10/31/2018	Sales Receipt	32200 Building Permits	75.00
10/31/2018	Sales Receipt	32200 Building Permits	50.00
11/07/2018	Sales Receipt	32200 Building Permits	50.00
11/07/2018	Sales Receipt	32200 Building Permits	50.00
11/07/2018	Sales Receipt	32200 Building Permits	50.00
11/07/2018	Sales Receipt	32200 Building Permits	1,410.30
11/07/2018	Sales Receipt	32200 Building Permits	250.00
11/07/2018	Sales Receipt	32200 Building Permits	580.00
11/07/2018	Sales Receipt	32200 Building Permits	50.00
11/09/2018	Sales Receipt	32200 Building Permits	1,933.20
11/09/2018	Sales Receipt	32200 Building Permits	50.00
11/09/2018	Sales Receipt	32200 Building Permits	2,240.10
11/13/2018	Sales Receipt	32200 Building Permits	50.00
11/13/2018	Sales Receipt	32200 Building Permits	50.00
11/14/2018	Sales Receipt	32200 Building Permits	1,534.95
11/14/2018	Sales Receipt	32200 Building Permits	50.00
11/14/2018	Sales Receipt	32200 Building Permits	50.00
11/21/2018	Sales Receipt	32200 Building Permits	50.00
11/21/2018	Sales Receipt	32200 Building Permits	1,765.80
11/21/2018	Sales Receipt	32200 Building Permits	1,616.85
11/21/2018	Sales Receipt	32200 Building Permits	75.00
11/21/2018	Sales Receipt	32200 Building Permits	50.00
11/21/2018	Sales Receipt	32200 Building Permits	50.00
11/21/2018	Sales Receipt	32200 Building Permits	50.00
11/21/2018	Sales Receipt	32200 Building Permits	50.00
11/26/2018	Sales Receipt	32200 Building Permits	50.00
11/29/2018	Sales Receipt	32200 Building Permits	50.00
11/29/2018	Sales Receipt	32200 Building Permits	100.00
11/29/2018	Sales Receipt	32200 Building Permits	50.00
11/29/2018	Sales Receipt	32200 Building Permits	50.00
11/29/2018	Sales Receipt	32200 Building Permits	50.00
11/29/2018	Sales Receipt	32200 Building Permits	50.00
11/29/2018	Sales Receipt	32200 Building Permits	50.00
12/07/2018	Sales Receipt	32200 Building Permits	100.00
12/07/2018	Sales Receipt	32200 Building Permits	2,948.40
12/07/2018	Sales Receipt	32200 Building Permits	2,249.55
12/07/2018	Sales Receipt	32200 Building Permits	2,200.05
12/07/2018	Sales Receipt	32200 Building Permits	2,128.95
12/07/2018	Sales Receipt	32200 Building Permits	2,109.15
12/07/2018	Sales Receipt	32200 Building Permits	1,969.65
12/07/2018	Sales Receipt	32200 Building Permits	1,485.45
12/07/2018	Sales Receipt	32200 Building Permits	300.00
12/07/2018	Sales Receipt	32200 Building Permits	100.00
12/12/2018	Deposit	32200 Building Permits	75.00
12/12/2018	Sales Receipt	32200 Building Permits	2,615.85
12/12/2018	Sales Receipt	32200 Building Permits	300.00
12/12/2018	Sales Receipt	32200 Building Permits	50.00
12/13/2018	Sales Receipt	32200 Building Permits	2,563.65
12/14/2018	Sales Receipt	32200 Building Permits	300.00
12/21/2018	Sales Receipt	32200 Building Permits	1,534.50
12/21/2018	Sales Receipt	32200 Building Permits	1,534.05
12/21/2018	Sales Receipt	32200 Building Permits	170.55
12/21/2018	Sales Receipt	32200 Building Permits	100.00
12/28/2018	Sales Receipt	32200 Building Permits	50.00
01/07/2019	Sales Receipt	32200 Building Permits	50.00
01/11/2019	Sales Receipt	32200 Building Permits	3,827.70
01/11/2019	Sales Receipt	32200 Building Permits	2,002.05
01/11/2019	Sales Receipt	32200 Building Permits	1,421.10
01/11/2019	Sales Receipt	32200 Building Permits	1,256.85
01/11/2019	Sales Receipt	32200 Building Permits	2,162.70
01/11/2019	Sales Receipt	32200 Building Permits	100.00
01/11/2019	Sales Receipt	32200 Building Permits	50.00
01/11/2019	Sales Receipt	32200 Building Permits	50.00
01/17/2019	Sales Receipt	32200 Building Permits	2,817.45
01/17/2019	Sales Receipt	32200 Building Permits	300.00

