



SUMNER COUNTY COMMISSION

355 N. Belvedere Drive – Room 111
Gallatin, Tennessee 37066-5410

Commissioners

First District
Mike Akins
Moe Taylor

Second District
Billy Geminden
Larry Hinton

Third District
Steve Graves
Alan Driver

Fourth District
Jerry Foster
Leslie Schell

Fifth District
Ben Harris
Baker Ring

Sixth District
Jim Vaughn
Kevin T. Pomeroy

Seventh District
JoAnne Kemp
Trisha LeMarbre

Eighth District
Paul Decker
Merrol N. Hyde

Ninth District
Jerry F. Becker
Chris Taylor

Tenth District
Paul R. Goode
Caroline S. Krueger

Eleventh District
Scott Langford
Bill Taylor

Twelfth District
Michael Guthrie
Bob Pospisil

The following minutes are included in this packet:

Budget Committee.....October 3

Committee on Committees.....October 17

Education Committee.....October 3

Emergency Services Committee.....October 3

General Operations Committee.....October 3

Highway Commission.....July 5

Investment, Purchasing, 2012 Financial Management,

2002 Financial Management.....October 17

Legislative Committee.....October 3

Sumner Enterprise Ad Hoc Committee.....October 4



BUDGET COMMITTEE MINUTES
October 3, 2016

MEMBERS PRESENT
Kevin Pomeroy, Chairman
Jerry Foster, Vice-Chairman
Billy Geminden
Paul Goode
Bill Taylor
Chris Taylor
Jim Vaughn
OTHERS PRESENT
David Lawing
Leah Dennen
Lauren Walker
Moe Taylor
Laura Baigert
Del Phillips
Rhonda Lea
Sonny Weatherford

- I. CALL TO ORDER by Chairman Pomeroy at 7:00pm in Room 112 of the Sumner County Administration Building in Gallatin, TN.
 - A. Invocation- Led by Mr. Vaughn.
 - B. Approval of Agenda- Mr. Geminden requested to add TSCA Fall Conference and Tradeshow as item G. Mr. Vaughn requested to add two new courthouse security officers for the sheriff's department. Chairman Pomeroy recommended for this item to be added as item F. Motion to approve by Mr. Goode, second by Mr. Chris Taylor, unanimous approval.
 - C. Recognition of Public- Laura Baigert, 424 AB Wade Road, Portland TN passed out a document she prepared regarding the parking lot at First Baptist Church. See attached.
 - D. Approval of Minutes—September 12, 2016- Mr. Foster changed item VI.C. to him opposing and Mr. Chris Taylor seconding the motion. Motion to approve by Mr. Goode, second by Mr. Chris Taylor, unanimous approval.
- II. REPORT OF THE COMMITTEE CHAIRMAN- None
- III. REPORT OF THE COUNTY EXECUTIVE-None
- IV. OLD BUSINESS
 - A. First Baptist Church parking area paving at South Water and East Bledsoe- Motion to not pave the parking lot and return a note to the church with a thank you by Mr. Chris Taylor, second by Dr. Taylor, motion passes 6-1 with Mr. Foster opposing.
 - B. Updated outside agency funding request application- The committee requested that the application be placed on the finance website and notify the agencies via email now and at the end of the calendar year.
- V. NEW BUSINESS
 - A. Education- Motion to group and approve items V.A.1-3.f. by Mr. Goode, second by Mr. Geminden, unanimous approval.
 1. Budget Amendments (need approval)
 2. Budget Amendments (for information only)
 3. Approval of school projects from 2015 bond
 - a. Watt Hardison Elementary construction/renovation--\$211,000 preliminary soft costs
 - b. Walton Ferry Elementary construction/renovation--\$284,000 preliminary soft costs
 - c. Window and door replacement for four schools (WHS, SMS, JAE, BBE)--\$30,000
 - d. Indian Lake Elementary re-roofing—not to exceed \$24,000
 - e. Gallatin High School re-roofing—not to exceed \$40,000
 - f. Station Camp Middle project- \$3,119,800

B. Appropriations

1. Probation/CASP--\$7,200 for purchase and sale of workbooks to class participants- Motion to approve by Mr. Foster, second by Mr. Chris Taylor, unanimous approval.
2. Emergency Communications Center--\$118,900 FY17 additional operational and capital funding- Rhonda Lea briefly spoke to this. Motion to approve by Mr. Chris Taylor, second by Mr. Goode, unanimous approval.
3. Health Department--\$500,000 grant for an addition to or for a new facility in Hendersonville- Motion to accept grant only and not to appropriate any funds by Mr. Chris Taylor, second by Mr. Goode, motion passes 6-1 with Dr. Taylor opposing.

