

SUMNER COUNTY COMMISSION

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

Commissioners

First District Moe Taylor Terry Wright The following minutes are included in this packet:

Second District Billy Geminden Larry Hinton

Third District Alan Driver Steve Graves

Fourth District Jerry Foster Leslie Schell

Fifth District Baker Ring Danny Sullivan

Sixth District
Deanne DeWitt
Luke Tinsley

Seventh District Gene Rhodes Brian Stewart

Eighth District Merrol N. Hyde Shellie Young Tucker

Ninth District Jerry F. Becker Chris Taylor

Tenth District
Paul R. Goode
Caroline S. Krueger

Eleventh District Scott Langford Jeremy Mansfield

Twelfth District Michael Guthrie Justin Nipper

Budget CommitteeOctober 12
Committee on CommitteesOctober 18
Financial ManagementOctober 18
Legislative CommitteeOctober 12
Redistricting CommitteeSeptember 22

Phone: (615) 452-4063 Fax: (615) 452-9371 www.SumnerTN.org



BUDGET COMMITTEE MINUTES Tuesday, October 12, 2021

- I. CALL TO ORDER by Chairman Taylor at 6:00pm in Room 112 of the Sumner County Administration Building in Gallatin, TN.
 - A. Invocation-Led by Commissioner Geminden.
 - B. Approval of Agenda-Motion to approve by Commissioner Goode, second by Commissioner Foster, unanimous approval.
 - C. Recognition of Public- Chairman Taylor informed the public that after the committee discusses agenda items, the public will have a chance to speak. He pointed out that any item passed unanimously automatically waives the second reading.
 - D. Approval of Minutes September 13, 2021- Motion to approve by Chairman Taylor, second by Commissioner Goode, unanimous approval.

MEMBERS PRESENT Chris Taylor, Chairman Jerry Foster, Vice Chairman Billy Geminden Paul Goode Justin Nipper Brian Stewart OTHERS PRESENT Leah Dennen Ben Allen David Lawing Anthony Holt Brian Callis Brian Price Greg Miller Doug Canter Francine Ford Benny Baggett Steve Graves

II. REPORT OF THE BUDGET COMMITTEE CHAIRMAN

A. Report from Waterline Ad Hoc Sub-Committee- Chairman Taylor provided the attached handout. He stated the utility departments put together a regional plan to best serve the citizens of Sumner County with clean drinking water. Chairman Taylor explained we are hoping to use American Rescue Plan Act (ARPA) funds to help fund this and will be requesting the remainder from the state. There was lengthy discussion amongst committee members. Motion by Chairman Taylor to approve \$10M of ARPA funds, with \$5M coming from each traunch, and request the state to pay the remainder of the \$132,109,000 project, second by Commissioner Goode, unanimous approval.

Mayor Brian Callis and Engineer Brian Price briefly spoke to this.

Jimmy Johnston briefly spoke to this.

Francine Ford, Bethpage, TN, stated she is grateful for the committee's consideration in helping fund areas with no water in Sumner County.

Benny Baggett, Gallatin Utilities Assistant Superintendent, requested the committee to delay this because they were not aware of the plan.

Steve Graves, County Commissioner, briefly spoke to this.

B. COVID19 hazard pay- Mayor Holt and Chief Miller spoke to this. Mayor Holt requested this be funded from ARPA funds for the next two and a half years. Finance Director Lawing pointed out that ECC and the Sheriff's Office have enough money within their budgets to cover for this fiscal year, but EMS needs to be evaluated by January. Finance Director Lawing recommended paying all that we can out of the ARPA funds, but there are limitations, and all positions will need to be evaluated. He also clarified that this will be for two and a half years only and will be marked as additional pay for employees facing COVID hazard. Motion to approve by Chairman Taylor, second by Commissioner Goode, unanimous approval.

III. REPORT OF THE COUNTY MAYOR-None

IV. REPORT OF THE FINANCE DIRECTOR- None

- A. Appropriation for American Rescue Plan Act (ARPA) consultant- Finance Director Lawing spoke to this. Motion to approve up to the maximum amount allowable by Commissioner Goode, second by Chairman Taylor, unanimous approval.
- B. Revenue analysis- Finance Director Lawing stated if he conservatively reprojected revenues today, we are 102% of budget. He explained wheel tax, court fees, and a few other revenues are slightly below budget due to the pandemic.
- C. Committed fund balance-Finance Director Lawing stated he can recognize \$1.8M of revenues affected last year and is requesting the money that was committed for revenue shortfalls be released into unassigned fund balance. Motion to approve by Commissioner Goode, second by Commissioner Stewart, unanimous approval.
- D. Highway/Public Works Fund analysis (to be sent to county commission)- Finance Director Lawing stated last year closed better than expected; therefore, cash flows are much better than anticipated.
- E. Financial statement memo- Included in packet.

V. OLD BUSINESS

- A. Resource Authority- Finance Director Lawing provided the letter of agreement (attached) from Oakdale Municipal Advisors to the committee. Motion to group and approve items V.A.1.through 2a to be sent to the financial management committee by Chairman Taylor, second by Commissioner Goode, unanimous approval.
 - 1. Initial Resolution
 - 2. Detailed Resolution including the Intergovernmental Agreement
 - a. Exhibit A Intergovernmental Agreement
- B. Uncollected reappraisal receivable- Law Director Dennen spoke to this. The committee agreed to bring this back in November.
- C. Up to \$35,000 for repair of Big Station Camp Boulevard (from Highway Committee without recommendation); new information presented under VI.B.9.- no action taken.
- D. Updated plan of bond refunding (to be reported to county commission by finance director)- Finance Director Lawing spoke to this. Motion to approve by Chairman Taylor, second by Commissioner Nipper, unanimous approval.
- E. COVID19 employee vaccination campaign \$399,258 from American Rescue Plan funding—this was addressed by the Self-Insurance Board- No action taken.

VI. NEW BUSINESS

- A. Education- Motion to group and approve items VI.A.1and 2 by Chairman Taylor, second by Commissioner Goode, unanimous approval.
 - 1. Budget amendments (for approval)
 - 2. Budget amendments (for information only)

B. Appropriations

- 1. EMA \$20,000 from EMPG assignment for unmanned aerial vehicle search and rescue equipment- Motion to group and approve items VI.B.1 and 2 by Chairman Taylor, second by Commissioner Stewart, unanimous approval.
- 2. EMS \$835.91 damages recovered from vehicle accident for vehicle parts
- 3. Hendersonville Library \$555 memorial donations for leather chairs-Motion to group and approve items VI. B.3.and 4 by Chairman Taylor, second by Commissioner Goode, unanimous approval.
- 4. Westmoreland Library \$100 NCTC donation for supplies
- 5. Highway \$5,521.40 FY2021 carryover of local capital projects funding- Motion to approve by Commissioner Foster, second by Commissioner Goode, unanimous approval.
- 6. Direct Appropriation Grant FY2021 carryover- Motion to approve by Commissioner Foster, second by Commissioner Nipper, unanimous approval.
- 7. Assessor of Property \$4,000 from general fund unassigned fund balance to replace truck transmission- Motion to approve by Commissioner Foster, second by Commissioner Stewart, unanimous approval.
- 8. Juvenile Court \$25,000 grant match for establishing Safe Baby Court- Motion to approve by Commissioner Goode, second by Chairman Taylor, unanimous approval.
- 9. City of Hendersonville Correspondence for Discussion-There was lengthy discussion amongst committee members. The committee agreed to send the library funding discussion back to the library board and for Chairman Taylor and Finance Director Lawing to meet with them to discuss. The committee agreed to send the Big Station Camp Boulevard repaving back to the Highway Committee. The committee agreed for Mr. Clary to come to November's meeting to discuss the fire hall.