01/17/2019	Sales Receipt	32200 Building Permits	2,440.80
01/17/2019	Sales Receipt	32200 Building Permits	50.00
01/18/2019	Sales Receipt	32200 Building Permits	963.90
01/18/2019	Sales Receipt	32200 Building Permits	951.75
01/18/2019	Sales Receipt	32200 Building Permits	900.45
01/18/2019	Sales Receipt	32200 Building Permits	1,011.60
01/18/2019	Sales Receipt	32200 Building Permits	2,725.20
01/18/2019	Sales Receipt	32200 Building Permits	1,011.60
01/24/2019	Sales Receipt	32200 Building Permits	2,050.65
01/24/2019	Sales Receipt	32200 Building Permits	75.00
01/24/2019	Sales Receipt	32200 Building Permits	1,369.80
01/24/2019	Sales Receipt	32200 Building Permits	1,372.05
01/24/2019	Sales Receipt	32200 Building Permits	1,560.60
01/31/2019	Sales Receipt	32200 Building Permits	50.00
01/31/2019	Sales Receipt	32200 Building Permits	50.00
01/31/2019	Sales Receipt	32200 Building Permits	50.00
01/31/2019	Sales Receipt	32200 Building Permits	250.00
01/31/2019	Sales Receipt	32200 Building Permits	300.00
01/31/2019	Sales Receipt	32200 Building Permits	364.40
01/31/2019	Sales Receipt	32200 Building Permits	2,245.05
01/31/2019	Sales Receipt	32200 Building Permits	2,111.40
02/01/2019	Sales Receipt	32200 Building Permits	1,844.55
02/05/2019	Sales Receipt	32200 Building Permits	1,581.30
02/05/2019	Sales Receipt	32200 Building Permits	2,144.25
02/08/2019	Sales Receipt	32200 Building Permits	75.00
02/14/2019	Sales Receipt	32200 Building Permits	50.00
02/14/2019	Sales Receipt	32200 Building Permits	50.00
02/14/2019	Sales Receipt	32200 Building Permits	1,774.35
02/14/2019	Sales Receipt	32200 Building Permits	1,576.80
02/14/2019	Sales Receipt	32200 Building Permits	50.00
02/19/2019	Sales Receipt	32200 Building Permits	50.00
02/19/2019	Sales Receipt	32200 Building Permits	2,364.30
02/22/2019	Sales Receipt	32200 Building Permits	50.00
02/22/2019	Sales Receipt	32200 Building Permits	50.00
02/22/2019	Sales Receipt	32200 Building Permits	50.00
02/22/2019	Sales Receipt	32200 Building Permits	50.00
02/22/2019	Sales Receipt	32200 Building Permits	50.00
02/22/2019	Sales Receipt	32200 Building Permits	50.00
02/25/2019	Sales Receipt	32200 Building Permits	1,744.20
02/25/2019	Sales Receipt	32200 Building Permits	100.00
02/25/2019	Sales Receipt	32200 Building Permits	50.00
02/25/2019	Sales Receipt	32200 Building Permits	50.00
02/25/2019	Sales Receipt	32200 Building Permits	2,138.40
02/26/2019	Sales Receipt	32200 Building Permits	50.00
02/26/2019	Sales Receipt	32200 Building Permits	50.00
02/27/2019	Sales Receipt	32200 Building Permits	100.00
02/28/2019	Sales Receipt	32200 Building Permits	75.00
03/06/2019	Sales Receipt	32200 Building Permits	50.00
03/11/2019	Sales Receipt	32200 Building Permits	2,164.05
03/15/2019	Sales Receipt	32200 Building Permits	1,794.25
03/15/2019	Sales Receipt	32200 Building Permits	75.00
03/15/2019	Sales Receipt	32200 Building Permits	50.00
03/15/2019	Sales Receipt	32200 Building Permits	1,921.95
03/15/2019	Sales Receipt	32200 Building Permits	2,276.10
03/15/2019	Sales Receipt	32200 Building Permits	100.00
03/18/2019	Sales Receipt	32200 Building Permits	50.00
03/21/2019	Sales Receipt	32200 Building Permits	1,244.70
03/21/2019	Sales Receipt	32200 Building Permits	1,446.75
03/21/2019	Sales Receipt	32200 Building Permits	1,402.65
03/21/2019	Sales Receipt	32200 Building Permits	1,402.65
03/21/2019	Sales Receipt	32200 Building Permits	1,320.30
03/21/2019	Sales Receipt	32200 Building Permits	86.40
03/26/2019	Sales Receipt	32200 Building Permits	1,419.75
03/26/2019	Sales Receipt	32200 Building Permits	1,326.15
03/26/2019	Sales Receipt	32200 Building Permits	10.55
03/29/2019	Sales Receipt	32200 Building Permits	1,633.95