C. Transfers- Motion to group and approve items V.C.1.a-D.1 by Mr. Foster, second by Mr. Goode, unanimous approval.

1. Inter-budgetary

- a. Greater than \$2,500
- b. \$2,500 or less

D. Tax Refund

1. SFW LLC--\$402

E. Policy for approving appropriations of \$5,000 or more during a fiscal year- The committee made changes to the proposed wording to read as follows: "Any request for additional or new funding of \$5,000 or more, which was not part of the original budget, shall require approval at two budget meetings or require a two thirds vote unless the need is an emergency or a part of the capital improvement plan. An "emergency" is the result of a specific event, which is not the result of poor planning, that could result in a disruption of services or create risk to property or individuals. "Capital Improvement Plan" is defined as projects that have been previously presented to the Sumner County Commission or to one of its committees as a major capital improvement or repair." The committee stated this should be effective beginning November 2016. Motion to approve by Mr. Goode, second by Mr. Vaughn, unanimous approval.

F. Two new court officers-Motion by Mr. Vaughn to appropriate up to \$58,000 for two new officers to finish out this fiscal year, second by Mr. Geminden, motion fails 3-3, with Mr. Goode, Mr. Pomeroy, and Dr. Taylor opposing.

G. TSCA Fall Conference and Tradeshow- Mr. Geminden spoke briefly to this and encouraged all committee members to go to further their education.

VI. REPORT OF THE FINANCE DIRECTOR-None

VII. ADJOURNMENT -Motion to adjourn at 8:35pm by Chairman Pomeroy.

**COMMITTEE ON COMMITTEES
MINUTES
OCTOBER 17, 2016**

Present:

Trisha LeMarbre, Chairman
Baker Ring, Vice-Chairman
Paul R. Goode
JoAnne Kemp
Caroline Krueger

Also Present:

Leah May Dennen, County Law Director
Anthony Holt, County Executive
Lauren Walker, County Law Department

The regular meeting of the Committee on Committees was brought to order with an invocation by Comm. LeMarbre on Monday, October 17, 2016, at 6:30 p.m. in the Sumner County Administration Building in Gallatin. Chairman LeMarbre was presiding.

Agenda. Upon motion of Comm. Goode, and duly seconded by Comm. Kemp, the Committee approved the agenda.

Approval of Minutes Upon motion of Comm. Kemp, and duly seconded by Comm. Goode, the Committee approved the minutes of September 19, 2016.

Public Recognition. Kevin Baigert of 424 AB Wade Road stated that he has requested appointment to the Industrial Development Board.

Report of the Chairman. Chairman LeMarbre had no report.

Report of the County Executive. No report.

Old Business. None

9. New Business.

Civil Service Board. Chairman LeMarbre brought forth the appointment to fill the expiring term of the following:

- Vickie Fennell (employee rep) Two-year term with recommendation of the County Executive.

Upon motion of Comm. Ring, seconded by Comm. Goode, the Committee voted to approve the re-appointment of Mrs. Fennell.

Next Month, November 2016

- Industrial Development Board, 6-Year terms of Tom V. Glass and M.P. "Mac" McKinley

- Airport Authority Regional expiring term of Don Drayton
- Board of Construction Appeals expiring terms of Steve Coats, three-year term; Doug Cowden, two-year term; Bob Goodall, Jr., two-year term; Henry Brown, three-year term; Robert Hill, two-year term; Michael Barnes, three-year term; Millard Bridges, two-year term; Larry Brown, alternate one-year term; and Shawn Utley, alternate one-year term

10. Adjournment. Upon motion of Comm. Goode, and duly seconded, the Committee adjourned at 6:33 p.m.

Prepared by Maria Savage

**MINUTES
EDUCATION COMMITTEE
OCTOBER 3, 2016**

Present:

Paul Decker, Chairman
Paul Goode, Vice-Chairman
Michael Guthrie
Trisha LeMarbre
Billy Geminden
Baker Ring
Leslie Schell

Also Present:

Leah Dennen, County Law Director
Dr. Del Phillips, Director BOE
Anthony Holt, County Executive
Lauren Walker, Law Director's Office

Chairman Decker brought the meeting of the Education Committee to order with an invocation on Monday, October 3, 2016, at 5:30 p.m. in the Sumner County Administration building in Gallatin. A quorum was present.

Adoption of the Agenda. Upon motion of Comm. LeMarbre, seconded by Comm. Schell, the Committee members approved the agenda by unanimous voice vote.

Minutes of August 1, 2016. Upon motion of Comm. LeMarbre, seconded by Comm. Schell, the Committee members approved the minutes of August 1, 2016 by voice vote.

Recognition of the Public. There was none.

Report of the Chairman. Chairman Decker had no report.

Report of County Executive. No report

Report of Director of Schools.

Old Business. There was none.

New Business

Chairman Decker recognized Director of Schools Dr. Del Phillips who referenced Items 10a-10g on the agenda. He provided the estimate sheet for the projects listed and requested approval by the committee for forwarding to Budget Committee.

10a. Watt Hardison Fees, Technology and Furniture

10b. Walton Ferry Fees, Technology and Furniture

10c. Architect fees for Windows/Door Replacement at Westmoreland High School, Schafer Middle School, Jack Anderson Elementary and Benny Bills Elementary School

10d. Architect Fee for Indian Lake Elementary Roof Replacement

10e. Design Fee for Gallatin High School Roof Replacement

Comm. Goode moved, seconded by Comm. Schell, to approve agenda items 10a. through 10g. and forward them to the Budget Committee. The motion carried unanimously.