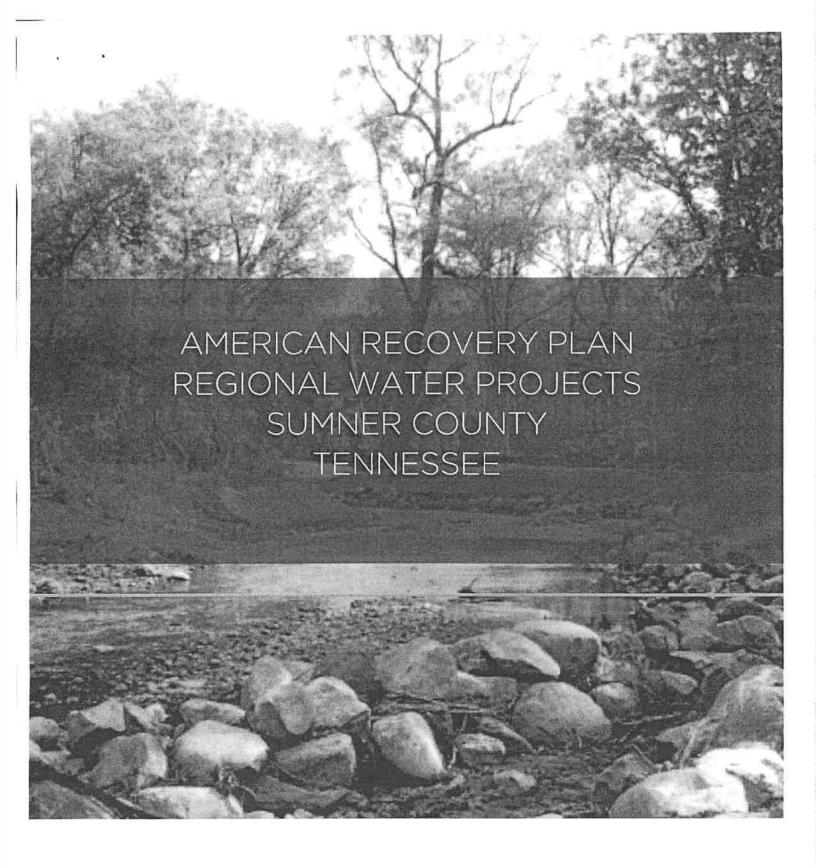
C. Transfers

- 1. Within payroll lines
 - a. Election Commission \$2,662.57 for retiring employee vacation and compensatory time payout- Motion to group and approve items VI.C.1.a. and b by Commissioner Nipper, second by Chairman Taylor, unanimous approval.
 - b. Sheriff's Office \$11,087.28 to equalize salaries of court officers and corrections officers
 - c. Libraries (informational; to be explained by finance director) transfer all payroll lines to consolidated library location code- Finance Director Lawing briefly spoke to this. There was lengthy discussion. Motion to approve by Chairman Taylor, second by Commissioner Goode, motion passes 5-1 with Commissioner Geminden opposing.
- 2. Other inter-budgetary- Motion to group and approve items V1.C.2.a. and b by Chairman Taylor, second by Commissioner Goode, unanimous approval.
 - a. Rural Fire Departments \$98,620 allocation of appropriated funds (to be sent to county commission)
 - b. Other inter-budgetary transfers

- D. Tax Refunds- Motion to group and approve items VI.D.1. through 6 by Commissioner Stewart, second by Commissioner Goode, unanimous approval.
 - 1. Alley-Cassetty Brick \$9
 - 2. Dean Oil Co Bulk Plant \$42
 - 3. Chris and Shannon Elledge \$220
 - 4. RECS Inc \$27
 - 5. Shoals Technologies Group \$17,066
 - 6. Walgreen Co 07301-S-PPT \$15

Doug Canter, with the Sheriff's Office, spoke to the attached handouts provided to the committee. Motion to approve up to \$45K to be funded from local capital projects by Commissioner Foster, second by Chairman Taylor, unanimous approval.

VII. ADJOURNMENT- Motion to adjourn at 7:11 pm by Commissioner Goode.





In 2007-2008, Tennessee as well as the southeast region of the United States, experienced one of the most sever droughts on record. As a response to the water shortages that arose from this drought, the State of Tennessee initiated two pilot studies in 2009 to develop a model for regional water resource planning across the state. One of these, the North Central Tennessee Regional Water Resources Planning Study, focused on water supply to the Western Highland Rim which includes the northern half of Sumner County. After 2 years of collaboration between TDEC, TACIR, TDECD, TWRA, USGS, COE, TAUD, The Nature Conservancy, and the utility providers of the region, a report was issued which can be found at the following link: https://www.tn.gov/content/dam/tn/environment/documents/ncrwrps2011.pdf

Briefly highlighting the findings of that report, the primary source of water for the region, Old Hickory Lake, has more than enough capacity even during the worst droughts and substantial future growth. The City of Portland is the exception, which draws its water from West Fork Drakes Creek and during drought conditions, their emergency supply City Lake.

The drainage area upstream of Portland's intake is relatively small making it vulnerable to droughts when flows drop below the City's daily demand. There is ample supply available most of the time but as demands have increased due to growth within the City and surrounding county service areas, the impact of an extreme drought will be more difficult to mitigate. Figure 2-1 of the State report depicts this issue.

Hydrologic modeling of all historical rainfall data, 1928-2009, was completed and found the combined water sources for Portland have a reliable yield of 2.02 million gallons per day (mgd) during the worst droughts on record. Daily demands in excess of 2.02 mgd would potentially go unmet during a repeat historic drought if no other sources of water are available, or demand reduction mitigation measures imposed. At the time of the study, the City's demand was 2.05 mgd. Today, the peak summer demands is 2.56 mgd. The reality is the higher the demands get, the more vulnerable the water supply is to drought.

The final recommendation of the TDEC report is a regional approach in which Portland purchases water from the White House Utility District (WHUD) to supplement water supply and mitigate future droughts. Proactively, WHUD and the City of Portland have already been coordinating on new purchase points and testing the capacity of the existing infrastructure with daily and intermittent water transfers from WHUD to Portland. Recent wholesale purchase testing shows the existing WHUD infrastructure can support about 150,000 gallons per day (gpd) extra to the northeastern Sumner County region before the existing level of service starts to be negatively impacted. This includes the WHUD service area.