03/29/2019	Sales Receipt	32200 Building Permits	1,528.65
03/29/2019	Sales Receipt	32200 Building Permits	1,426.50
03/29/2019	Sales Receipt	32200 Building Permits	1,482.75
03/29/2019	Sales Receipt	32200 Building Permits	1,697.85
03/29/2019	Sales Receipt	32200 Building Permits	50.00
03/29/2019	Sales Receipt	32200 Building Permits	50.00
03/29/2019	Sales Receipt	32200 Building Permits	300.00
04/03/2019	Invoice	32200 Building Permits	50.00
04/03/2019	Invoice	32200 Building Permits	50.00
04/03/2019	Invoice	32200 Building Permits	50.00
04/04/2019	Invoice	32200 Building Permits	1,491.30
04/04/2019	Invoice	32200 Building Permits	1,492.65
04/04/2019	Invoice	32200 Building Permits	2,534.40
04/04/2019	Invoice	32200 Building Permits	1,328.40
04/04/2019	Invoice	32200 Building Permits	50.00
04/04/2019	Invoice	32200 Building Permits	75.00
04/05/2019	Invoice	32200 Building Permits	20,898.00
04/05/2019	Invoice	32200 Building Permits	50.00
04/05/2019	Invoice	32200 Building Permits	50.00
04/05/2019	Invoice	32200 Building Permits	50.00
04/05/2019	Invoice	32200 Building Permits	50.00
04/06/2019	Deposit	32200 Building Permits	75.00
04/09/2019	Invoice	32200 Building Permits	50.00
04/09/2019	Invoice	32200 Building Permits	50.00
04/09/2019	Invoice	32200 Building Permits	50.00
04/09/2019	Invoice	32200 Building Permits	50.00
04/09/2019	Invoice	32200 Building Permits	50.00
04/09/2019	Invoice	32200 Building Permits	50.00
04/09/2019	Invoice	32200 Building Permits	50.00
04/10/2019	Invoice	32200 Building Permits	1,665.45
04/10/2019	Invoice	32200 Building Permits	1,196.55
04/10/2019	Invoice	32200 Building Permits	619.65
04/10/2019	Invoice	32200 Building Permits	619.65
04/10/2019	Invoice	32200 Building Permits	2,021.85
04/10/2019	Invoice	32200 Building Permits	582.75
04/10/2019	Invoice	32200 Building Permits	300.00
04/10/2019	Invoice	32200 Building Permits	1,665.45
04/10/2019	Invoice	32200 Building Permits	1,992.60
04/10/2019	Invoice	32200 Building Permits	608.40
04/11/2019	Invoice	32200 Building Permits	50.00
04/11/2019	Invoice	32200 Building Permits	50.00
04/11/2019	Invoice	32200 Building Permits	50.00
04/11/2019	Invoice	32200 Building Permits	342.00
04/11/2019	Invoice	32200 Building Permits	342.00
04/11/2019	Invoice	32200 Building Permits	403.20
04/11/2019	Invoice	32200 Building Permits	403.20
04/11/2019	Invoice	32200 Building Permits	738.45
04/11/2019	Invoice	32200 Building Permits	738.45
04/11/2019	Invoice	32200 Building Permits	859.95
04/11/2019	Invoice	32200 Building Permits	859.95
04/12/2019	Invoice	32200 Building Permits	1,633.95
04/12/2019	Invoice	32200 Building Permits	1,492.65
04/12/2019	Invoice	32200 Building Permits	50.00
04/15/2019	Invoice	32200 Building Permits	50.00
04/15/2019	Invoice	32200 Building Permits	50.00
04/15/2019	Invoice	32200 Building Permits	50.00
04/15/2019	Invoice	32200 Building Permits	50.00
04/15/2019	Invoice	32200 Building Permits	50.00
04/15/2019	Invoice	32200 Building Permits	1,683.45
04/15/2019	Invoice	32200 Building Permits	2,495.25
04/15/2019	Invoice	32200 Building Permits	50.00
04/17/2019	Invoice	32200 Building Permits	2,234.70
04/17/2019	Invoice	32200 Building Permits	2,159.10

05/08/2019	Invoice	32200 Building Permits	50.00
05/08/2019	Invoice	32200 Building Permits	50.00
05/08/2019	Invoice	32200 Building Permits	50.00
05/08/2019	Invoice	32200 Building Permits	50.00
05/08/2019	Invoice	32200 Building Permits	50.00
05/09/2019	Invoice	32200 Building Permits	50.00
05/10/2019	Invoice	32200 Building Permits	50.00
05/10/2019	Invoice	32200 Building Permits	50.00
05/10/2019	Invoice	32200 Building Permits	50.00
05/13/2019	Sales Receipt	32200 Building Permits	50.00
			\$ 352,128.40

04/10/2019	32230 Submittal & Review Fees	388.50
04/10/2019	32230 Submittal & Review Fees	413.10
04/11/2019	32230 Submittal & Review Fees	268.80
04/11/2019	32230 Submittal & Review Fees	25.00
04/11/2019	32230 Submittal & Review Fees	228.00
04/11/2019	32230 Submittal & Review Fees	25.00
04/11/2019	32230 Submittal & Review Fees	228.00
04/11/2019	32230 Submittal & Review Fees	25.00
04/11/2019	32230 Submittal & Review Fees	25.00
04/11/2019	32230 Submittal & Review Fees	268.80
04/12/2019	32230 Submittal & Review Fees	25.00
04/12/2019	32230 Submittal & Review Fees	25.00
04/15/2019	32230 Submittal & Review Fees	25.00
04/15/2019	32230 Submittal & Review Fees	25.00
04/17/2019	32230 Submittal & Review Fees	25.00
04/17/2019	32230 Submittal & Review Fees	25.00
04/17/2019	32230 Submittal & Review Fees	25.00
04/17/2019	32230 Submittal & Review Fees	25.00
04/17/2019	32230 Submittal & Review Fees	25.00
04/17/2019	32230 Submittal & Review Fees	25.00
04/18/2019	32230 Submittal & Review Fees	25.00
04/22/2019	32230 Submittal & Review Fees	3,129.00
04/29/2019	32230 Submittal & Review Fees	25.00
04/30/2019	32230 Submittal & Review Fees	25.00
05/02/2019	32230 Submittal & Review Fees	25.00
05/02/2019	32230 Submittal & Review Fees	25.00
05/02/2019	32230 Submittal & Review Fees	25.00
05/02/2019	32230 Submittal & Review Fees	25.00
05/02/2019	32230 Submittal & Review Fees	25.00
05/02/2019	32230 Submittal & Review Fees	25.00
05/02/2019	32230 Submittal & Review Fees	25.00
05/02/2019	32230 Submittal & Review Fees	25.00
05/03/2019	32230 Submittal & Review Fees	25.00
		\$ 54,415.96

ORDINANCE NO. 2019-DRAFT

AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE, TO MODIFY THE TOWN'S FEE SCHEDULE FOR ADMINISTRATION OF THE LAND DEVELOPMENT ORDINANCE AND BUILDING CODE.