Chairman Decker entertained a motion to approve Items 10f. and 10g.

10f. Sumner County Board of Education Amendments (for approval)

10g. Sumner County Board of Education Amendments (for information only)

Comm. LeMarbre moved, seconded by Comm. Schell, to approve and forward to Budget Committee. The motion carried unanimously.

10h. Education Employee Pay Scale. Chairman Decker recognized Dr. Phillips who explained the compensation schedules for classified and non-classified employees of the Board of Education.

10i. Station Camp Middle Project - 12 Additional Classrooms, assistant principal office, teacher workroom, new parking and restroom

Upon motion of Comm. Schell, seconded by Comm. Geminden, the Committee voted to approve the base bid of \$3,119,800 from Biscan Construction for the additions to Station Camp Middle School.

Comm. LeMarbre motioned to adjourn and was duly seconded by Comm. Schell. The Committee adjourned at 6:02 p.m.

Prepared by Maria Savage

**MINUTES
EMERGENCY SERVICES COMMITTEE
OCTOBER 3, 2016**

Present:

Jim Vaughn, Chairman
Chris Taylor, V. Chairman
Paul Decker
Jerry Foster
Alan Driver
Michael Guthrie
Ben Harris

Also Present:

Leah Dennen, County Law Director
Lauren Walker, Law Director staff
Sheriff Sonny Weatherford
Jay Austin, Chief Deputy Director EMS
Anthony Holt, County Executive
Chancellor Louis Oliver, III
David Howard, Magistrate

Chairman Vaughn called the meeting of the Emergency Services Committee to order with an invocation by Comm. Harris on Monday, October 3, 2016, at 5:00 p.m. in the Sumner County Administration Building. A quorum was present.

Approval of Agenda. Without objection, Chairman Vaughn added two matters under New Business: a.) Tennessee Business Enterprises for the blind; b.) Court officers. Upon motion of Comm. Chris Taylor, seconded by Comm. Guthrie, the Committee unanimously approved the agenda amended.

Approval of Minutes of August 1, 2016. Upon motion of Comm. Chris Taylor, seconded by Comm. Guthrie, the Committee approved the minutes of August 1, 2016. Comm. Driver noted a correction to the minutes showing that he was not in attendance at the August 1 meeting.

Public Comments. None

Report from the Chairman Chairman Vaughn had no report.

Report from the County Executive. County Executive Anthony Holt provided a construction update on the Emergency 911 Communications Center.

Report from the Sheriff. Sheriff Sonny Weatherford distributed and discussed the September, 2016 financial reports and the Animal Control Division statistics. The jail population was 681 in September.

Sheriff Weatherford reported the following:

- Criminal warrants received from January 01, 2016 through August 31, 2016 was 12,660
- Criminal warrants served from January 01, 2016 through August 31, 2016 was 12,369

- Civil warrants received from January 01, 2016 through August 31, 2016 was 6,975
- Civil warrants served from January 01, 2016 through August 31, 2016 was 7,519

Fire Departments. Joe McGlothlin of the White House Volunteer Fire Department gave a report.

Report from the EMS Director. Jay Austin Chief Deputy of the Emergency Medical Services gave an update on ambulance operations.

Mr. Austin submitted a report on the Sumner County Emergency Medical Services responses and transports for September. Mr. Austin discussed ambulance transports (1527) and revenue (\$418,223) activity.

Report of the Emergency Communications Center. Rhonda Lea, Director of E-911 Communications Center, gave an update on the startup of the new center. Chairman Vaughn stated the projected date for launching the consolidated center is July, 2017.

Old Business None

New Business.

Tennessee Business Enterprises for the blind. County Law Director Leah Dennen reported that by law the blind have the legal right to have commissary in government buildings. She said the Tennessee Business Enterprises operated by the blind is now vying to operate the jail commissary. If this were to occur, then the County would lose substantial funds now received to meet jail expenses. To prevent this loss, she said the County could take the commissary in-house. The current service provider is under contract which expires in December. Chairman Vaughn requested Ms. Dennen work with Sheriff Weatherford to come up with a proposal.

Court officers. Chairman Vaughn recognized Sheriff Weatherford who stated that two additional Sumner County courts are convening with a need for additional court officers. Presently, he is calling officers off the street to handle the additional courtroom activity at a risk to citizens.

Chancellor Louis Oliver III said the need for two additional court officers stems from courtrooms conducted by Magistrate David Howard and Clerk and Master Mark Smith. The Chancellor stated that Mr. Smith is handling some divorce proceedings. Magistrate David Howard stated that he is conducting court on custody and family issues that can be volatile at times.

Comm. Chris Taylor moved, seconded by Comm. Harris, to approve and forward to the Budget Committee a request for two additional court officers. The motion carried.

With a motion by Comm. Decker and duly seconded by Comm. Harris, the Committee adjourned at 5:30 pm.