With the issuance of the American Recovery Plan and the initiative of Sumner County to focus funding on the known water supply issues of the northern region of the County, the discussion expanded beyond WHUD and Portland to include Castalian Springs Bethpage Utility District (CSBUD) and Westmoreland. The resulting collaboration was fruitful and revealed the complexity of each utility's water supply and/or distribution challenges. For example, while Westmoreland has a direct connection to the City of Gallatin, the water supply line was installed in the 1970's, will reach the end of its useful life in the not-too-distant future and will need to be replaced. This future need could potentially be resolved with regional solution now.

CSBUD, Portland, and Westmoreland already had a list of capital projects which either targeted water loss or capacity issues and are included in the proposed projects as a base request. However, the ultimate goal of the discussions was to develop a regional solution that would improve the water availability to the region.

The premise was if Portland intends to purchase water from WHUD, how can the current and future supply needs of CSBUD and Westmoreland also be met as part of the solution. As the TDEC report alluded to, the distance required to move water from Old Hickory Lake to the upper parts of the county are extreme, improvements expensive, and the design capacity of the improvements should be adequately sized well into the future. As such, the upfront capital cost is higher than would be required to meet current or near future needs.

Option 1 was developed with the assumption WHUD would supply water to the region in the following amounts:

- CSBUD = 2 mgd
- Portland 1 mgd
- Westmoreland 1 mgd
- WHUD 1 mgd

WHUD performed a hydraulic analysis and determined the infrastructure improvements required to supply 5 mgd to the northern region. These improvements included enhanced connections to Portland and CSBUD. Flows to Westmoreland would pass through Portland and/or CSBUD. Under Option 1, CSBUD's water system would be supplied on the ridge and then gravity down into the valley which is the opposite of how it operates now. A new tank would be required near the WHUD connection which regionally is a good location and could function as a regional tank for all utilities depending on size.

WHUD then allocated the resulting cost for improvements within their system respectively to each entity based on their percentage of the capacity they use of the proposed improvement. Assuming ARP grant funds are utilized exclusively for these improvements, depreciation is the

primary expense (easements are not depreciated) and in the case of WHUD would need to be reimbursed through their wholesale rate which is directly related to the volume of water purchased. The first table on the project summary sheet lists the individual project, who's system it is in, and the Opinion of Probable Cost (OPC). The second table shows the cost of the WHUD improvements allocated to each utility followed by that value plus each utilities own internal projects to depict their total fiscal liability. Note that that total is not the depreciation total that must be shown as an expense on their audit. That will only be equal to the cost for the improvements within their system. The project locations are depicted on the accompanying map and are related by the project number (example 1-13 for Option 1).

Option 2 was developed with the assumption WHUD would supply 1 mgd to Portland, CSBUD and Westmoreland would continue to purchase water from the City of Gallatin. Under this Option, CSBUD would proceed with existing plans to install a new transmission main booster station and tank to supply water to the top of the ridge. Portland and Westmoreland still have the same base projects. See the project summary sheet and map results for this option.

Option 3 was developed assuming funding would be limited to \$30 million dollars. This scenario was identical to Option 2 except the funding to WHUD would be less than was required to provide 1 mgd to Portland. Time was insufficient to perform this additional modeling analysis but if the results find the flow WHUD can provide Portland is not substantial enough to warrant the cost, then the remaining ARP funds would be disbursed among the utilities as agreed upon for other uses.

Based on the County's obligation of ARP funds toward water/sewer infrastructure, the regional water utility providers will continue to collaborate until a final plan is in place.

Option 1

Flow Supplied by WHUD in Million Gallons per Day (MGD)

- 2 CSBUD
- 1 Portland
- 1 Westmoreland

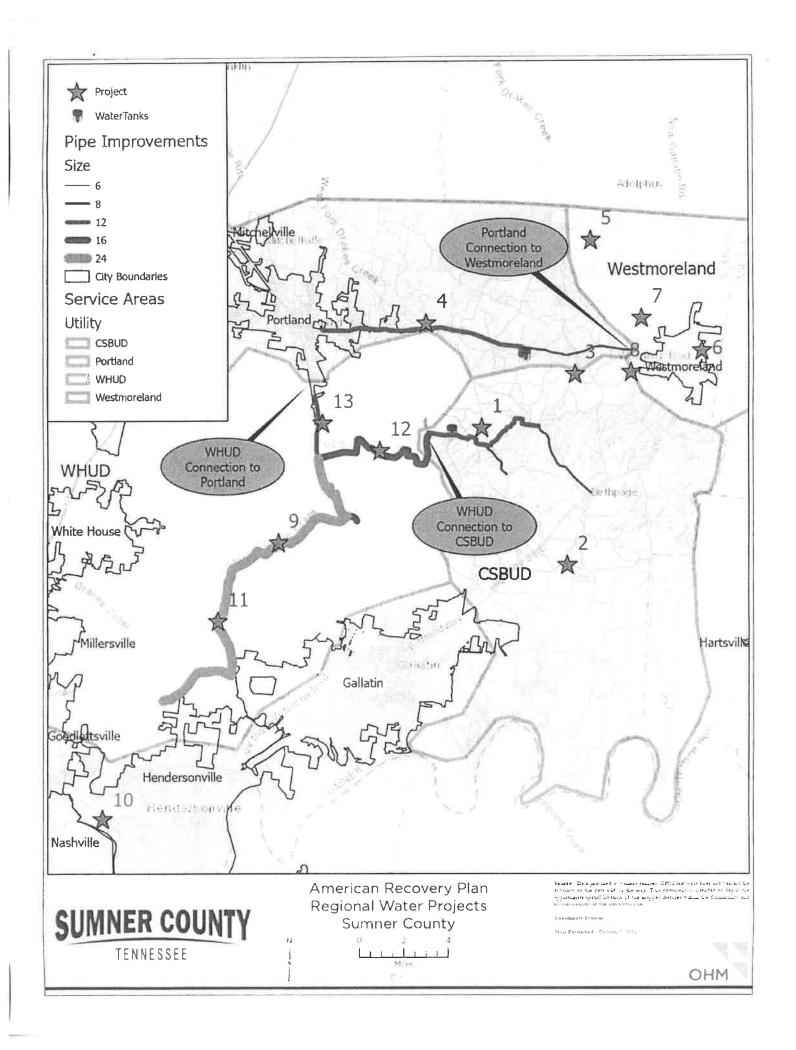
Project	CSBUD - 2 MGD supplied by WHUD	Opinion	Of Probable Cost
1	TM, Water Tank, Booster Station	\$	3,600,000
2	Rogana Rd WL	\$	600,000
3	Reese Road WL	\$	300,000
	Total	\$	4,500,000
	Portland - 1 MGD supplied by WHUD		
4	Hwy 52 TM, Water Tank, Booster Station	\$	11,500,000
	Total	\$	11,500,000
	Westmoreland - 1 MGD supplied by WHUD		
5	Bill Henson WL	\$	195,000
6	Lake Westmoreland WL	\$	380,000
7	Bishop Trout WL	\$	90,000
8	Dewey Carr WL	\$	650,000
	Total	\$	1,315,000
	WHUD		
9	Bugg Hollow Booster Station (5MGD)	\$	3,105,000
10	WTP Upgrades	\$	35,425,000
11	24" TM (Regional)	\$	50,475,000
12	16" TM (Hwy 109-CSBUD)	\$	18,165,000
13	12" TM (Hwy 109-Portland)	\$	4,591,000
	Easements	\$	3,033,000
	Total	\$	114,794,000

