6,250 subscribers www.TML1.org Volume 73, Number 7 July 2022



Conference features CPE hours, special events, plus more!

The Fair Labor Standards Act, Fraud Prevention, the 2020 Census and How to Challenge Undercounts, Smart City Technology, Effective Governance and Affordable Housing are some of the handful of workshop sessions scheduled as part of the Certified Municipal Finance Officers training program and Utility Board training planned for the TML Annual Conference.

Slated for Aug. 13-16 in Gatlinburg, workshop attendees can obtain up to eight CPE credits for Certified Municipal Finance Officers and nine CPE credits for the Utility Board Training. Sessions begin on Saturday afternoon, Aug. 13, and continue through the end of the day on Monday, Aug. 15.

CMFO/Utility Training workshops are also open to all conference attendees.

The four-day conference will feature top-notch speakers and workshop sessions, several special events, and ample time to network with your peers.

On Sunday, the conference is hosting four events particularly aimed at golfers, women in government, officials in small municipalities, and younger municipal officials.

The Gatlinburg Golf Course will host the TML Annual Scholarship Golf Tournament beginning with a shotgun start at 7:30 a.m. Registration is \$100 per player, \$350 per four-person team, and mulligans can be purchased at \$20 at two per golfer. Sponsorship

opportunities for the tournament are also available. For more information on how to register and sponsorship opportunities, contact Debbie Kluth at dkluth@tml1.org or visit Golf Tournament.

From 9-10 a.m., two networking mixer events will be held at the Gatlinburg Convention Center aimed at small cities and municipal officials under 40. The Small Cities Mixer will be hosted for municipalities with populations under 10,000 to get to know and network with similar officials while the Municipal Officials Under 40 Mixer intends to bring younger municipal officials together to meet and make connections.

Women in Municipal Government (WIMG) will host a program and luncheon from 11:30 a.m. to 1:30 p.m. featuring speaker Joyce E. Brooks. An entrepreneur, mother, two-time cancer survivor, and widow, Brooks will discuss how to live a more balanced, stress-free, and fulfilling life.

The luncheon will also feature a meet and greet with other female elected officials, a book signing with Brooks, and a recognition for outstanding women who have served in Tennessee municipal government. For more information on this event, visit Women in Gov-

Other conference highlights include the opening general session on Sunday, Aug. 14, which will feature Emmy-Winning CBS See TML on Page 5

Reimbursement costs now available to CMFOs

The Tennessee Comptroller has released information about new funding that is available to qualified CMFO candidates.

Beginning July 1, 2022, cities that have employees actively participating in the Certified Municipal Finance Officer (CMFO) program may be reimbursed for costs associated with their employees obtaining the CMFO certification. These costs include travel-related expenses and class fees. In addition, a one-time stipend of \$1,000 will be awarded to eligible city employees who successfully complete the program after July 1, 2022.

For the past several years, TML has worked with the Comptroller and members of the General Assembly to provide city officials a stipend and reimbursement of expenses associated with the participation of the CMFO program. The final budget adopted for the 2022-2023 fiscal year included funds for those city officials who are actively participating in the program.

"This new funding for the CMFO program comes after several years of championing additional resources for Tennessee's municipalities. I'm so pleased that our partnerships with the Comptroller's Office will continue to ensure our cities and towns are set up for success," said TML Executive Director Anthony Haynes.

Policies and procedures related to these incentive programs, including eligibility requirements, can be found in the CMFO Policies and Procedures Manual.

Since its inception in 2007, the CMFO program, Tenn. Code Ann. §§ 6-56-401, et seq., has successfully provided city financial officers in Tennessee an oppor-



Beginning July 1, 2022, cities that have employees actively participating in the Certified Municipal Finance Officer (CMFO) program may be reimbursed for costs associated with their employees obtaining the CMFO certification.

tunity to learn about accounting and financial reporting principles, understand how city governments are structured, and enhance their skills in order to carry out their responsibilities for the fiscal affairs of their city or department.

"These newly funded incentive programs will allow for city employees to obtain this prestigious certification at no cost to the city, while continuing to comply with the statutory requirements of the CMFO Act," said Tennessee Comptroller Jason Mumpower.

TML supported the introduction of legislation to bring the Certified Municipal Finance Officer (CMFO) program into alignment with the county program and worked with Comptroller Mumpower to advance this purpose. In 2020, the TML Board directed the introduction of legislation to reduce the continuing education requirements for a CMFO, to establish a \$1,000 stipend upon successful completion of all examinations, and to authorize reimbursement for qualifying expenses related to fulfilling course requirements.

The TML team worked with the Comptroller to identify funding; however, the onset of COVID shortened the session and stalled efforts. Last year, Comptroller Mumpower took the lead and included legislation aimed at addressing these areas in his annual legislative agenda. The General Assembly adopted a reduction in the continuing education requirements from 24 hours to 16 hours, but did not include the desired stipend or reimbursement. This session we again worked with the Comptroller to pursue funding to provide for a stipend and reimbursement of expenses.