Prepared by Maria Savage

MINUTES
GENERAL OPERATIONS COMMITTEE
LESLIE SCHELL, CHAIRMAN
October 3, 2016

Present:

Leslie Schell, Chairman
Caroline Krueger, Vice-Chairman
Jerry Becker
Larry Hinton
Joanne Kemp
Baker Ring
Moe Taylor

Also Present:

Leah Dennen, County Law Director
Anthony Holt, County Executive
Lauren Walker, Law Director's Office

The scheduled meeting of the General Operations Committee was brought to order on Monday, October 3, 2016, at 6:00 p.m. in the Sumner County Administration Building. Chairman Schell opened the meeting with an invocation and declared a quorum present to conduct business.

Agenda. Comm. Becker moved to approve the agenda; Comm. Moe Taylor seconded the motion, and the Committee voted to approve.

Minutes. Upon motion of Comm. Ring, seconded by Comm. Moe Taylor, the Committee voted to approve the minutes of September 12, 2016 regular meeting.

Report of Chairman. Chairman Schell had no report.

County Executive. County Executive presented a report on expenditures in September. The large expenditure for \$115,463 was for network controls and dehumidification in the Sumner County Courthouse.

Recognition of the Public. None

Old Business. None

New Business.

9a. Airport Authority Report. There was no report. Comm. Becker moved, seconded by Comm. Hinton to ask Ms. Dennen to request a report next month from the Sumner County Airport Authority. The motion carried. Chairman Schell stated that the manager can submit a written report if he chooses rather than appear.

9b. Surplus Various Items for Juvenile Court. Upon motion of Comm. Becker, seconded by Comm. Hinton, the Committee voted to approve the various surplus items from Juvenile Court.

The Committee adjourned at 6:22 p.m. after a motion by Comm. Becker, seconded by Comm. Hinton.

Prepared by Maria Savage

SUMNER COUNTY HIGHWAY COMMISSION

July 5, 2016

MINUTES

MEMBERS PRESENT:

Steve Graves, Chairman
Judy Hardin, Road Superintendent
Larry Hinton, Vice Chairman
Anthony Holt, County Executive
Tom Neal, Citizen Member
Kevin Pomeroy, Commissioner
Bill Taylor, Commissioner

MEMBERS ABSENT:

Merroll Hyde, Commissioner

OTHERS PRESENT:

Leah Dennen, Law Director
Sandra Lee Hesson, Assessor of Property Adm. Assistant

CALL TO ORDER

Chairman Graves called the regular monthly meeting of the Sumner County Highway Commission to order, Tuesday, July 7, 2016 at 4:30 P.M. in Conference Room #112 at the Sumner County Administration building.

ADDITION TO AGENDA - None

APPROVAL OF AGENDA

Motion to approve: Vice Chairman Hinton.

Seconded by: Citizen Member Neal

Motion passed: Unanimously

APPROVAL OF MINUTES

Motion by Commissioner Pomeroy to approve the May 2016 minutes. **Seconded** by Commissioner Taylor. **Motion passed** unanimously.

PUBLIC RECOGNITION - None

REPORT OF CHAIRMAN: OLD BUSINESS - None

REPORT OF CHAIRMAN: NEW BUSINESS - None

SUMNER COUNTY HIGHWAY COMMISSION**07/05/16****PAGE 2****REPORT OF ROAD SUPERINTENDENT: OLD BUSINESS**

A. Road Resurfacing Activity Report Road Superintendent Hardin reported paved miles (see report) over the last 3 years and cost to pave each one. There was discussion. County Executive Holt suggested a press release and on county website about how much it cost to pave a road, to let tax payers know where their taxes go. County Executive Holt motioned to approve Road Superintendent Hardin's report. **Seconded** by Commissioner Pomeroy. **Motion passed** unanimously.

REPORT OF ROAD SUPERINTENDENT: NEW BUSINESS**A. Acceptance of Wilderness Way**

Road Superintendent Hardin requested Wilderness Way (see attached) be accepted as a County Road.

Length: .25 miles

R.O.W. width: 50'

Road bed width: 24'

Beginning Point: Hwy 258

Ending Point: Cul-de-sac

Motion to approve: Holt

Seconded by: Pomeroy

Motion passed: unanimously

REPORT OF COUNTY EXECUTIVE - None**COMMISSION BUSINESS - None****REPORT OF LAW DIRECTOR**

Law Director Dennen reported the City of Goodlettsville is annexing just Allen Road in case anyone receives questions about this.

MOTION TO ADJOURN: Vice Chairman Hinton
SECONDED BY: Citizen Member Neal
ADJOURNMENT: 5:03P.M.