Regional Total		\$ 132,109,000
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Share of WHUD Depreciable Construction

Total Fiscal Libabiliy Costs/Reimbursed Through Rates **CSBUD** 41,653,256 \$ 46,153,256 \$ Portland \$ 19,784,370 | \$ 31,284,370 Westmoreland \$ 20,826,628 \$ 22,141,628 WHUD \$ 29,392,108 29,392,108 | \$ \$ 111,656,362 \$ 128,971,362 Total

TM=Transmission Main WTP=Water Treatment Plant WHUD=White House Utility District CSBUD=Castalian Springs Bethpage Utility District



Flow Supplied by WHUD in Million Gallons per Day (MGD)

0 CSBUD

1 Portland

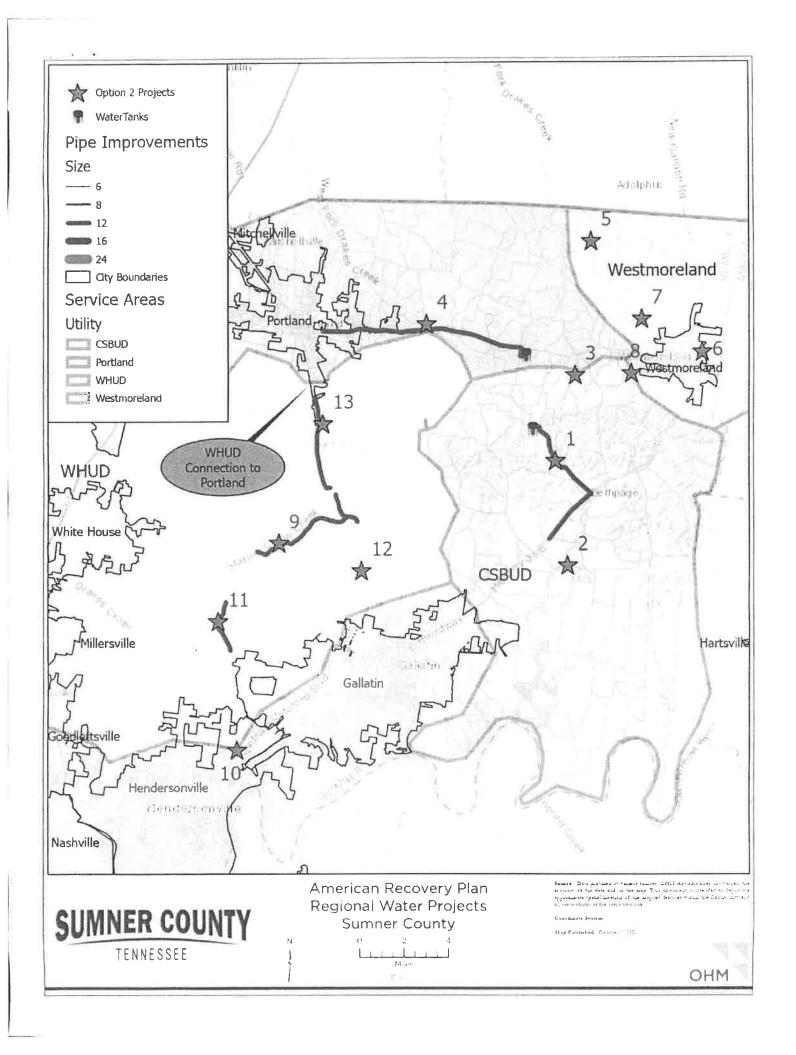
0 Westmoreland

Project	CSBUD - Supplied by Gallatin	OPC	
1	TM, Water Tank, Booster Station	\$	3,600,000
2	Rogana Rd WL	\$	600,000
3	Reese Road WL	\$	300,000
	Total	\$	4,500,000
	Portland - 1 MGD supplied by WHUD		
4	Hwy 52 TM, Water Tank, Booster Station	\$	11,500,000
	Total	\$	11,500,000
	Westmoreland - Supplied by Gallatin		
5	Bill Henson WL	\$	195,000
6	Lake Westmoreland WL	\$	380,000
7	Bishop Trout WL	\$	90,000
8	Dewey Carr WL	\$	650,000
	Total	\$	1,315,000
	WHUD		
9	Bugg Hollow Booster Station (1.3MGD)	\$	855,000
10	HUD Transfer Booster Station (1MGD)	\$	1,000,000
11	12" TM (Portland)	\$	22,183,000
12	Saundersville Booster Station (1MGD)	\$	855,000
	Easements	\$	1,621,000
	Total	\$	26,514,000

Regional Total	\$	43,829,000
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Shar		nare of WHUD Depreciable Construction	Total Fiscal
		Costs/Reimbursed Through Rates	Libabiliy
CSBUD	\$	#	\$ 4,500,000
Portland	\$	18,847,433	\$ 30,347,433
Westmoreland	\$	-	\$ 1,315,000
MHUD	\$	5,865 <i>,</i> 745	\$ 5,865,745
Total	\$	24,713,179	\$ 42,028,179

TM=Transmission Main WTP=Water Treatment Plant WHUD=White House Utility District CSBUD=Castalian Springs Bethpage Utility District



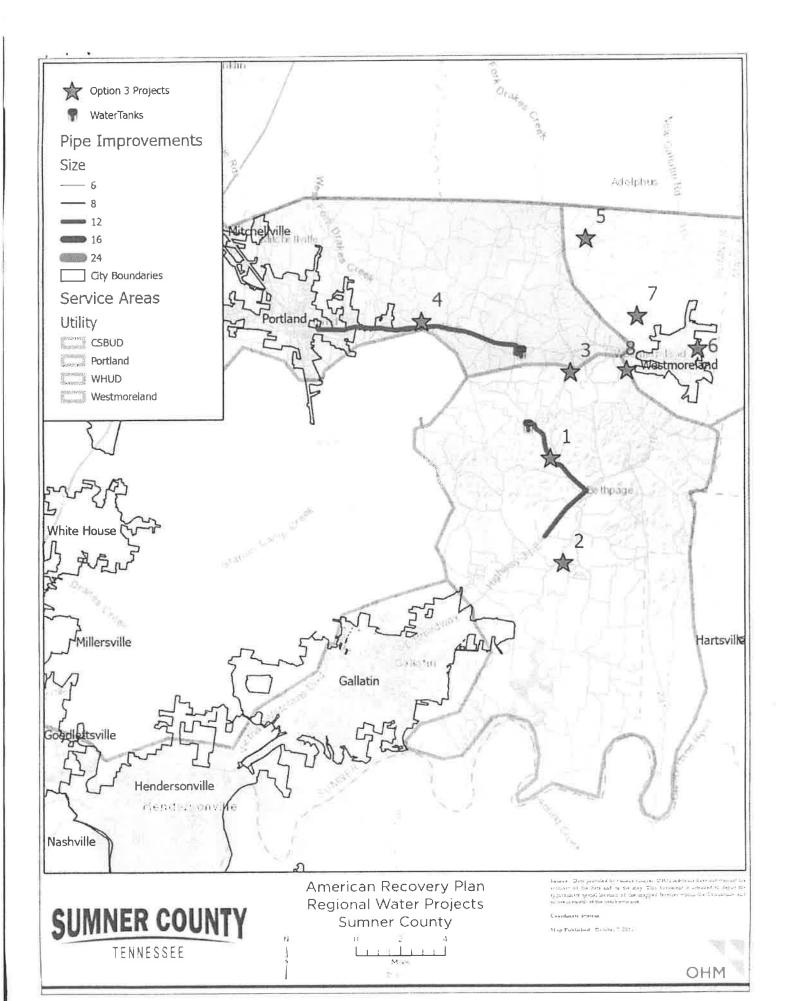
Flow Supplied by WHUD in Million Gallons per Day (MGD)