Denise Paige to leave TML

By KATE COIL

TML Communications Specialist

Denise Paige, longtime staff member with the Tennessee Municipal League, will be departing the organization at the end of July.

Paige has been with TML since November 1999 and has served nearly 23 years as a member of the TML government relations team. She is taking a position in Jeffersonville, Ind., as a paralegal and technical writer for an immigration law firm. The move will allow Paige to be closer to family.

As member of the TML government relations team, she has been the primary contact for state legislators and local decision makers regarding environmental regulatory issues. She represented the League in legislative committees, before regulatory boards, in coalitions, and on task forces; and she reviewed, monitored and analyzed legislation.

"I have enjoyed meeting many city and town officials over the years and representing municipal



Denise Paige

governments before our state legislature and regulatory boards,' Paige said. "I also loved collaborating with other stakeholders like the TN Stormwater Association, the TN Association of Utility Districts, the TN Municipal Electric Power Association, and even the Farm Bureau (to name a few) to advocate for our respective members. It was wonderful to be part of a team that worked harmoniously toward the same goal of informing our

Legislature approves additional benefits to firefighters under Barry Brady Act

BY STEVEN CROSS MTAS Fire Management Consultant

Eligible Tennessee firefighters will be receiving an additional benefit from the 112th General Assembly effective July 1, 2022. The benefit is in the form of two additional cancers being added to Tennessee Code Annotated (T.C.A.) § 7-51-201(d) Cancer Presumption Law (Barry Brady

The 111th General Assembly passed the original legislation in 2019 establishing certain cancers to potentially be considered a workplace illness for eligible firefighters.

The Act passed by the 111th General Assembly originally covered four cancers including, colon cancer, Non-Hodgkin's Lymphoma, skin cancer, and Multiple Myeloma. The 112th General



Two additional cancers have been added to Tennessee's Cancer Presumption Law, known as the Barry Brady Act.

state leaders about how proposed See PAIGE on Page 4 Assembly amended the Act adding Five municipalities hold June elections

By KATE COIL

Five municipalities held elections in June ahead of a busy election schedule later this year.

A mixture of old and new faces will be seen on boards in Livingston, Maynardville, and Parsons while incumbents took the day in Brownsville and Plainview.

With state and federal primary elections to be held on Aug. 4, 2022, a total of 80 municipalities will also hold local elections next month with more than 200 scheduled to coincide with federal and state general elections in November.

BROWNSVILLE

A municipal election was held for the city of Brownsville on June 21. Incumbent Mayor William "Bill" Rawls ran unopposed and was re-elected to his seat.

In the city's Ward 2, incumbent candidate Carolyn Flagg defeated challenger Dewayne Thomas Hill while incumbent Travis Pugh also fended off challenger David Duke in the city's Ward 3 election.

LIVINGSTON

The town of Livingston held a municipal election on June 1 for three at-large alderman seats.

Incumbent candidates David H. Langford and Chris Speck will be joined on the Livingston Board of Mayor and Alderman by challenger Bruce Elder, all of whom ran unopposed for the three open seats. Elder, the president and CEO of the Peoples Bank and Trust, ran for the seat vacated by Kelly Coleman, who chose not to run for re-election.

MAYNARDVILLE

A municipal election was held for Maynardville on June 28. Incumbent Ty Blakely will be joined by newcomer Jennipher Ford on the Maynardville City Council after both received more votes than incumbent Marty R. Smith.

PARSONS

The city of Parsons held a municipal election on June 2. Incumbent Tim Boaz ran unopposed and was re-elected mayor of Parsons.

Seven candidates ran for the seven open seats on the Parsons City



Council. Incumbents Kevin Cagle, Marty Carrington, William Dale Taylor, Lanny Taylor, and Jimmy Walker will be joined newcomers Madison Cagle and John P. Odle. Current councilmen Joseph Fisher and Larry Townsend did not seek re-election.

PLAINVIEW

A municipal election was held for the city of Plainview on June 28.

Incumbents Josh Collins and Richard D. Phillips ran unopposed and were re-elected to their seats on the Plainview Board of Mayor and Alderman.

lic safety public servant, not just serving the residents and visitors of Sparta, but his efforts in state-wide fire service professional associations was impactful across our state. Captain Brady found himself battling late-stage colon cancer, but he never lost his passion of public service. His unwavering love and support to his wife Dawn, family, and members of the fire service inspired many to get this legislation

two additional cancers including leukemia and testicular cancer.

Gov. Bill Lee for recognizing the

inherent dangers associated with

the profession of firefighting and

passing legislation to help fight

named for Sparta Fire Captain

legacy of being a dedicated pub-

This act is legacy legislation

Captain Brady leaves a great

these covered cancers.

Barry Brady.

passed.

Firefighters owe a debt of gratitude to the members of the 111th and 112th General Assembly and

Captain Barry Brady was like many other firefighters, a hometown hero. He used his hands to touch and save many lives in and around his town. Through this legislation, Captain Brady now



The Act is legacy legislation named for Sparta Fire Captain Barry Brady, who died from colon cancer.

saves the lives of brother and sister firefighters from across our state.