INVESTMENT, PURCHASING, 2002 FINANCIAL
MANAGEMENT, AND 2012 FINANCIAL
MANAGEMENT COMMITTEES MINUTES
October 17, 2016

MEMBERS PRESENT
Chris Taylor, Chairman
Jerry Becker, Vice Chairman
Ben Harris
Anthony Holt
Caroline Krueger
Del Phillips
OTHERS PRESENT
David Lawing
Leah Dennen
Lauren Walker

- I. CALL TO ORDER by Chairman Taylor at 5:30pm in Room 112 of the Sumner County Administration Building in Gallatin, TN.
 - A. Invocation- Led by Mr. Harris.
 - B. Approval of Agenda- Motion to approve by Mr. Becker, second by Mr. Holt, unanimous approval.
 - C. Recognition of Public- None
 - D. Approval of Minutes—September 19, 2016- Motion to approve by Mr. Becker, second by Mr. Holt, unanimous approval.
- II. REPORT OF THE COMMITTEE CHAIRMAN- Mr. Taylor requested that all committee members read the rules for this committee before November's meeting. There was discussion among the committee if meeting every month was necessary. Ms. Dennen recommended meeting quarterly. Dr. Phillips recommended every other month due to discussion may be needed regarding purchase orders. Dr. Phillips requested discussion regarding meeting dates be added to next month's agenda.
- III. REPORT OF THE COUNTY EXECUTIVE
 - A. Munis Status Report- Mr. Lawing explained purchase orders, financials, and accounts payable are all live on Munis. The estimated date for payroll to go live for the county is January 2017 and March 2017 for the schools. Also, in the next few months the county anticipates receipting and cashiering for Munis to be implemented. Currently, the county is in the process of testing the program for Kronos. All dates are tentative; however, there is still much testing to be done. Dr. Phillips interjected that the schools are currently using Kronos in maintenance.
- IV. REPORT OF THE TRUSTEE- None
- V. REPORT OF THE FINANCE DIRECTOR/PURCHASING AGENT- None
- VI. REPORT OF THE LAW DIRECTOR-None
- VII. OLD BUSINESS- None
- VIII. NEW BUSINESS
 - A. Investment Committee
 1. Trustee's Report- Included in packet.
 - B. Purchasing Committee
 1. Purchase Order Exceptions report- Mr. Lawing explained to Mr. Becker that he is allowed to grant one purchase order exception per year per department. Mr. Lawing explained the exception he approved for the health department. Motion to approve Mr. Lawing's action by Ms. Krueger, second by Dr. Phillips, unanimous approval.
 - C. 2002 Financial Management Committee-None
 - D. 2012 Financial Management Committee-None
- IX. ADJOURNMENT – Motion to adjourn at 5:50pm by Mr. Holt, second by Dr. Phillips, unanimous approval.

**MINUTES
LEGISLATIVE COMMITTEE
PAUL R. GOODE, CHAIRMAN
OCTOBER 3, 2016**

Present:

Paul R. Goode, Chairman
Kevin Pomeroy, Vice-Chairman
Paul Decker
Trisha LeMarbre
Leslie Schell
Jim Vaughn

Absent:

Steve Graves
Scott Langford, Commission Chairman

Also Present:

Leah Dennen, Law Director
Lauren Walker, Law Office
Anthony Holt, County Executive
Lori D. Atchley, Administer of
Elections

Chairman Goode brought the Legislative Committee meeting to order with an invocation by Comm. LeMarbre on Monday, October 3, 2016, at 6:30 p.m. in the Sumner County Administration Building. A quorum was present.

Approval of Agenda. Comm. Pomeroy moved, Comm. Schell seconded, to approve the agenda. The motion carried.

Minutes. Upon motion of Comm. Schell, seconded by Comm. Pomeroy, the Committee voted to approve the September 12, 2016. Comm. Vaughn abstained from the vote.

Public Comments. There were none.

Report of Chairman. Chairman Goode has no report.

Report of County Executive. County Executive had no report.

Old Business. None.

New Business.

9a. Administration Building November election rules for building/parking lot. Committee members discussed elections rules and safety issues as it relates to political signage and tents erected at the Sumner County Administration Building during early voting. Suggestions were made to change employee parking and visitor parking to accommodate voters. Lori Atchley, Administer of Elections, offered to reach out to each of the office holders.

Comm. Vaughn moved, seconded by Comm. Decker, to direct Ms. Atchley, Executive Holt and Ms. Dennen prepare a memo to be approved by the County Commission. Chairman Goode stated the matter did not need a vote and Ms. Dennen stated the memo would be handed out the evening of the Commission meeting under Report of Chair.

10a. Certificates of Recognition. Upon motion of Comm. Vaughn, seconded by Comm. LeMarbre, the Committee voted to approve the certificate of recognition honoring Bethpage Elementary School.

11a. Zoning Request. None

Adjournment. Upon motion of Comm. LeMarbre and duly seconded by Comm. Schell, the Committee adjourned at 6:53 p.m.

Prepared by Maria Savage



SUMNER COUNTY COMMISSION

355 N. Belvedere Drive
Gallatin, Tennessee 37066-5410

MEMBERS PRESENT: OTHERS PRESENT:

Kevin Pomeroy, Chairman
Paul Decker
Earl Fisher
Jerry Foster
Billy Geminden
Paul R. Goode
Ben Harris
Bill Taylor
Moe Taylor
Jim Vaughn

David Lawing
Leah Dennen
Lauren Walker
Jimmy Johnson
Anthony Holt

Commissioners

First District
Mike Akins
Moe Taylor

Second District
Billy Geminden
Larry Hinton

Third District
Steve Graves
Alan Driver

Fourth District
Jerry Foster
Leslie Schell

Fifth District
Ben Harris
Baker D. Ring

Sixth District
Kevin T. Pomeroy
Jim Vaughn

Seventh District
Trisha LeMarbre
JoAnne Kemp

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Ninth District
Jerry F. Becker
Chris Taylor