- 0 CSBUD
- 1 Portland
- 0 Westmoreland

Project	CSBUD - Supplied by Gallatin	OPC	
1	TM, Water Tank, Booster Station	\$	3,600,000
2	Rogana Rd WL	\$	600,000
3	Reese Road WL	\$	300,000
	Total	\$	4,500,000
	Portland - 1 MGD supplied by WHUD		
4	Hwy 52 TM, Water Tank, Booster Station	\$	11,500,000
	Total	\$	11,500,000
	Westmoreland - Supplied by Gallatin		
5	Bill Henson WL	\$	195,000
6	Lake Westmoreland WL	\$	380,000
7	Bishop Trout WL	\$	90,000
8	Dewey Carr WL	\$	650,000
	Total	\$	1,315,000
	WHUD		
	Unknown projects		
	Total	\$	12,685,000

Regional Total \$ 30,000,000

TM=Transmission Main
WTP=Water Treatment Plant
WHUD=White House Utility District
CSBUD=Castalian Springs Bethpage Utility District



Depreciation Schedule

Rate increase required per customer per month

		40-YR							50-YR						
Cust	omer Count	5,300		7,920		1,400	3	9,000		5,300		7,920	1,40		39,000
Gran	t Amount	CSBUD	Po	rtland	Wes	tmoreland	W	/HUD	C	SBUD	Ро	rtland	Westmoreland		WHUD
\$	1,000,000	\$ 0.39	\$	0.26	\$	1.49	\$	0.05	\$	0.31	\$	0.21	\$ 1.1	9 5	0.04
\$	2,000,000	\$ 0.79	\$	0.53	\$	2.98	\$	0.11	\$	0.63	\$	0.42	\$ 2.3	3 \$	0.09
\$	3,000,000	\$ 1.18	\$	0.79	\$	4,46	\$	0.16	\$	0.94	\$	0.63	\$ 3.5	7 \$	0.13
\$	4,000,000	\$ 1.57	\$	1.05	\$	5.95	\$	0.21	\$	1.26	\$	0.84	\$ 4.7	5 5	0.17
\$	5,000,000	\$ 1.97	\$	1.32	\$	7.44	\$	0.27	\$	1.57	\$	1.05	\$ 5.9	5 5	0.21
\$	6,000,000	\$ 2.36	\$	1.58	\$	8.93	\$	0,32	\$	1.89	\$	1.26	\$ 7.1	1 5	0.26
\$	7,000,000	\$ 2.75	\$	1.84	\$	10.42	\$	0.37	\$	2.20	\$	1.47	\$ 8.3	3 5	0.30
\$	8,000,000	\$ 3.14	\$	2.10	\$	11.90	\$	0.43	\$	2.52	\$	1.68	\$ 9.5	2 \$	0.34
\$	9,000,000	\$ 3.54	\$	2.37	\$	13.39	\$	0.48	\$	2.83	\$	1.89	\$ 10.7	1 5	0.38
\$	10,000,000	\$ 3.93	\$	2.63	\$	14.88	\$	0.53	\$	3.14	\$	2.10	\$ 11.9) ;	0.43
\$	11,000,000	\$ 4.32	\$	2.89	\$	16.37	\$	0.59	\$	3.46	\$	2.31	\$ 13.1) \$	0.47
\$	12,000,000	\$ 4.72	\$	3.16	\$	17.86	\$	0.64	\$	3.77	\$	2.53	\$ 14.2	9 5	0.51
\$	13,000,000	\$ 5.11	\$	3.42	\$	19.35	\$	0.69	\$	4.09	\$	2.74	\$ 15.4	3 5	0.56
\$	14,000,000	\$ 5.50	\$	3.68	\$	20.83	\$	0.75	\$	4.40	\$	2.95	\$ 16.6	7 5	0.60
\$	15,000,000	\$ 5.90	\$	3.95	\$	22,32	\$	0.80	\$	4.72	\$	3.16	\$ 17.8	5 5	0.64
\$	16,000,000	\$ 6.29	\$	4.21	\$	23.81	\$	0.85	\$	5.03	\$	3.37	\$ 19.0	5 5	0.68
\$	17,000,000	\$ 6.68	\$	4.47	\$	25.30	\$	0.91	\$	5.35	\$	3.58	\$ 20.2	1 5	0.73
\$	18,000,000	\$ 7.08	\$	4.73	\$	26.79	\$	0.96	\$	5.66	\$	3.79	\$ 21.4	3 5	0.77
\$	19,000,000	\$ 7.47	\$	5.00	\$	28.27	\$	1.01	\$	5.97	\$	4.00	\$ 22.6	2 5	0.81
\$	20,000,000	\$ 7.86	\$	5.26	\$	29.76	\$	1.07	\$	6.29	\$	4.21	\$ 23.8	1 5	0.85
\$	21,000,000	\$ 8.25	\$	5.52	\$	31.25	\$	1.12	\$	6.60	\$	4.42	\$ 25.0) (0.90
\$	22,000,000	\$ 8.65	\$	5.79	\$	32.74	\$	1.18	\$	6.92	\$	4.63	\$ 26.1	9 5	0.94
\$	23,000,000	\$ 9.04	\$	6.05	\$	34.23	\$	1.23	\$	7,23	\$	4.84	\$ 27.3	3 5	0.98
\$	24,000,000	\$ 9.43	\$	6.31	\$	35.71	\$	1.28	\$	7.55	\$	5.05	\$ 28.5	7 5	1.03
\$	25,000,000	\$ 9.83	\$	6.58	\$	37.20	\$	1.34	\$	7.86	\$	5.26	\$ 29.7	5 5	1.07
\$	26,000,000	\$ 10.22	\$	6.84	\$	38.69	\$	1.39	\$	8.18	\$	5.47	\$ 30.9	5 5	1.11
\$	27,000,000	\$ 10.61	\$	7.10	\$	40.18	\$	1.44	\$	8.49	\$	5.68	\$ 32.1	1 5	1.15
\$	28,000,000	\$ 11.01	\$	7.37	\$	41.67	\$	1.50	\$	8.81	\$	5.89	\$ 33.3	3 \$	1.20
\$	29,000,000	\$ 11.40	\$	7.63	\$	43.15	\$	1.55	\$	9,12	\$	6.10	\$ 34.5	2 5	1.24
\$	30,000,000	\$ 11.79	\$	7.89	\$	44.64	\$	1.60	\$	9.43	\$	6.31	\$ 35.7	1 5	1.28



October 12, 2021

Sumner County, Tennessee Honorable Anthony Holt 355 North Belvedere Drive Gallatin, TN 37066

Re: Proposed Sumner County, Tennessee General Obligation Bonds, Series 2021

Dear Mayor Holt:

Pursuant to our recent conversations, we are pleased to confirm the arrangements under which Oakdale Municipal Advisors, LLC ("Oakdale") will be hired as Municipal Advisor to provide advisory services to Sumner County, Tennessee (the "County") in connection with the issuance of not to exceed \$13,250,000 general obligation bonds in one or more series referenced above (the "Bonds") for the benefit of the Resource Authority of Sumner County. We look forward to assisting the County in the successful completion of this financing goal.