Please follow the link to UT MTAS Knowledgebase to review a more comprehensive report and other resources related to the Barry Brady Act.

Contact your MTAS consultants for any additional information. www.mtas.tennessee.edu.

www.TML1.org 2-TENNESSEE TOWN & CITY / JULY 2022

NEWS ACROSS TENNESSEE



CHATTANOOGA

A Chattanooga bus that offers mobile CT scanners to test for lung cancer in rural and underserved communities has become part of a federal initiative to reduce American cancer deaths by at least 50% in the next 25 years. Lung cancer is the leading cause of cancer-related death in the country and Tennessee has one of the highest rates of lung cancer rates of any state. Catching signs of lung cancer early can mean a literal difference between life and death for patients, which is one of the reasons by CHI Memorial Hospital launched the scanner bus. The "Breathe Easy" mobile lung CT coach started in 2018 and has been recognized by the White House as part of President Joe Biden's "Cancer Moonshot." CHI officials recently went to Washington, D.C., to talk with others working to eradicate cancer in America.

COLLIERVILLE

The town of Collierville will receive \$3 million from the state of Tennessee toward a greenbelt connector bridge spanning the Wolf River. State Rep. Kevin Vaughan, R-Collierville, brought the project before the Tennessee General Assembly. There are presently 19 miles of Greenbelt trails providing scenic walkways, bike trails, and outdoor recreation opportunities throughout Collierville. These funds will aid in the construction of a pedestrian bridge that will give visitors access to more than 3.5 miles of primitive trails on the north side of the Wolf River. Town leaders have discussed the possibility of installing a bridge over the Wolf River since the U.S. Army Corps of Engineers made improvements along the Wolf River in 2009. This pedestrian bridge will be one piece of the long-term plans mapped out in the Collierville Greenbelt System Master Plan. In addition to this bridge, the town is currently working with design consultants about the available options and projected costs of making the trail connection from the river overlook at W.C. Johnson Park to the Germantown Wolf River Greenway.

COOKEVILLE

Officials gathered to cut the ribbon on the new, \$15.45 million Cookeville Police Department headquarters. The project includes the city's first freestanding police station in a three-story, more than 24,000-square-foot building that has taken two years to construct. The city's police department previously operated out of the Cookeville Performing Arts Center since the late 1970s. Prior to that, the department was run out of the basement of Cookeville City Hall.

FAYETTEVILLE

Ariens Company officials announced the company will invest \$38 million to locate its new manufacturing and warehouse facility to Fayetteville. Headquartered in Brillion, Wis., AriensCo will create 369 new jobs in Fayetteville as the company establishes operations in the former Direct Coil Building. The company's expansion to Tennessee is in direct response to AriensCo's increase in demand, which has outpaced current production capacity. The new Fayetteville site will position AriensCo to be geographically closer to its dealer partners, customers and material suppliers in the southeastern U.S. and will also serve as the hub for AriensCo's Gravely brand of commercial outdoor power equipment. Founded in 1933 and operating for more than 90 years,. AriensCo employs more than 2,250 people across its operations in Norway, the U.K., Germany and the U.S.

JACKSON The increase

The increase in corporate traffic coming through Jackson's Mc-Kellar-Sipes Regional Airport means the Transportation Security Administration (TSA) will resume passenger screening services there after a 13-year hiatus. A decrease in passenger count and budget constraints led to TSA moving operations out of Jackson. However, new flights to Atlanta as

well as anticipated traffic coming in to the Blue Oval City facility in West Tennessee means that an increase in corporate traffic is expected. The opening of the new Great Wolf Lodge waterpark will also bring new tourists to Jackson. Airport officials said the return of TSA means that security procedures for passengers will be more streamlined and reduce wait times. The airport is also planning to resurface its main runway and has already reported an increase in corporate and construction-related traffic.

LEWISBURG

Rockford Spring Company officials announced the company will establish new manufacturing operations in Lewisburg, investing \$10.3 million and creating 62 new jobs. The company will locate into an existing facility at 1100 Garrett Parkway. By establishing a presence in Tennessee, the Illinois-based company will utilize the Lewisburg facility to serve its existing markets while also expanding its customer base in the southeastern U.S. Founded in 1952, Rockford Spring Company manufactures custom precision springs and wire forms for the automotive, agriculture, firearms, hydraulics and outdoor power equipment, as well as many other industries. The Lewisburg facility will increase Rockford Spring's employment to roughly 150 people across its two U.S. operations in Illinois and Tennessee.

LOBELVILLE

Buffalo River Truss, LLC, will expand to a new location in Lobelville, creating 40 new jobs. Headquartered in one of Tennessee's Tier 4 distressed counties, the company will invest \$1.5 million as it relocates and consolidates its manufacturing and distribution operations from two buildings into one larger facility at 201 Rose Street. The new facility will have the capacity to add new equipment, which will allow for more onsite processing and custom manufacturing for the metal buildings industry. Since 2014, Buffalo River Truss has been manufacturing gable trusses, shed trusses, and bar joists. Through the company's expansion, Buffalo River Truss will employ more than 60 people at its sole location in Southern Middle Tennessee.