Tenth District
Paul R. Goode
Caroline Krueger

Eleventh District
Scott Langford
Bill Taylor

Twelfth District
Michael Guthrie
Bob Pospisil



MINUTES

SUMNER ENTERPRISE AD HOC COMMITTEE

October 4, 2016

1. Call to Order by Chairman Pomeroy at 5:30pm in the Commission Chambers of the Sumner County Administration Building in Gallatin, TN.
2. Invocation- Led by Chairman Pomeroy.
3. Approval of Agenda- Motion to approve by Dr. Taylor, second by Mr. Fisher, unanimous approval.
4. Approval of the Minutes-September 19, 2016-Motion to approve by Mr. Goode, second by Mr. Geminden, unanimous approval.
5. Report of the Chairman- Chairman Pomeroy explained this meeting is strictly for informational purposes. He stated there would be a sit or stand from the citizens for or against this project. Chairman Pomeroy informed the public that 172 questions were received and will be answered at tonight's meeting. He pointed out that if anything is voted on at future meetings regarding moving forward with this project, there will be a five minute limitation for citizen's comments.
6. New Business:
 - Question & Answer- Mr. Jimmy Johnson and Mr. Holt answered the questions from Mr. Johnson's presentation.
 - I. Environment
 - A. Will all necessary environmental studies be performed in initial feasibility study? If not, when will they be completed and who will pay for?

Yes, the environmental studies will be completed as part of the feasibility study. We are required to do a Phase I environmental site assessment that complies with all federal and state laws, including all EPA regulations.

A Phase I environmental site assessment (ESA) will be conducted in accordance with American Society for Testing and Materials E 1527 Standard Practice for Environmental Assessment within the initial due diligence period. The ASTM standard will satisfy the All Appropriate Inquiries (AAI) as per 40 CFR Part 132 to permit the user to qualify for certain Landowner Liability Protection (LLP's). Within the standard, the federal, state, and local records will be reviewed for recognized environmental conditions (RECs) as defined by the ASTM E 1527. The Phase I ESA



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will involve a review of public records, reconnaissance of the subject property and vicinity, and documentation of the findings in a Phase I report.

The studies will be paid with a combination of local and grant funding.

Approximate funding of \$750,000 (up to \$250,000 grant funding and up to \$500,000 local funding) would be requested for due diligence and options. The due diligence will include environmental studies/geotechnical/preliminary engineering survey/traffic access study.

- B. At what point will the EPA or any other federal body be involved to make sure we are compliant?

The environmental studies mentioned above will follow the NEPA (National Environmental Policy Act)/EPA environmental process. County will follow all applicable federal and state laws.

- C. If there are any protected animals or land areas found in the study, how would that be handled?

As part of the due diligence, a detailed endangered species habitat survey, a wetland delineation, a cultural/historical evaluation, an ecological evaluation, and a geotechnical evaluation will be conducted. A detailed report will be prepared summarizing the findings for each evaluation task. The report findings and recommendations provided will be in compliance with the federal, state, and local regulatory requirements.

- D. Will the property be designed in a way that will protect the existing environment as well as the neighboring residents?

Sumner Enterprise Park will be designed and constructed to meet rigorous federal and state regulatory requirements for buffer zones and habitat around the property. The landscape features, within the property, lend themselves to create natural habitat buffer zones so it would not be seen by the bordering residential properties.

II. Purchase of Land

- A. Handout shows 750-acre park but we keep hearing 1,000 acre park. How many acres are there? If it is 1,000 acres, where are the other 250 acres? Is the \$20M number to just purchase land?
- B. (Show new map, and point out shaded space) Acreage is between 900-1,000 acres. We do not have legal options, thus the precise number of acres is uncertain at this time. \$20M is an estimated amount to purchase the land under consideration.
- C. First step would be to request funds to option land and perform feasibility study. How much would the option cost? What would the wording on the option say?



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Would it be worded in a way that if the land gets positive feedback from study that we would be obligated to buy, or would we still have opportunity to not purchase?

- Yes, approximate cost of \$750,000 for due diligence feasibility study and options
- Land option cost 1% of purchase price for a 3-year option
- A legal option document will be prepared and signed by landowner
- The purchase options will not obligate the county to purchase the property

D. How many land owners are there? Is each getting the same price per acre?

There are approximately 16 land owners.

The price per acre is negotiable. The average price per acre is estimated at \$20,000

E. How long will initial feasibility study take?

The feasibility study can take twelve to eighteen months.

III. Roads

A. When will all traffic studies be performed? Who will pay for those studies?

As part of initial feasibility phase, a traffic study will be performed.

The funding can be a combination of local and grant funds.

B. The county will have to get permission from CSX for access.

If they agree, who will pay for improvements of roads?

CSX would request a specific height clearance over the rail tracks. CSX is aware of the property's potential and has been involved in preliminary discussions of road improvements and rail service; CSX has a rail site certification process in which we would participate.