1. Scope of Services

Oakdale is being hired as Municipal Advisor to provide the services under this Agreement. In its capacity as Municipal Advisor, Oakdale will provide the following services to complete the issuance of the Bonds.

- Assist and advise in connection with the preparation and implementation of the Bonds;
- Assist the County in the selection of bond counsel, paying agent, rating agency(ies) and any other members required for the financing team;
- In conjunction with County staff and within guidelines of the County's debt management policy, propose financing methods to be considered for accomplishing the objectives of the County;
- Work with the financing team in recommending size, structure, specific terms, and conditions of the debt issue;
- Coordinate execution of the financing plan, including serving as the main contact with the County and all financing team members;
- Develop a schedule that incorporates all phases of the financing process;

- Prepare a credit package that will include all relative credit information to be used in conjunction with the procurement of a credit rating, which data will be used in large part to create the "Information Concerning the County" section of both the preliminary and final official statements (collectively, the "Official Statement") used in connection with the offer and sale of the Bonds;
- Working with the County, devise the structure of the issue(s), and arrange for the offering and sale of the Bonds. Manage competitive or negotiated sale process;
- Assist in the preparation of the Official Statement;
- Verify bids for the Bonds and advise as to award of the Bonds;
- Assist in the preparation of legal documentation of the proposed transaction;
- Assist in the preparation and verification of final closing calculations; and
- Coordinate the activities for a successful closing including preparation of a flow of funds or "closing" memorandum.

Both parties acknowledge and agree that Oakdale is acting solely as a municipal advisor with respect to the Bonds. Oakdale's engagement is limited to providing municipal advisory services with respect to this issuance of bonds. Aside from also advising the Resource Authority, Oakdale is not a fiduciary of any other party to this transaction and will be neither party to, nor liable under, any contract, agreement, or understanding executed or otherwise existing to affect the Bonds. Oakdale will not investigate the veracity of any certifications provided by any party; provide legal or accounting assurance that any matter or procedure complies with any applicable law; or be liable to any party if the Bonds fail to close or for default of same.

2. Information to be Supplied

In connection with Oakdale's activities on the County's behalf, the County agrees to (a) fully cooperate with Oakdale, (b) promptly furnish to Oakdale all information and data concerning the County and the Bonds that Oakdale deems appropriate (the "Information"), and (c) provide Oakdale with full access to the County's officers, directors, employees, appraisers, independent accountants, legal counsel and other consultants and advisors.

The County understands and acknowledges that Oakdale will be using and relying on the Information to render its services and will not verify the same or independently appraise any of the assets or liabilities of the County. The County agrees that Oakdale has no obligation to and is not expected to verify the Information or appraise any County assets or liabilities. Oakdale does not assume responsibility for the accuracy or completeness of the Information or any other information regarding the County, any prospective party to a bond issuance or any bond issuance. The County agrees that it is solely responsible for the accuracy and completeness of such information.

3. Compensation and Expenses

It is understood that Oakdale will be paid a municipal advisory fee of not to exceed \$20,000 for services rendered relating to the issuance of the Bonds. This will be the only fee charged by Oakdale and will cover all out-of-pocket expenses incurred by Oakdale during this engagement.

The County acknowledges that it will be responsible for paying the expenses incident to the issuance of the Bonds, including but not limited to (i) underwriter's discount, (ii) the cost of the preparation, printing or other reproduction of reasonable quantities of the Official Statement, including shipping and distribution costs, (iii) the cost of printing, signing, registering and authenticating the book-entry Bonds, (iv) expenses of rating agency(ies), and (v) the fees of bond counsel, the registration, paying and escrow agent, and of any other experts or consultants retained by the County.

4. Term and Termination of the Engagement

This agreement shall be in effect from the date hereof until the time that this agreement is terminated. This agreement will automatically terminate upon the successful closing of the issuance of the Bonds. The County or Oakdale may terminate this agreement at any prior time immediately upon written notice to the other party. Notwithstanding the foregoing, the provisions of the second paragraph of Section 3 (Responsibility for Other Expenses), 8 (Independent Contractor), and 9 (Non-Exclusive Relationship) will survive termination.

5. Binding Effect

This agreement will be binding upon Oakdale, the County, and their respective successors. No waiver, amendment or other modification of this agreement shall be effective unless in writing and signed by each party to be bound. In case any provision of this letter agreement shall be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions of this letter agreement shall not in any way be affected or impaired thereby.

6. Entire Agreement

This Agreement is the entire agreement of the parties and supersedes all prior or contemporaneous written or oral negotiations, correspondence, agreements, and understandings (including all pre-existing investment management agreements between the parties, which are hereby cancelled), regarding the subject matter hereof.

7. Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

8. Independent Contractor

Oakdale is and will hereafter act as an independent contractor and not as an employee of the County, and nothing in this agreement may be interpreted or construed to create any employment, partnership, joint venture or other relationship between Oakdale and the County.

9. Non-Exclusive Relationship

The County acknowledges and agrees that this Agreement will not restrict Oakdale from serving as Municipal Advisor for other clients. Specifically, Oakdale is currently or has recently served Sumner County and multiple municipalities within Sumner County as municipal advisor on issues of debt. Specifically, Oakdale is currently engaged as Municipal Advisor to the City of Gallatin, Tennessee on an issuance of bonds unrelated to this transaction. Oakdale will devote, in its reasonable discretion, the assets, resources, and personnel reasonably required to perform the services hereunder.

10. Additional Disclosures

Value standards

- Oakdale may utilize the legal services of Bass, Berry & Sims PLC from time to time on unrelated matters. For this engagement, it is understood that Bass, Berry & Sims PLC will represent solely the County as bond counsel.
- An officer of Oakdale who will be instrumental in the issuance of the Bonds has
 a family relationship with one of the County's elected County Commissioners.
 The County Commissioner is also an employee of the County serving as a paid
 building inspector. The Commissioner is a representative on the Board of
 Directors of the Resource Authority. This family relationship is disclosed but has
 no impact on Oakdale's ability to serve the County in a fiduciary capacity as
 Municipal Advisor on this issuance of bonds.
- There have been no material changes or additions to the legal or disciplinary event disclosures on form MA or MA-1 filed with the Securities and Exchange Commission by Oakdale since the initial firm filing.