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to adopt amendments to the Town's Fee Schedule for the administration of the Land Development Ordinance and building codes for as set out herein; and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town that future amendments to the Fee Schedule be approved by resolution.

NOW, THEREFORE, BE IT ORDAINED by the Town of Thompson's Station as follows:

Section 1. Adoption of Attached Fee Scheduled. That the fee schedule attached hereto as Exhibit A and incorporated herein by reference is approved and adopted as Town's Fee Schedule for the administration of the Land Development Ordinance and building codes.

Section 2. Future amendments may be approved by resolution. Any subsequent amendments to the Town's Fee Schedule may be adopted by resolution of the Board of Mayor and Aldermen.

Section 3. All Prior Conflicting Ordinances Repealed; Interpretation. That upon the effective date of this ordinance, all prior ordinances and resolutions in conflict herewith be repealed. In case of conflict between this ordinance or any part hereof, and the whole or part of any existing ordinance of the Town, the provision that establishes the higher standard shall be controlling.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective date; applicability. This ordinance shall take effect upon publication in a newspaper of general circulation within the Town after final reading, the public welfare requiring.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee.

Corey Napier, Mayor

DRAFT ONLY

ATTEST:

Passed First Reading: _____

Passed Second Reading: _____

Submitted to Public Hearing on the ____ day of _____ 2019, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the ____ day of _____, 2019.

APPROVED AS TO FORM AND LEGALITY:

Town Attorney

	THOMPSON'S STATION
Residential	\$0.45 per square foot -\$100 min.
Commercial	\$0.45 per square foot -\$100 min.
Reinspection	\$50
Res. Remodel	\$0.10 per square foot- \$100 min
Comm. Remodel	\$0.20 per square foot- \$100 min
Demolition	\$100
Drive Way/ROW	\$50 + any pass through charges
In ground Pool	\$300
Above Ground Pool >2 ft depth	\$50.00
Deck	\$50
Temporary Structures (tents, sales trailers etc)	\$50
Retaining walls	\$100 + any pass through charges
Plans Review	Included in Permit
Third Party Plan review	Pass through cost
House/Building Moving	\$250
Change of Contractor	\$50
Grading/Excavation	\$250
Blasting	\$50
Miscellaneous	\$75
Minor Modification to plans (after start const)	\$100
Extension/Renewal (90 days max)	1/2 original permit fee (each)
Towers/Antennas	
Unpermitted construction	Double fees
Permit processing fee	
Temporary CO	
CO Residential	
CO Other	
Mechanical and Plumbing Res	Included in permit
Mechanical and Plumbing Commercial	Included in permit
Mechanical and Plumbing Plan Review	Included in permit
Fire Plan Review	State or County
Fire Protection Permit (stand alone permit)	
Commercial Kitchen Hood Plan review and permit	State or County
Tree removal	
Facilities Tax	
Roof repair	

Propose raising fee to \$0.60 per square foot

Propose raising fee to \$0.60 per square foot

Project	Barge Primary Contact	General Project Description	Recent Actions	Upcoming Actions
<u>Hill Property Drip Fields</u>	<i>Matthew Johnson</i>	Development of additional drip fields to serve the Regional Wastewater Treatment Facility	-Completed bidding documents. -Began advertisement for bids. -Submitted site SWPPP to TDEC for review -Submitted plans and specs to TDEC for review	-Address bidder questions and issue addendums as necessary. -Open bids on June 27th.
<u>Regional Wastewater Treatment Facility Cell #1 Repair</u>	<i>Matthew Johnson</i>	Repair of Cell #1 in the Regional Wastewater Treatment Facility	-Received no bids for project	-No further action until water levels have been reduced in Cell #1
<u>Whistle Stop Improvements</u>	<i>Matthew Johnson</i>	Construction of collection system improvements necessary to serve the Whistle Stop development	-Presented extent of collection system improvements necessary to accommodate Whistle Stop development	-Determine whether the Town or Whistle Stop will develop the design of the necessary collection system improvements
<u>Preservation Park Parking</u>	<i>Patrick Leap</i>	Expand on the existing parking. Horse trailer parking is on hold.	Met with Mayor and Town Administrator to discuss their vision. Laid out expanded parking, discussed adding the horse trailer parking. Town Administrator is thinking the project will go to bid despite higher costs.	Submit estimated qtys and const cost so the town can decide route to take.
<u>Major Thoroughfare Plan</u>	<i>Jonathan Smith</i>	Develop a major thoroughfare plan for the Town's use	Review of existing transportation system conditions	Assesment of future year (2040) conditions. 2nd public meeting in June.
<u>Transportation services (on call)</u>	<i>Jonathan Smith</i>	Provide general transportation on call services as requested	Review of traffic operations at US 431/Critz Lane (on going)	None scheduled at this time
			Assistance in response to concerns regarding Branford Place extension to Declaration Way including PC attendance	Task order approved and effort underway
<u>Traffic impact study reviews</u>	<i>Jonathan Smith</i>	Provide reviews of supplied traffic impact studies	No recent study reviews	None scheduled at this time
<u>Critz Lane Improvements</u>	<i>Jack Kimbrough</i>	Geometric and Intersection Improvements to Critz	Continuing to coordinate with Acquisition Consultant and waiting on path forward from BOMA on Area near Clayton Arnold	- Permitting and Lighting Design at Roundabouts (both on hold until resolution about partnering agreement). - Meeting with developer held on June 5th. - Attorneys and engineers working on items for agreement.
<u>Clayton Arnold at Thompson's Station Road</u>	<i>Jack Kimbrough</i>	Intersection Improvements	None Recently	Finalize Recommendations
<u>Fry Road Bridge</u>	<i>Patrick Leap</i>	Bridge replacement	Site visit and met with the town and TDOT. Discussed project funding and requirements.	Submit estimated const cost and design fees to the town