MARYVILLE

The city of Maryville Water and Sewer Department has been awarded a 2022 Governor's Environmental Stewardship Award for Water Quality. Tennessee Gov. Bill Lee and Department of Environment and Conservation (TDEC) Commissioner David Salyers will formally present the awards at a ceremony scheduled for July 25 in Franklin. The Maryville Regional Wastewater Treatment Plant (MRWWTP) serves more than 22,000 customers in the cities of Maryville and Alcoa as well as the Knox Chapman Utility District. To better serve customers, the facility underwent a major expansion and renovations. The city has saved more than \$200,000 annually in tipping fees, not including associated hauling costs, as a result. Maryville is one of only 11 facilities in the state with the Exceptional Quality status on their biosolids permit.

MORRISTOWN The Morristown C

The Morristown Chamber Downtown Program has earned a designation as an Accredited Main Street America Program. In order to earn the designation, programs must show an exceptional commitment to preservation-based economic development and community revitalization through the Main Street Approach. In addition to being evaluated by the national program, the Morristown Downtown Program is also annually evaluated by the Tennessee Main Street Program. In the past year, the city has created a new downtown program and hired a new Main Street director as well as created a task force team focused on downtown. Grants have been obtained to revitalize historic buildings and several events, like the Morristown Farmers Market, have boosted business in the area.

Morristown opens inclusive Jolley Park



Officials in the city of Morristown have opened up Jolley Park, a new inclusive playground named after a local resident who advocated for the park for years. Located across from Fred Miller Park in downtown Morristown, Jolley Park was named after the late Gene Jolley, who was known for his community advocacy. The Jolley family worked with special education instructors and families to pick out equipment for the playground. The \$3 million park was funded through donations and is the largest gift made to the city of Morristown.

Lebanon cuts ribbon on Cairo Bend Park



Lebanon officials cut the ribbon on the city's new Cairo Bend Park, which was completed through a public-private partnership with Goodall Homes. The company donated the land, architecture, design fees, and construction of the park while the city gave \$1 million toward the park's construction. The park includes a playground, walking trail, covered pavilion, nature area, and green space. More picnic pavilions are to be constructed as part of community sponsorships. The 16-acre park space is a welcome addition to those who live in Lebanon's west corridor.

MT. JULIET

The Mt. Juliet City Commission has taken the first step toward creating a city-funded ambulance service with the addition of \$1.9 million for the creation of Mt. Juliet Medical Emergency Services in the city's upcoming fiscal year budget. The new ambulance division would include an EMS chief, four ambulances, 12 paramedics, and six advanced emergency technicians. If approved on final reading, the measure will allow the city to lease four ambulances with three for emergency services and one for convalescence services, doubling the amount of ambulances in service in the city. At present, the city of Mt. Juliet is served by the Wilson Emergency Management Agency, who also serves much of south and eastern Wilson County with the same ambulances and staff. The growth of Mt. Juliet's population as well as the number of overlapping calls two WEMA ambulances must serve has raised concerns among city officials that a city service is needed to keep down response times to emergencies.

NASHVILLE

Officials with the Nashville International Airport (BNA) have announced \$1.4 billion worth of improvements to the facility by late 2028. The plans call for a free-standing satellite concourse near the main terminal to provide more gates to accommodate anticipated growth of air travel demand in Middle Tennessee. In addition to meeting the needs of incremental passenger growth post-pandemic, the availability of the new satellite concourse will enable construction of an expanded Concourse A in the future. Other parts of the project include extensions and improvements for two concourses, a new air freight facility, terminal roadway improvements to ease traffic into and out of the terminal and garages, and baggage handling system improvements. The airport's fifth major concourse is slated to open in late 2023, along with several other projects under way with the airport's ongoing expansion and renovation

Dayton celebrates upgrades to municipal walking track



The city of Dayton has recently completed paving upgrades to the Cherokee Walking Track. Thousands of residents and visitors annually enjoy the track each year with improvements for the track being a major goal for city leadership. Recent improvements to the track, in addition to paving, include cutting back roots damaging the track, replacing lost vegetation, installing benches, and other amenities to improvement usership.

Franklin hosts "Kitty Hall" event



The Williamson County Animal Shelter, Mars Petcare, and the city of Franklin promote pet adoption on National Kitten Day. Citizens and city employees - including Mayor Ken Moore - got a chance to cuddle with kittens. Ultimately, 14 kittens and one cat went to new homes.

www.TML1.org 3-TENNESSEE TOWN & CITY / JULY 2022

Municipal workers, essential employees faces of affordable housing crunch

By KATE COIL

TML Communications Specialist

With housing prices hitting record highs across the country, officials are hoping to reframe the conversation about what affordable housing is and who needs it.

The Tennessee Affordable Housing Coalition (TAHC) is a membership organization that works to advocate, educate, and connect resources across the state of Tennessee to drive the availability of affordable housing. Anyone can be a member of the group, which includes bankers, realtors, government officials, private citizens, non-profits, and others.