If you find the terms of this Letter of Engagement acceptable, please sign below and return one copy to Oakdale.

We look forward to working with you to meet the County's financial objectives. Should you have questions, please contact me at 615.351.4409.

Todis sincerely,			
Oakdale Municipal Advisors, LLC			
By: <u>Julianne G. Graham</u> Julianne G. Graham, President			

This Letter of Engagement is hereby accepted and	approved this	day of	2021.

oumner County,	rennessee	
Ву:		
ts:		

cc: Resource Authority of Sumner County, Tennessee Mr. Larry Wright 625 Rappahannock Wire Road Gallatin, TN 37066



Details & Pricing

PROPOSAL NUMBER: P 3009 - RGF CONTACT: Scott Eggers

Name	Price
 Remove existing net on the roof structure. Furnish and install (2) runs of 1-5/8" galvanized pipe the length of the opening for extra support, and galvanized 9-gauge chain link wire over the roof structure to cover the 24' x 50' area. Attach (1) side to the top of the fence (2) sides to the angle iron supports, and (1) side use bands and small anchors to attach to the top of the block wall. Re-install the netting on top of the chain link (or under if easier the crew will decide during work being performed). Materials and Installation Included	\$11,279.00

Total \$11,279.00

Sent from my iPhone



September 14, 2021

Subject: Sumner County, TN - Tower 4 Intercom Adds

Montgomery Technology Systems, LLC (MTS) is pleased to provide a quote for all necessary material for the below described scope of work for the above referenced project.

Scope of Work

MTS will provide and install wire and intercom stations for 5 new intercoms locations per the provide drawings. No conduit is included in this scope of work.

- A. Location 1- New Wire and intercom station will be installed
- B. Location 2-MTS will reuse existing conduit and backbox and install new intercom station
- Location 3- MTS will reuse existing conduit and backbox and install new intercom station
- D. Location 4- New Wire and intercom station will be installed
- E. Location 5- New Wire and intercom station will be installed
- F. All cabling will run to the existing tower 4 MDF room. All terminations for the new intercoms will be made to existing MTI boards.
- G. Programming for the new intercoms is included.

Pricing

MTS is pleased to provide the above base scope of work for a total of \$8,780.00.

*No taxes have been accounted for.

**Bond can be provided for additional 1% of contract amount.



Warranty

- 1. MTS provides the manufacturers standard warranty that all products are to be free of defects in material and workmanship for a period of one (1) year from date of substantial completion.
- 2. Conditions of the warranty apply only to materials supplied as part of this quote.
- 3. MTS is not responsible for damage caused by neglect or abuse by others who have gained access to the equipment.

Lead Times and Submittals

- MTS will provide submittals within ten (10) weeks of receipt of contract or purchase order.
- 2. Upon receipt of approved submittals and first payment, MTS will order all material and schedule the installation of the project. Material lead times are eight (8) weeks. However, material lead times can be affected by forces outside of MTS' control (i.e., material shortages). If the material lead times are longer than stated, MTS will advise at the time the material is ordered.
- 3. MTS will complete the installation within six (6) weeks of material arriving onsite.

Terms of Payment

- 1. All pricing is good for 30 days from date of quote.
- 2. MTS will invoice 50% of the project total once submittals have been approved. Material for the project will not be ordered until payment for this invoice has been received.
- 3. MTS will invoice the remaining 50% of the project total once the project has been completed as outlined in the scope of work section.
- 4. All invoices will be paid within 30 days from invoice date.
- 5. All invoices not paid within 30 days will be subject to a 1.5% per 30-day late charge.
- 6. All invoices not paid within 60 days will result in the account being put on credit hold. Once an account is placed on credit hold, MTS will discontinue all services until the account is restored to good standing.
- 7. If this project is sales tax exempt, a tax exemption certificate must be provided prior to material being ordered.

If I can be of any assistance or answer any questions, please do not hesitate to call me at 800-392-8292.

Sincerely.

Wesley Davenport



Sumner County Jail Mini Split

Date: 9/9/2021 To: Jonathan Fowler

Re: Sumner County Jail Mini Split

We are pleased to offer our proposal for One Ductless Mini Split

The proposal includes the following:

- Provide and install (1) new Mitsubishi Ductless Mini Split wall hung
- Provided with wireless remote for controls operation not integrated into controls system.
- Includes Electrical
- Includes any cores necessary for line sets, condensate and electrical
- Condensate to spill out to load dock area directly behind wall hung unit
- Outdoor unit to be mounted in wall adjacent to loading dock area
- Work to be performed during normal business hours.

We exclude and/or assume the following to be provided by others:

- Dumpster and / or payment for dumpster.
- Concrete work of any kind.
- Patching or painting of any kind.
- · Roof cutting.
- Asbestos / lead paint abatement.
- Starters / disconnects (unless specifically identified in plans or specs.)
- Any work associated with wiring above 24 volts.
- Any work associated with seismic bracing.
- Any work associated with fire / smoke control system other than fire / smoke dampers.

TOTAL BASE BID FOR HVAC & INTERIOR PLUMBING......\$ 17,100.00

If 100% Payment and Performance Bonds are desired, add approximately 1% to above pricing.

This proposal is valid for 30 days from the date of the proposal.

Sincerely,

Joey Smith

Project Manager

COMMITTEE ON COMMITTEES MINUTES PAUL R. GOODE, CHAIRMAN OCTOBER 18, 2021

Present:

Shellie Young Tucker, Vice-Chairman

Deanne DeWitt Jerry Becker Leslie Schell

Absent:

Paul R. Goode, Chairman

Also Present:

Leah Dennen, County Law Director

Ben Allen, Staff Attorney Anthony Holt, County Mayor

The regular meeting of Committee on Committees was brought to order with an invocation by Comm. DeWitt on Monday, October 18, 2021, at 6:30 p.m. Vice-Chairman Tucker declared a quorum to conduct business.

Agenda. Upon motion of Comm. DeWitt, seconded by Comm. Schell, the Committee voted unanimously to approve the agenda.

<u>Approval of Minutes of September 20, 2021.</u> Upon motion of Comm. Schell, seconded by Comm. Becker, the Committee voted unanimously to approve the minutes of September 20, 2021.

Public Recognition. None

Report of the Chairman. No report

Report of the County Mayor. No report

8.Old Business. None

9. New Business.

Civil Service Board.

• Ed Williams – Employee Representative, 2-year term

Vice-Chairman Tucker said the employees have to vote first; deferred until November

Tourism Board.

- Angela Govan citizen, reappoint, 3-year term
- Tami Wallace citizen, reappoint, 2-year term

Comm. DeWitt moved to group and approve, seconded by Comm. Schell, the Committee voted unanimously to approve the reappointment of Angel Govan and Tami Wallace to the Tourism Board.

Next Month, November 2021

Music City Executive Airport Authority Regional:

Don Drayton, 5-year term

Board of Construction Appeals:

- Larry Brown, alternate, 1-year term
- Rick Halcomb, alternate, 1-year term

Library Board:

• Shelly Ames, 3-year term

<u>10. Adjournment.</u> Upon motion of Comm. Schell, seconded by Comm. Becker, the Committee adjourned at 6:33 p.m.