Bridgemore Village (Martin's Mill)	<i>Adrian Ward</i>	Stormwater review	Provided comments to developer's engineer on how to correct drainage issue	Site visit with Wendy and developer's engineer
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Cash Balance Report As of May 31, 2019

	Apr 2019	May 2019
General Fund:		
Cash Available (Cash + AR - AP)	963,870	976,435
Money Market Investment Accounts	5,576,480	5,581,785
Total General Fund Cash	6,540,350	6,558,220
Less: Reserves	(1,494,295)	(1,499,284)
Less: Developer Cash Bonds Held	(59,000)	(59,000)
Less: County Mixed Drink Tax Payable	-	-
Less: Debt Principal and Interest Payments Due within 12 Months	(304,795)	(304,795)
Less: Hall Tax Refund Owed to State	(205,153)	(201,654)
Less: Adequate Schools Facilities Receipts (ITD starting Dec'07)	(326,363)	(326,363)
Less: Capital Projects (Project Budget)		
Town Hall	(1,200,000)	(1,200,000)
Parks Improvements	(50,000)	(16,525)
Critz Lane Improvements	(500,000)	(385,250)
Office Renovations	(20,125)	(16,709)
Office Furniture/Upgrade	(30,000)	(30,000)
Thoroughfare	(86,000)	(61,250)
Cash Available - General Fund	2,264,619	2,457,390
Wastewater Fund:		
Cash Available (Cash + AR - AP)	188,615	208,672
Money Market Investment Accounts	4,115,652	4,117,582
Total Wastewater Fund Cash	4,304,266	4,326,254
Less: Reserves	(312,374)	(314,207)
Less: Cell 1 - Repairs	(500,000)	(469,148)
Less: Debt Principal and Interest Payments Due within 12 Months	(121,433)	(121,433)
Less: Hood Development Prepaid System Dev. And Access Fees	(1,116,000)	(1,116,000)
Cash Available - Wastewater Fund	2,254,459	2,305,466



General Fund Revenue Analysis as of May 31, 2019

	Apr 2019	May 2019	Current Change	Mthly Avg Actual	Mthly Avg Budget	(Over) Under	Comment
General Government Revenues:							
31111 Real Property Tax Revenue	9,029	31,327	22,298	25,995	22,500	(3,495)	
31310 Interest & Penalty Revenue	-	-	-	-	-	-	
31610 Local Sales Tax - Trustee	71,379	76,987	5,608	82,961	75,000	(7,961)	
31710 Wholesale Beer Tax	3,060	13,794	10,734	8,231	7,917	(314)	
31720 Wholesale Liquor Tax	1,017	1,627	610	1,268	1,250	(18)	
31810 Adequate School Facilities Tax	5,147	4,943	(204)	4,210	5,833	1,623	
31900 CATV Franchise Fee Income	-	3,096	3,096	2,318	2,083	(234)	
32000 Beer Permits	-	-	-	55	50	(5)	
32200 Building Permits	73,727	44,821	(28,906)	40,301	25,000	(15,301)	
32230 Submittal & Review Fees	3,987	6,347	2,360	1,286	1,667	381	
32242 Miscellaneous Fees	-	-	-	144	167	22	
32260 Business Tax Revenue	312	43,084	42,772	4,537	6,250	1,713	
33320 TVA Payments in Lieu of Taxes	13,991	-	(13,991)	2,544	4,167	1,623	
33510 Local Sales Tax - State	31,189	36,610	5,421	35,886	29,167	(6,719)	
33520 State Income Tax	-	-	-	-	-	-	
33530 State Beer Tax	-	-	-	-	167	167	
33535 Mixed Drink Tax (net)	1,186	534	(652)	1,202	1,000	(202)	1/2 received is due to County
33552 State Streets & Trans. Revenue	782	782	0	712	667	(45)	
33553 SSA - Motor Fuel Tax	5,999	7,996	1,997	7,569	6,667	(902)	
33554 SSA - 1989 Gas Tax	933	1,258	325	1,192	1,000	(192)	
33555 SSA - 3 Cent Gas Tax	1,728	2,332	604	2,208	1,667	(542)	
33556 SSA - 2017 Gas Tax	2,398	3,197	799	2,847	1,667	(1,180)	
36120 Interest Earned - Invest. Accts	3,742	3,823	81	3,018	1,667	(1,352)	
37746 Parks Revenue	1,755	4,780	3,025	2,525	1,667	(859)	
37747 Parks Deposit Return	(100)	(600)	(500)	(448)	(417)	32	
37990 Other Revenue	825	575	(250)	813	833	20	
Total general government revenue	232,087	287,313	55,226	231,373	197,633	(33,740)	
Non-Operating Income:							
32300 Impact Fees	118,338	68,982	(49,356)	54,902	45,833	(9,068)	
38000 Transfer from Reserves	-	-	-	-	484,333	484,333	
39995 Capital Outlay Note Proceeds	-	-	-	-	-	-	
Total non-operating revenue	118,338	68,982	(49,356)	54,902	530,167	475,265	
Total revenue	350,425	356,295	5,870	286,275	727,800	441,525	