Dominique Anderson, TAHC executive director, said the pandemic exacerbated what was already a growing issue, not just in Tennessee but across the country.

"The affordability issue has been a conversation for quite a while," she said. "It started more about a lack of access information and knowledge about how to purchase a home and credit misconceptions. Fast forwarding to the pandemic, you have joblessness, fear, and people wanting to move out of city centers. You have people who can't make their mortgage or rent after moratoriums ended. The pandemic really put a spotlight on an issue we were already having."

Anderson said all areas of the state face affordable housing issues but the specific issues themselves vary from place to place.

"We know everything is a little different across each region of the state," she said. "East Tennessee is driven by an aging population that have homes that need upkeep and repair so people can age in place. With Nashville being an 'it' city and cities around it becoming part of that, housing stock is a major issue in Middle Tennessee – as it is in much of the country. That means housing can't be built fast enough, and this is coupled with an influx of investors who are coming from out of state buying properties unseen. For West Tennessee, the prices of housing are rising and not meeting the wages. This is also part of a national and international problem where wages aren't rising to meet the cost of housing.'

In addition to regional issues, Anderson said there is also often an urban versus rural difference when it comes to affordable housing needs.

"East Tennessee is much more rural than Middle Tennessee and West Tennessee just by area," Anderson said. "We have also had generations of people living in the core of cities like Nashville

or Memphis. As people buy up the property in the core, those areas become negatively gentrified, and there is a fair amount of displacement."

Angela Hubbard, director of housing with the Metro Nashville Planning Department, said there are still some commonalities all areas of the state share when it comes to housing issues.

"At a very basic level it's a supply and demand issue," she said. "When you have the population growth across the state - not just in Nashville - and then you have people coming into a city or a county that have incomes that make them cash buyers, who can outbid on a home or purchase or afford the rents, it drives it up. We also have a lot of investors buying, which I hope has peaked. Nashville is no different than other cities. We are not only dealing with affordability issues but also equity issues, which are historical discriminatory practices in the housing industry. While housing has been a growing issue, the response has really been recent."

Both Anderson and Hubbard said part of the problem is most people don't realize who is really seeking affordable housing.

"NIMBY-ism – not in my back yard – needs to be addressed," Anderson said. "We are rolling out a campaign that is showing the true faces of affordable housing. Understand your daughter may have graduated with loan debt, may not be able to afford housing, and has to move back with you. That burdens you and your family. That is a face of affordable housing. Your favor-

ite nurse at your doctor's office may be late for work because she lives further out, her child goes to school where they live, and she has to drive him to school and then go to work."

Hubbard said many do not realize those faces of affordable housing include many government employees.

"It's very stigmatizing to our neighbors, and our people who keep our cities and counties running," she said. "This includes our firefighters, our police, our healthcare workers from the front desk to nurses, teachers, teachers' aides, administrative staff, and everyone in that whole income spectrum. Housing has been treated as a commodity, and commodities are easy to dehumanize. We have to talk about the humanity about housing, and it's really about housing and health. Housing leads to better health outcomes, better educational outcomes, and better job performance. The not-in-my-back yard challenge to me is one of the biggest challenges. Even if I had the funds to build all 5,000 units we need per year in Nashville to meet our growth, I wouldn't be able to find a place to put them because people say not in my neighborhood."

The U.S. Department of Housing and Urban Development (HUD) defines any household (family of four) making 80% of an area's median income (AMI) as low-income, and this number typically includes 40% of the area's



Housing stock has not kept up with demand across Tennessee. This coupled with out-of-state immigrants and investors has shot up prices, making living where they work unaffordable for familiar faces like firefighters, police officers, teachers, nurses, and administrative professionals.

HOUSING AFFORDABILITY RATES IN TENNESSEE

What are the salary income caps for 'affordable housing' as defined by HUD across the state?

LOCATION

Greater Nashville

Includes Metro Nashville as well as Cannon, Cheatham, Dickson, Robertson, Rutherford, Sumner, Trousdale, Williamson, and Wilson counties.

Chattanooga

Includes Hamilton, Marion, and Sequatiche counties

Knoxville

Includes Knox, Anderson, Blount, Jefferson, Loudon, and Union counties.

Memphis

Includes Shelby, Tipton, Fayette, McNairy, and Crockett counties INDIVIDUAL

\$47,250 per year

\$39,950

\$40,090

¢20 500

\$38,500 per year

FAMILY OF FOUR

\$67,450

pe. /e...

\$57,050 per year

\$58,400

per year

\$54,950

*Based on 80% of median income guidelines as determined by the U.S.

Department of Housing and Urban Development circa 2021. For full listing of data, visit https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_TN_2021.pdf

Hubbard said the U.S. Department of Housing and Urban Development (HUD) defines "affordable housing" as that which can be afforded by those making 80% or less of their area's media income (AMI). This is snapshot of what is the top salary for individuals and families who meet affordable housing standards in some of the state's major metro areas.

general population. For example, the state of Tennessee's AMI for a family of four is \$54,833 per year, meaning a low-income family is any family of four making at the most \$43,867 per year. Of course, HUD data is not calculated statewide but based on data from the U.S. Census. Nashville's median income is based on census data drawn from the Greater Nashville census tract that also includes Franklin and Murfreesboro.