Prepared by Jennifer Mitchell



INVESTMENT, PURCHASING, 2002 FINANCIAL MANAGEMENT, AND 2012 FINANCIAL MANAGEMENT COMMITTEES' MINUTES October 18, 2021

MEMBERS PRESENT
Jerry Becker, Chairman
Justin Nipper, Vice Chairman
Anthony Holt
Scott Langford
Jeremy Mansfield
OTHERS PRESENT
Leah Dennen
Ben Allen
David Lawing

- I. CALL TO ORDER by Commissioner Becker at 6:00 pm in Room 112 of the Sumner County Administration Building in Gallatin, TN.
 - A. Invocation- Led by Commissioner Mansfield.
 - B. Approval of agenda- Motion to approve by Commissioner Nipper, second by Commissioner Langford, motion passes 4-1, with Commissioner Mansfield opposing.
 - C. Election of committee chairman- Motion to elect Commissioner Becker by Commissioner Mansfield, second by Commissioner Nipper, unanimous approval.
 - D. Election of committee vice-chairman- Motion to elect Commissioner Nipper by Commissioner Mansfield, second by Commissioner Langford, unanimous approval.
 - E. Recognition of public- None
 - F. Approval of minutes July 19, 2021- Motion to approve by Commissioner Langford, second by Commissioner Mansfield, unanimous approval.
- II. REPORT OF THE COMMITTEE CHAIRMAN- None
- III. REPORT OF THE COUNTY MAYOR- None
- IV. REPORT OF THE LAW DIRECTOR- None
- V. REPORT OF THE TRUSTEE- Included in packet.
- VI. REPORT OF THE FINANCE DIRECTOR- None
- VII. NEW BUSINESS
 - A. American Rescue Plan Act (ARPA) consultant- Finance Director Lawing and Mayor Holt spoke to this. Motion to approve up to \$1M by Mayor Holt, second by Commissioner Langford, motion passes 4-1, with Commissioner Mansfield opposing.
 - B. Resource Authority Bond- Motion to group and approve items VII.B.1. through 3 by Mayor Holt, second by Commissioner Nipper, motion passes 4-1, with Commissioner Mansfield opposing.
 - 1. Initial Resolution
 - 2. Detailed Resolution including the Intergovernmental Agreement
 - a. Exhibit A Form of Intergovernmental Agreement
 - b. Exhibit B Estimated Debt Service and Issuance Costs
 - c. Exhibit C Form of Engagement Letter of Bond Counsel
 - 3. Financial Advisor engagement letter
- VIII. ADJOURNMENT Motion to adjourn at 6:18 pm by Commissioner Mansfield.

MINUTES LEGISLATIVE COMMITTEE BAKER RING, CHAIRMAN OCTOBER 12, 2021

Present:

Absent:

Baker Ring, Chairman
Alan Driver, Vice-Chairman
Paul Goode
Larry Hinton
Leslie Schell
Danny Sullivan
Chris Taylor

Scott Langford, Commission Chairman

Also Present: Leah Dennen, Law Director Ben Allen, Staff Attorney Commissioners: Geminden and Mansfield

Chairman Baker Ring brought the regular scheduled Legislative Committee meeting to order with an invocation by Comm. Sullivan on October 12, 2021, at 5:30 p.m. Chairman Ring declared a quorum present to conduct business.

- 3. Approval of Agenda. Upon motion of Comm. Chris Taylor, seconded by Comm. Goode, the Committee voted unanimously to approve the agenda.
- 4. Minutes of September 13, 2021 for approval. Upon motion of Comm. Sullivan, seconded by Comm. Schell, the Committee voted unanimously to approve the minutes of September 13, 2021.
- 5. Recognition of the Public. None
- 6. Report of Chairman. Chairman Ring had no report.
- 7. Report of County Mayor. County Mayor Anthony Holt was not present.
- 8. Old Business.
- 9. New Business.
 - a. <u>Veterans' Service report (attached).</u>
 No action taken

b. <u>Vote Chair and Vice Chairman.</u> Comm. Hinton made a motion to nominate Comm. Ring as Chairman. Hearing no other nominations, the Committee voted unanimously to elect Comm. Ring as Chairman. Chairman Ring assumed the chairmanship.

Comm. Chris Taylor made a motion to nominate Comm. Driver as Vice-Chairman. Hearing no other nominations, the Committee voted unanimously to elect Comm. Driver as Vice-Chairman.

10. Certificates of Recognition.

a. David Schell, Highway Department employee retired

Comm. Goode moved, seconded by Comm. Sullivan, to approve the certificate of recognition. The motion carried unanimously.

11. Zoning.

<u>12. Adjournment.</u> Chairman Ring declared the meeting adjourned at 5:35p.m. upon motion of Comm. Sullivan, and seconded by Comm. Goode.

Prepared by Jennifer Mitchell

MINUTES REDISTRICTING COMMITTEE SEPTEMBER 22, 2021

Present:

Paul Goode

Lori Atchley, Ex-Officio

Baker Ring, Chairman
Alan Driver, Vice-Chairman
Larry Hinton
Scott Langford, Commission Chairman
Leslie Schell
Danny Sullivan
Chris Taylor
Absent:

Also Present:

Anthony Holt, County Executive Leah Dennen, Law Director

Ben Allen.

Commissioners Mansfield, Moe

Taylor and Tucker

Comm. Ring called the Redistricting Committee to order with an invocation by Comm. Schell on Wednesday, September 22, 2021 at 5:04 PM in the Sumner County Administration Building. A quorum was present.

Agenda. Upon motion of Comm. Sullivan, seconded by Comm. Langford, the Committee voted unanimously to approve the agenda.

<u>Minutes of September 8, 2021.</u> Upon motion of Comm. Sullivan, seconded by Comm. Schell, the Committee voted unanimously to approve the minutes from September 8, 2021.

Report of the Chairman. No report

Report of the County Mayor. No report

New Business.

a. <u>Map review.</u> Wesley Robertson, CTAS gave an overview of the capabilities of the interactive map provided by the Comptroller's office. The Committee reviewed the preliminary map, with 12 districts, prepared by Mr. Robertson and began making changes.

The boundary line for District 4 on the preliminary map was changed back to the original line, splitting Brinkley Branch Road, in order to keep Comm. Schell in her current District 4. District 4 experienced the most growth so areas were moved into Districts 3, 5, 11 and 12 in order to reach appropriate deviation.

The Committee continued with changes and the results were as follows:

Dist.	Population	% Deviation	
1	15720	-4	
2	16023	-2	
3	16559	1	
4	15979	-2	
5	16968	4	
6	16781	3	
7	16481	1	
8	15986	-2	
9	16890	3	
10	16009	-2	
11	16028	-2	
12	16839	3	

The Committee also reviewed a preliminary map with 24 districts. County Mayor Anthony Holt said there are advantages to 24 districts such as smaller land area. The Committee asked Mr. Robertson to work on the map to keep one commissioner in each district.

Adjournment. Upon motion of Comm. Schell, seconded by Comm. Langford, the Committee adjourned at 6:13 p.m.

Prepared by Jennifer Mitchell