General Fund Expenditure Analysis
as of May 31, 2019

	Apr 2019	May 2019	Current Change	Mthly Avg Actual	Mthly Avg Budget	(Over) Under	Comment
General Government Expenditures:							
41110 Salaries	42,239	37,167	(5,072)	40,684	50,000	9,316	
41141 FICA	2,619	2,475	(144)	2,552	3,100	548	
41142 Medicare	612	579	(33)	597	725	128	
41147 SUTA	165	155	(10)	185	200	15	
41161 General Expenses	-	-	-	71	83	12	
41211 Postage	110	-	(110)	64	83	20	
41221 Printing, Forms & Photocopy	273	273	-	248	625	377	
41231 Legal Notices	307	417	110	206	250	44	
41235 Memberships & Subscriptions	-	-	-	223	333	110	
41241 Utilities - Electricity	1,256	843	(413)	1,118	1,000	(118)	
41242 Utilities - Water	118	284	166	190	208	18	
41244 Utilities - Gas	162	99	(63)	128	167	38	
41245 Telecommunications Expense	389	532	143	371	417	45	
41252 Prof. Fees - Legal Fees	6,680	11,800	5,120	11,340	10,833	(507)	
41253 Prof. Fees - Auditor	-	-	-	1,318	1,333	15	
41254 Prof. Fees - Consulting Engineers	25,943	6,098	(19,845)	11,001	19,417	8,416	
41259 Prof. Fees - Other	4,812	4,951	139	5,133	5,500	367	
41264 Repairs & Maintenance - Vehicles	952	647	(305)	788	833	45	
41265 Parks & Recreation Expense	-	955	955	3,387	5,667	2,280	
41266 Repairs & Maintenance - Buildings	3,405	686	(2,719)	1,881	1,667	(215)	
41268 Repairs & Maintenance - Roads	628	4,735	4,107	3,112	16,725	13,613	
41269 SSA - Street Repair Expense	2,109	-	(2,109)	5,798	11,667	5,868	
41270 Vehicle Fuel & Oil	1,059	2,577	1,518	1,501	1,458	(42)	
41280 Travel	-	-	-	270	292	21	
41285 Continuing Education	110	-	(110)	138	417	279	
41289 Retirement	1,425	1,591	166	1,674	2,500	826	
41291 Animal Control Services	-	-	-	669	625	(44)	
41300 Economic Development	-	-	-	618	625	7	
41311 Office Expense	2,959	6,808	3,849	3,028	8,333	5,305	
41511 Insurance - Property	-	-	-	1,949	300	(1,649)	
41512 Insurance - Workers Comp.	-	-	-	911	1,083	172	
41513 Insurance - Liability	-	-	-	520	442	(79)	
41514 Insurance - Medical	4,401	6,179	1,778	6,205	7,500	1,295	
41515 Insurance - Auto	-	-	-	262	175	(87)	
41516 Insurance - E & O	-	-	-	912	917	5	
41551 Trustee Commission	-	-	-	1	458	458	
41633 Interest Expense - Note Payable	-	-	-	95	167	71	
41691 Bank Charges	-	-	-	-	167	167	
41720 Donations	-	-	-	3	-	(3)	
41800 Emergency Services	-	-	-	9,091	12,083	2,992	
41899 Other Expenses	-	-	-	-	833	833	
Total general government expenditures	102,734	89,851	(12,883)	118,244	169,209	50,965	
Non-Operating Expenditures:							
41940 Capital Projects	9,875	146,919	137,044	60,069	212,771	152,702	
49030 Capital Outlay Note Payment	152,475	-	(152,475)	28,359	26,000	(2,359)	
Total non-operating expenditures	162,350	146,919	(15,431)	88,427	238,771	150,344	
Total expenditures	265,084	236,770	(28,314)	206,671	407,980	201,309	



General Fund Revenue Analysis as of
May 31, 2019

Target Goal = 92%

	May YTD 2018	Revised Budget	% of Budget	Budget Remaining	Comment
General Government Revenues:					
31111 Real Property Tax Revenue	285,947	270,000	106%	(15,947)	
31310 Interest & Penalty Revenue	-	-		-	
31610 Local Sales Tax - Trustee	912,576	900,000	101%	(12,576)	
31710 Wholesale Beer Tax	90,542	95,000	95%	4,458	
31720 Wholesale Liquor Tax	13,945	15,000	93%	1,055	
31810 Adequate School Facilities Tax	46,310	70,000	66%	23,690	
31900 CATV Franchise Fee Income	25,494	25,000	102%	(494)	
32000 Beer Permits	600	600	100%	-	
32200 Building Permits	443,309	300,000	148%	(143,309)	
32230 Submittal & Review Fees	14,141	20,000	71%	5,859	
32245 Miscellaneous Fees	1,589	2,000	79%	411	
32260 Business Tax Revenue	49,912	75,000	67%	25,088	
33320 TVA Payments in Lieu of Taxes	27,983	50,000	56%	22,017	
33510 Local Sales Tax - State	394,745	350,000	113%	(44,745)	
33520 State Income Tax				-	
33530 State Beer Tax	-	2,000	0%	2,000	
33535 Mixed Drink Tax	13,218	12,000	110%	(1,218)	
33552 State Streets & Trans. Revenue	7,831	8,000	98%	169	
33553 SSA - Motor Fuel Tax	83,256	80,000	104%	(3,256)	
33554 SSA - 1989 Gas Tax	13,109	12,000	109%	(1,109)	
33555 SSA - 3 Cent Gas Tax	24,290	20,000	121%	(4,290)	
33556 SSA - 2017 Gas Tax	31,318	20,000	157%	(11,318)	
36120 Interest Earned - Invest. Accts	33,200	20,000	166%	(13,200)	
37746 Parks Revenue	27,779	20,000	139%	(7,779)	
37747 Parks Deposit Return	(4,930)	(5,000)	99%	(70)	
37990 Other Revenue	8,943	10,000	89%	1,057	
Total general government revenue	2,545,107	2,371,600	107%	(173,507)	
Non-Operating Income:					
32300 Impact Fees	603,919	550,000	110%	(53,919)	
38000 Transfer from Reserves	-	5,812,000		5,812,000	
Total non-operating revenue	603,919	6,362,000		5,758,081	
Total revenue	3,149,026	8,733,600		5,584,574	