As a result, Hubbard said wealthier areas of the census tract can skew the "average income" for the entire 10-county region in Nashville's metropolitan statistical area and puts the area's average income at \$94,899 per year for a family of four. According to 2021 data from HUD, a family of four making at the most \$67,450 per year — or an individual making \$47,250 — is considered 80% of the median income in this region and is in the target group for "affordable housing." As of May 2022, the average house price in the Greater Nashville area was \$470,000.

was \$470,000.

"When we talk about affordable housing, it is actually defined in state law as people with incomes at or below 80% of the median income," Hubbard said. "Workforce housing is for those at 60-120% below, but I don't like either of those definitions or terms because workforce housing implies people in affordable housing aren't working. Actually, they are working poor and many of them have three jobs.

Nashville's rents in downtown are \$1,000 more than what is called the fair market rents HUD calculates. There is no one at even the area median income that can afford to rent in downtown Nashville. Really, affordability means any of us shouldn't be paying more than 30% of our income on housing costs. As the income scales down, the more pressure it puts on a family to afford their rent."

Anderson said many programs in place that specifically target helping house these essential employees are underfunded and cannot work fast enough to bridge the gap between stagnant wages and rising costs.

"Funds for teachers, EMTs, police, and other public servants were created across the country to spur local homeownership, but the problem is that those funds dry up quickly and the 'pots of money' are underfunded, as well," she said. "Of course, the other key issue is that wages for these key workers are not keeping up with the price of housing. So, no matter what type of DPA programs exist, if that buyer is going to be 'house poor' another problem is created. An ideal situation would be that municipalities would work with for-profit and non-profit developers, as well as their local blight programs, land banks, and other groups to create an ecosystem of rehabbed, renovated properties provided for little or no cost to the developers/rehabber incentivizing renewal of current

home stock that can be updated and made available at a reasonable rate."

From a municipal perspective, Hubbard said a lack of affordable housing could mean losing out on employees in vital services and industries who have to live and work somewhere they can afford.

"It impacts the running of our city and the functions that we all rely on," she said. "We want to have a city that has a great quality of life for everyone, and when that starts unraveling because we aren't creating that opportunity, it's not just people being individually impacted by their housing situation. It's everyone whose lives are so intertwined with fire protection, police, and the service industry. We rely on tourism dollars for so many things and businesses rely on tourists to come. When service is slow at a restaurant or hotel rooms can't get clean because the people who work those jobs aren't making a living wage, that impacts our overall economy. We have to talk about the economics of housing."

There is also a lack of public understanding about how some tools like zoning can be used to address housing issues.

"The word densities is a term that scares people" Hubbard said. "They think it automatically means a 14-story high rise, but really in smaller places it can be activating the second story of a downtown storefront on Main Street for housing. We lack real planning around

housing at all levels. Even in Nashville, we are working to get the right data. We know at a macro level the need, but what we are working on is determining what we have built out and how do we make families who need access to that housing know what is out there. That granular level is what we really have to focus on now."

Anderson said housing is at the center of many other issues cities face. By addressing housing, statistics show communities also end up addressing issues including public transportation, education, public safety, health and wellness, and more. Those who own homes are more likely to have stability at work and at school and are more likely to raise children who will own homes.

"Housing is really a cycle," she said. "Homeownership really does provide a great asset, especially for families and low-income earners. Affordable and stable housing creates a difference in our education system. A happy, healthy child with a place to lay their head that is clean and safe does better at school. As they do better at school, they become more productive themselves and can then buy a home as an adult."

Hubbard said Nashville began looking at housing issues under the administration of former Mayor Bill Purcell in the early 2000s, at which time the only tool the city had to address affordability issues was the Home Investment Partnerships Program. That federal program remains the only program the city has available to specifically build affordable housing on its own. Tax-Increment Financing (TIFs) were used to encourage affordable housing development in downtown development prior to the Great Recession, but Hubbard said it wasn't until the city created the Barnes Fund a decade ago that new opportunities opened up.

However, Hubbard said one issue Nashville and other cities are facing when it comes to helping address affordability issues is that some tools available in other places are not there in Tennessee. She said citizens often do not understand the limitations cities face.

"People ask us if we can do something about rents rising," Hubbard said. "We can't. There is a rent control law in Tennessee that prevents us from controlling rents from increasing. Outside of having any federal, state, or local subsidy or resource or incentive, we can't control increasing rent prices or increasing sales prices. The other thing we can't do is require affordability as part of any rezoning, which is also a statewide thing. We do not have any regulatory tools to address affordability, so it has to come through voluntary incentives that require resource allocation at the local level. That is a really hard conversation for people to have, because that cuts into resources for schools, roads, and public safety. It is really important to see where we can't act, which determines how we have to act."