Road improvements will be a partnership with TN Department of Transportation, TN Department of Economic & Community Development, and Sumner County. Both TDOT and ECD have participated in preliminary discussions about road improvements for site. TDOT has invested in SR109, which is freight and goods movement corridor.

C. What are the intentions for Wallace Road and any other county road that may need to be widened to accommodate traffic? Does the county currently have easements in place, or will they have to ask the individual land owners for access?

A traffic access study will be performed as part of the feasibility and due diligence phase. Easements or right-of-way acquisitions would follow the environmental assessment and traffic study.

The proposed main access to property site will be off of SR109; there may be access off of Wallace Road or Dobbins Pike as a secondary access. A traffic access study,



SUMNER COUNTY COMMISSION

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Gallatin, Tennessee 37066-5410

as part of the feasibility and due diligence, will provide documentation of the findings in a report.

IV. Competition and Options

A. How will this site be able to compete with other sites in the state?

During the past couple of years, most of the jobs created in the State of Tennessee have come in the 'Nashville Market', meaning Davidson and the contiguous counties of which Sumner is in the northeast corridor. The Site would be marketed by Forward Sumner, ECD, TVA, MTIDA, and CSX. We have available workforce in Middle Tennessee and Southern Kentucky. We have a competitive location, access to all modes of transportation – ground (SR109, connectivity to interstates), rail (CSX), air (Nashville BNA, Sumner Regional Airport in Gallatin, and Portland Municipal Airport), and water (Cumberland River Barge access).

In August 2016, Brookings cited the 'Nashville Market' as first in the country for advanced industry growth.

B. What makes this site better than existing sites (West Tennessee site or the other three local sites)?

Location – in the fast growing Nashville Market (and the product depleted or lack of suitable industrial sites); August 2015 – August 2016 the Nashville Market (MSA) added 32,600 net new jobs, a growth of 3.6% which was 4th in the U.S.; including a 6.1% growth in manufacturing.

The Memphis mega site in Haywood and Fayette Counties, across the river in West Tennessee, is an attractive site in a very rural area of the state. The total population of the two counties is 57,000. Workforce is an ongoing challenge for the site in Haywood and Fayette Counties.

C. How will this site affect the other three shovel ready sites already in Sumner County?

The three SelectTN certified sites in Gallatin (Sumner County) are outstanding properties; two of the sites are 30+ acres, and the Gallatin Industrial Center has 65 acres of publically owned property (this is where Beretta located).

D. Have we considered other sites that are already zoned industrial?

Yes, the TN Department of Economic & Community Development SelectTN Property Evaluation Program Grant which was awarded in October 2015 and executed in the Spring of 2016 gave us an opportunity for all of the economic development officials from the cities to sit down and review existing and potential industrial sites. These smaller sites are not rail served.

E. What is the definition of a high paying job?



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2015 Sumner County – Manufacturing average wages and salaries = \$53,344
Gallatin EDA – Gallatin Industrial Center – average wages and salaries = \$64,805
2015 Sumner County- Retail trade average wages and salaries = \$27,098
2015 Sumner County Accommodation and food services average wages = \$14,928

F. Where would workforce come from?

Sumner County has the fourth fastest growing population out of 95 Tennessee counties since 2010. All projects require proof of available workforce and appropriate skill sets. The workforce will come from throughout the entire Middle Tennessee region and Southern Kentucky. Governor Haslam said, at Berretta yesterday morning as he was kicking off Manufacturing Week in Tennessee, that the manufacturing sector employs 348,000 people with 77,000 above age 55. The need for continuing education has placed a renewed emphasis on Career and Technical Education (CTE) at the high school level such as machining, welding, and industrial maintenance. The new Tennessee College of Applied Technology (TCAT @ Portland) and the new Mechatronics program at Volunteer State Community College will help us build a pipeline.

G. What specific type of industry are we looking for? Would we be able to set parameters of what could not go in to help protect the existing community?

There would be marketing efforts to target a large advanced manufacturer, possibly an original equipment manufacturer (OEM) - examples include, automotive, tires, household appliances, and medical device machines.

The Industrial Development Board (IDB) will set the perimeters for the Sumner Enterprise Park regarding the size and type. There will be industrial covenants created for the Sumner Enterprise Park. The site will not target distribution or industry which doesn't need access to rail service.

V. Process

A. Will the city of Gallatin Annex the land? If so, when?

Yes, the county would request annexation upon purchase of subject property. Gallatin has shown they have capacity to serve the site with public utilities.

B. What is the next step that the County Executive would take at the conclusion of Ad Hoc meetings to begin process? If it goes to committee, what committee would it go to, and would there be citizen comments at those meetings?

After completion of the 'Ad Hoc' committee process, the County Executive will have the option to bring the project through the appropriate County Commission committees.

There will be citizen's comments at the committee meetings.



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VI. Cost

A. How much will the total cost per acre to the county be to have property shovel ready?

Improvements will be necessary; the total cost per acre can vary depending on the user and their requirements. It is fair to assume that a new access road off of SR 109 will be needed as well as other road improvements. Utilities will be provided by cost share, and CSX will offer rail sidings. Costs are often shared based on the magnitude of the project. There is potential for cost share through ECD and TVA grant opportunities.