General Fund Expenditure Analysis as of
May 31, 2019

Target Goal = 92%

	May YTD 2019	Revised Budget	% of Budget	Budget Remaining	Comment
General Government Expenditures:					
41110 Salaries	447,529	600,000	75%	152,471	
41141 FICA	28,070	37,200	75%	9,130	
41142 Medicare	6,565	8,700	75%	2,135	
41147 SUTA	2,035	2,400	85%	365	
41161 General Expenses	785	1,000	79%	215	
41211 Postage	699	1,000	70%	301	
41221 Printing, Forms & Photocopy	2,730	7,500	36%	4,770	
41231 Legal Notices	2,268	3,000	76%	732	
41235 Memberships & Subscriptions	2,458	4,000	61%	1,542	
41241 Utilities - Electricity	12,297	12,000	102%	(297)	
41242 Utilities - Water	2,090	2,500	84%	410	
41244 Utilities - Gas	1,413	2,000	71%	587	
41245 Telecommunications Expense	4,083	5,000	82%	917	
41252 Prof. Fees - Legal Fees	124,740	130,000	96%	5,260	
41253 Prof. Fees - Auditor	14,500	16,000	91%	1,500	
41254 Prof. Fees - Consulting Engineers	121,011	233,000	52%	111,989	
41259 Prof. Fees - Other	56,463	66,000	86%	9,537	
41264 Repairs & Maintenance - Vehicles	8,667	10,000	87%	1,333	
41265 Parks & Recreation Expense	37,256	68,000	55%	30,744	
41266 Repairs & Maintenance - Buildings	20,694	20,000	103%	(694)	
41268 Repairs & Maintenance - Roads	34,236	200,702	17%	166,466	
41269 SSA - Street Repair Expense	63,780	140,000	46%	76,220	
41270 Vehicle Fuel & Oil	16,509	17,500	94%	991	
41280 Travel	2,973	3,500	85%	527	
41285 Continuing Education	1,519	5,000	30%	3,481	
41289 Retirement	18,409	30,000	61%	11,591	
41291 Animal Control Services	7,355	7,500	98%	145	
41300 Economic Development	6,796	7,500	91%	704	
41311 Office Expense	33,311	100,000	33%	66,689	
41511 Insurance - Property	21,443	3,600	596%	(17,843)	
41512 Insurance - Workers Comp.	10,021	13,000	77%	2,979	
41513 Insurance - Liability	5,723	5,300	108%	(423)	
41514 Insurance - Medical	68,253	90,000	76%	21,747	
41515 Insurance - Auto	2,880	2,100	137%	(780)	
41516 Insurance - E & O	10,032	11,000	91%	968	
41551 Trustee Commission	6	5,500	0%	5,494	
41633 Interest Expense - Note Payable	1,050	2,000	53%	950	
41720 Donations	29	-	0%	(29)	
41800 Emergency Services	100,000	145,000	69%	45,000	
41899 Other Expenses	-	10,000	0%	10,000	
Total general government expenditures	1,300,681	2,028,502	64%	727,821	
General government change in net position	1,244,427	343,098		(901,329)	
Non-Operating Expenditures:					
41940 Capital Projects	660,756	2,553,254	26%	1,892,498	
41944 Capital Projects - Parks	-	-		-	
49030 Capital Outlay Note Payment	311,944	312,000		56	
Total non-operating expenditures	972,700	2,865,254		1,892,554	
Non-operating change in net position	(368,781)	3,496,746		3,865,527	
Total expenditures	2,273,381	4,893,756		2,620,375	
Change in Net Position	875,646	3,839,844		2,964,198	