TML, TMBF visit cities on Cumberland Plateau

In June, Anthony Haynes, TML Executive Director, and Wade Morrell, TMBF CEO and President, made visits to the Cumberland Plateau. The day began early, meeting with officials in Cookeville. They also visited the campus of Tennessee Tech University and the President's Office, and then on to visit with city officials in Monterey, Crossville, Pleasant Hill, Sparta, and Smithville.



Crossville Mayor James Mayberry, TMBF CEO and President Wade Morrell, TML Executive Director Anthony Haynes and Crossville City Manager Greg Wood



Smithville Mayor Josh Miller, Morrell, City Administrator Hunter Hendrixson,



Council.



Monterey Mayor Nathan Walker, Haynes, and Morrell

TML Annual Conference features CPE hours, special events, plus more!

TML from Page 1 Sunday Morning Correspondent, NOVA Host and Former New York Times Columnist David Pogue.

On Monday, during the second general session, we will hear from TN Comptroller Jason Mumpower and UT Economist Dr. Bill Fox.

The conference will wrap up on Tuesday morning with the Annual Awards Breakfast.

For more information about the TML Annual Conference and to register, go to https:// www.tml1.org/82nd-annual-conference-and-expo-gatlinburg

Friday, August 12

1 pm - 7:45 pm MTAS Elected Officials Academy Level II 1 - 5 pm **Tools for Support Staff**

Saturday, August 13

8 am - 12:30 pm MTAS Elected Officials

Academy Level II 8 am - 12:30 pm **Tools for Support Staff** Registration 12 - 4 pm

CMFO Workshop 1 - 4:30 pm

FLSA HR, Fire & Safety

1 - 4:30 pm **Utility Board Training**

• Effective Governance

1- 4:30 pm **Policy Sub Committees**

Sunday, August 14 7:30 am

Golf Outing 9 am - 5 pm Registration

9 - 10 am

Networking Mixers 40 & under / Small Cities

Exhibit Hall Open

9:30 am - 3 pm

10:30 - 11:30 am Workshops

Local Government Fraud Prevention-CMFO

Effective Governance - Utility Board Training Reducing Fire Losses through Fire Sprinklers

Lunch & Speaker

with live burn demonstration

Rising Violence: Trends, Challenges, and

Considerations for the Future

11:30 am - 1:30 pm Women in Government

11:30 am - 1:30 pm Lunch

11:45 am- 1:45 pm J.R. Wauford Ice Cream

1:15 - 2 pm Roundtable Discussions

District Meetings 2:15 - 2:45 pm 3- 5 pm **Opening Session**

Keynote Speaker: David Pogue

6 - 8 pm **Host City Reception**

MONDAY, AUGUST 15

Continental Breakfast 7:15 - 8:15 am 8 am - 3 pm Exhibit Hall Open 8 am - 4 pm TN Municipal Attorneys

8:30 - 9:30 am Workshops

Disaster Preparedness Smart Cities Technology

Census 2020: Undercounts, Challenges

9:45 - 11 am **Second General Session Update from State Officials**

TN Comptroller Jason Mumpower

UT Economist Dr. Bill Fox

11:15 am - 12 pm **Business Meeting** 12 - 1:30 pm Lunch 1 - 2:30 pm J.R. Wauford Ice Cream 1:30 - 2 pm **Door Prizes**

2:45 - 3:45 pm Workshops

Affordable Housing

Conducting a Special Census

Governance Lessons from Apollo Program

Active Shooter Table Top Exercise

Workshops 4 - 5 pm

Preparing for TN Electric Vehicle Infrastructure

Governance Lessons from Apollo Program

Active Shooter Table Top Exercise (continued)

6:30 - 11 pm **PEP Rally**

TUESDAY, AUGUST 16

8 - 10 am **Awards Breakfast**







PEOPLE IN THE NEWS

The city of Franklin is honoring late resident and Tennessee Supreme Court Justice Cornelia "Connie" Clark



Connie Clark

with the naming of 4th Avenue in her honor. Clark lived on 4th Avenue for many years of her life. She spent more than 40 years in Tennessee's judicial system before her death last year at the age of 71 following a brief battle with cancer. Appointed to the Tennessee Supreme Court in 2005, Clark served as the court's chief justice from 2010 until 2021. In 1989, she became the first woman trial judge to serve rural counties in Tennessee when she was appointed to the 21st Judicial District. A tenth-generation resident of Franklin, Clark served both in the legal profession and in the community sphere in Franklin. In total, Justice Clark served on more than 25 boards and worked with nearly 75 organizations, commissions, advisory groups, or task forces since beginning her legal career in 1979.

Dr. Ihab Habib has been selected as the new street department director for the city of Clarksville. Habib brings



Ihab Habib

more than 20 years of experience as a construction project engineer and educator with expertise in simultaneous management of projects, estimating costs, quality control, construction administration, scheduling, and building information (BIM). Habib has served numerous roles in both municipal government and education including as project engineer for the city of Gallatin, an adjunct professor of engineering at Volunteer State Community College, and as an associate professor and program manager of construction at Austin Peay State University. He holds a bachelor's degree in civil engineering and structures from Ain Shams University in Cairo, a master's in civil and environmental engineering from Tennessee State University, and a doctorate in education, leadership and professional practice from Trevecca Nazarene University.