B. Who will pay for utilities to be run to the site?

A certified (or shovel ready) site is required to have a master plan that addresses how the utilities can be in place within 12 months. Depending on the magnitude of the project, state incentives often can be utilized for site development, and costs can be shared by the many stakeholders.

C. How much annual tax revenue does the county stand to lose annually after purchase of land until sale of land?

2015 property tax revenues currently total \$17,718, based on the estimated property identified and included in the Sumner Enterprise Park map.

In contrast, a project facility taking down 250 acres, with a capital investment of \$400M and 750 jobs can be expected to generate annual taxable sales and purchases of \$2.4 million to Sumner County. The same project can be expected to generate a one time (construction) economic impact of \$4.3 million of tax revenues to Sumner County.

D. What sources would the county use to fund the purchase and development of land (ECD fund Bonds)?

The purchase of land could come from county funding and be serviced through the county debt service fund. Today, there is between \$55-60 million capacity available at the current tax rate. The purchase of land will not require an increase in property taxes.

For due diligence and options, funding can come from local capital funds of \$1.1 million. Another local source of funding available is the hospital fund, which is funding set aside and available for economic development purposes, of approximately \$10 Million.

E. How much grant money would be used?

Up to \$250,000 for due diligence and options phase. Additional grant monies will be pursued for development of enterprise park.



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- Chairman Pomeroy explained he was going to allow each commissioner to ask a question or to make a comment.
- I. Mr. Geminden asked, what is the tax assessor's appraised value of the potential property?
Mr. Holt stated, he does not know.
Mr. Geminden asked, is the potential property a Tennessee state certified site?
Mr. Johnson answered, this was agricultural property and the proper procedures would have to be done for this to become a certified site.
Mr. Geminden asked, would the industrial development board give a tax abatement or tax increment financing?
Mr. Holt answered, no TIF, but all industrial property is an abatement to some point. Usually, over a ten year period and phased out, generally something like 90% to 80% to 70% to zero over a ten year period. He also discussed that the abatement is generally only on real property.
Mr. Geminden commented that he heard from Mr. Randy Boyd that a \$500K maximum grant is available for site prepping.
- II. Mr. Moe Taylor commented that at the November 3, 2014 meeting, the County Executive discussed the economic development costing \$20 million and the expo center costing \$1 million. Mr. Taylor stated this is how the information is given to the public in the open meetings records. He commented he thought it would cost three to four times that.
- III. Mr. Fisher asked, of the 1,000 acres, do we know how many are useable acres?
Mr. Johnson stated that would be a key component of a feasibility study.
Mr. Fisher asked, has the industrial park been declared a Foreign Trade Zone?
Mr. Johnson stated that under the new rules it is quite easy to extend the zone to the entire county. Mr. Johnson and Mr. Holt stated they are working on that.
Mr. Fisher asked about 109 access and completion of 109?
Mr. Johnson discussed the location and possible access to the property.
- IV. Dr. Taylor commented that the county has three different directions to go, what we need to do, what we have to do, or what we can do. Dr. Taylor explained that the committee needs to do what they have to first, then decide if we can afford what we want to do.
Mr. Holt discussed the current debt capacity, the current school projects, and future school projects.
- V. Mr. Decker asked what was the other source of funding besides the bond and hospital fund? Mr. Holt answered, we have \$1.1M in local capital funding.
- VI. Mr. Foster inquired about the multiplier effect of any industry attracted by the potential industry park. Mr. Johnson stated he believed it is 1.62 on real property and 1.8 on personal property and is included in the one-time \$4.3 million construction number.



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VII. Mr. Hinton stated he would like to know exactly how much it would cost to develop the ground before a shovel went into it. Also, what is it going to cost to move dirt? Mr. Holt discussed that on any property, only a portion would be usable. One of the most important aspects is the infrastructure/roads expense not covered by the county, \$20M-\$25M for an interchange; on a local level, responsibility would be engineering.

VIII. Mr. Vaughn stated, in his opinion, it was going to cost \$40M to \$50M to develop. Mr. Vaughn inquired about a timeframe. Mr. Holt answered, a realistic timeframe for this project is five to ten years.

Mr. Vaughn inquired about the 32K jobs. Chairman Pomeroy asked Mr. Johnson to bring, to the next meeting, a breakdown of the 32K jobs this would bring to the county.

IX. Mr. Goode explained he would not vote for this unless they were able to keep certain things like paper mills out.

- Citizens Comments-Chairman Pomeroy had all citizens to sit or stand representing if they were for or against moving forward with this project. The majority stood as not in favor of moving forward.
- Set date next meeting- Chairman Pomeroy stated the committee will meet again on October 25th at 6:00pm and November 1st at 5:30pm. Motion to approve by Mr. Hinton, second by Mr. Goode, unanimous approval.
- Chairman Pomeroy advised all citizens to continue to send questions to Mr. Holt's office. He also informed everyone that the presentation will be available on the county's website.

7. Adjournment- Motion to adjourn at 7:18pm by Mr. Goode.