**Wastewater Fund Revenue and Expense Analysis as of
May 31, 2019**

	May YTD 2019	Budget	% of Budget	Budget Remaining	Comment
Revenues:					
3100 Wastewater Treatment Fees	987,910	925,000	107%	(62,910)	
3101 Septage Disposal Fees	7,300	10,000	73%	2,700	
3105 Late Payment Penalty	31,145	-		(31,145)	
3109 Uncollectible Accounts	-	(5,000)		(5,000)	
3500 Other Income	310	-		(310)	
Transfer from Fund Balance	-	504,506		504,506	
Total Revenues	1,026,665	1,434,506	72%	407,841	
Operating Expenses:					
Target Goal = 92%					
Supply and Operations:					
4010 Payroll Expense	109,567	170,000	64%	60,433	
4210 Permits & Fees Expense	4,828	7,500	64%	2,672	
4220 Laboratory Water Testing	2,930	5,000	59%	2,070	
4230 Supplies Expense	968	5,000	19%	4,032	
4240 Repairs & Maint. Expense	62,341	65,000	96%	2,659	
4250 Postage, Freight & Express Chgs	8,064	8,000	101%	(64)	
4280 Billing Charges	4,812	12,000	40%	7,188	
4310 Utilities - Electric	69,757	90,000	78%	20,243	
4320 Utilities - Water	2,573	5,000	51%	2,427	
4350 Telecommunications	2,388	2,500	96%	112	
4390 Insurance Expense	-	21,000	0%	21,000	
4395 Insurance - Employee Medical	7,753	20,000	39%	12,247	
4400 Prof. Fees-Consulting Engineers	251,616	315,000	80%	63,384	
4420 Prof. Fees - Auditor	-	2,000	0%	2,000	
4490 Prof. Fees - Other	10,000	121,706	8%	111,706	
4710 Payroll Taxes - FICA	6,400	10,000	64%	3,600	
4720 Payroll Taxes - Medicare	1,431	2,200	65%	769	
4730 Payroll Taxes - SUTA	182	3,600	5%	3,418	
4789 Employee Retirement Expense	5,238	7,500	70%	2,262	
4800 Bank Charges	2,473	500	495%	(1,973)	
4900 Other Expense	-	1,000	0%	1,000	
Total Supply and Operations	553,321	874,506	63%	321,185	
Depreciation					
4990 Depreciation Expense	330,000	360,000	92%	30,000	
Total Operating Expenses	883,321	1,234,506	72%	351,185	
Operating result	143,344	200,000		56,656	
Non-Operating Income (Expense):					
3300 Tap Fees	462,626	550,000	84%	87,374	
3902 Interest Income - Invest Accts	16,555	5,000	331%	(11,555)	
4100 Capital Expenditures	(30,853)	(500,000)	6%	(469,148)	
4994 Interest Expense	(11,372)	(13,000)	87%	(1,628)	
Total non-operating income	436,956	42,000	1040%	(394,956)	
Change in Net Position	580,301	242,000	240%	(338,301)	



**Wastewater Fund Revenue and Expense Analysis as
of May 31, 2019**

	Apr 2019	May 2019	Current Change	Mthly Avg Actual	Mthly Avg Budget	(Over) Under	Comment
Revenues:							
3100 Wastewater Treatment Fees	84,512	98,153	13,641	89,810	77,083	(12,727)	Apr: 28 May: 36
3101 Septage Disposal Fees	900	800	(100)	664	833	170	
3105 Late Payment Penalty	3,190	5,585	2,395	2,831	-	(2,831)	
3109 Uncollectible Accounts	-	-	-	-	(417)	(417)	
3500 Other Income	-	-	-	28	-	(28)	
4009 Returned Check Charges	-	-	-	-	42,042	42,042	
Total revenues	88,602	104,538	15,936	93,333	119,542	26,209	
Operating Expenses:							
Supply and Operations:							
4010 Payroll Expense	9,061	9,061	-	10,957	14,167	3,210	
4710 Payroll Taxes - FICA	562	562	0	-	-	-	
4720 Payroll Taxes - Medicare	131	131	(0)	-	-	-	
4730 Payroll Taxes - SUTA	-	-	-	-	-	-	
4210 Permits & Fees Expense	-	-	-	483	625	142	
4220 Laboratory Water Testing	-	351	351	293	417	124	
4230 Supplies Expense	-	-	-	97	417	320	
4240 Repairs & Maint. Expense	13,610	4,518	(9,092)	6,234	5,417	(817)	
4250 Postage, Freight & Express Chgs	1,075	604	(471)	806	667	(140)	
4280 Billing Charges	461	450	(11)	481	1,000	519	
4310 Utilities - Electric	7,298	7,145	(153)	6,976	7,500	524	
4320 Utilities - Water	282	290	8	257	417	159	
4330 Telecommunications	155	165	10	239	208	(31)	
4390 Insurance Expense	-	-	-	-	1,750	1,750	
4395 Insurance - Employee Medical	1,515	583	(932)	775	1,667	891	
4400 Prof. Fees-Consulting Engineers	76,399	48,910	(27,489)	25,162	26,250	1,088	
4420 Prof. Fees - Auditor	-	-	-	-	167	167	
4490 Prof. Fees - Other	8,500	-	(8,500)	1,000	10,142	9,142	
4789 Employee Retirement Expense	453	453	395	524	625	101	
4800 Bank Charges	-	50	50	247	42	(206)	
4900 Other Expense	-	190	190	-	83	83	
Total supply and operations	119,503	73,463	(45,645)	54,531	71,559	17,028	
Depreciation							
4990 Depreciation Expense	30,000	30,000	-	33,000	30,000	33,000	
Total operating expenses	149,503	103,463	(45,645)	87,531	101,559	14,028	
Operating result	(60,901)	1,075	61,581	5,802	17,983	12,181	
Non-Operating Income (Expense):							
3300 Tap Fees	80,000	47,500	(32,500)	46,263	45,833	(429)	
3902 Interest Income - Invest Accts	1,869	1,931	62	1,655	417	(1,239)	
4100 Capital Expenditures	-	(16,728)	(16,728)	(3,085)	(41,667)	(38,581)	
4994 Interest Expense	(977)	(926)	51	(1,137)	(1,083)	54	
Total non-operating income	80,892	31,777	(49,115)	43,696	3,500	(40,196)	
Change in Net Position	19,991	32,852	12,465	49,498	21,483	(28,015)	