Bob Leeman has been hired as the new planning and codes director for the city of Brentwood after the re-



Bob Leeman

tiring of former director Jeff Dobson in June. Leeman is the former deputy director of the Metro Nashville Planning Department since 2015 and has more than 20 years of professional experience in land use planning. Before being hired as director of the planning department, Leeman was manager of Nashville's Land Development Division within the planning department. Leeman holds a bachelor's degree in environmental studies and a master's in urban planning both from the University of Kansas. He has a certificate in municipal finance and is a member of both the American Institute of Certified Planers (AICP) and American Planning Association (APA).

Henry Posey, the first fire chief for the town of Atoka, has announced his retirement in August.



Henry Posey

Posey was hired in 2014 and tasked with starting Atoka's new fire department, which he helped build from the ground up. During his tenure, Posey saw the department become the first in the county to be fully Advanced Life Support 24 hours a day, lowered the town's ISO rating to a 3, and saw the department grow to two fire stations with 16 full-time personnel. Prior to coming to Atoka, Posey spent 35 years with the Memphis Fire Department before retiring as a division chief in 2013.

Craig Price, parks and recreation director for the city of Morristown, has retired after 31 years with the city and



Craig Price

a more than 40-year career in public service. Price was selected as the director of parks and recreation for Morristown in 1993. He came to Morristown from his hometown of Rogersville, where he had served as director of Parks and Recreation for 16 years, having been hired in 1977. Price holds a bachelor's degree in parks, recreation, and leisure studies from the University of Tennessee at Knoxville. Price celebrated his retirement at the newest addition to the Morristown Parks and Recreation system, the all-ability playground at Jolley Park.

Brian Ramsey has been selected as the new director of engineering for the city of Bristol. R a m s e y comes to



Brian Ramsey

the city after spending 21 years with the Tennessee Department of Transportation (TDOT), most recently serving as district operations supervisor for TDOT's five easternmost counties. Prior to his employment with TDOT, he completed 11 years of military service managing in-air and on-ground personnel and equipment. Ramsey holds a bachelor's degree in civil and environmental engineering from Tennessee Tech.

David Rausch has been appointed to serve a second term as Director of the Tennessee Bureau of Investi-



David Rausch

gation (TBI), effective July 1. Director Rausch's first term expired June 30, 2022. Director Rausch has served as director of the TBI since 2018. Rausch is a U.S. Army veteran with more than three decades of law enforcement experience, including 25 years with the Knoxville Police Department. His career with the Knoxville Police Department includes service on the SWAT Team and seven years as the chief of police. Rausch earned his bachelor's degree in political science and a master's

in justice administration from the University of Louisville.

Natalie Ruffin has been selected as the new director of Germantown Parks and Recreation after serving with



Natalie Ruffin

the department for nearly 17 years. Ruffin will take over from retiring director Pam Beasley. Before being selected as director, Ruffin served in the department as it's assistant director and as a recreation services manager. A graduate of the University of Mississippi with a master's in recreation, Ruffin also attended Germantown's Municipal Management Academy and the National Recreation and Parks Association's Directors School I and II in Oakbrook, Ill. She is a Certified Park and Recreation Professional (CPRP) and a Certified Park and Recreation Executive (CPRE), as well as a 2017 SPIRIT Award winner.

Tony Tolstedt has been selected as the new assistant city a dministrator for the city of Spring Hill. Tolstedt



Tony Tolstedt

comes to Spring Hill from Riverton, Wyo., where he has served as the city administrator since 2017. Prior to that, he was the city administrator for Douglas, Wyo., for five years and the city administrator of Broken Bow, Wyo., for three years. He also served as the assistant to the city manager and airport manager for the city of Alliance, Neb. Tolstedt holds a bachelor's degree in philosophy from Regis University, a master's in public administration from the University of Colorado at Denver, and a graduate certificate in strategic human resources management from the University of Denver. He is also a member of ICMA.

Leslie Winningham, former state representative for District 38, died June 19, at the age of 81. Winningham earned an



Leslie Winningham

associate's degree in forestry at Warren Wilson College and then a bachelor's and master's degree in education from Tennessee Tech. He became the youngest ever school superintendent in Tennessee when he was elected as the superintendent of Pickett County Schools in 1968. He was elected to the Tennessee Legislature in 1984 and served for 26 years. During his tenure in the State House, Winningham served as the chair of the House Education Committee for a decade and as chair of the Joint Select Oversight Committee on Education. He played a key role in the establishment of the Tennessee lottery scholarship, the establishment of statewide Pre-K programs, and was instrumental in the passing of the Tennessee Coordinated School Health Improvement Act of 2000 and its statewide expansion in 2006, the Meth Free Tennessee Act of 2005, the Jason Flatt Act of 2007, the Tennessee Clean Energy Future Act of 2009.

Fox to leave UT Boyd Center, Bruce take helm

After 27 years leading the University of Tennessee at Knoxville's Boyd Center for Business and Economic Research, Bill Fox will leave his position to serve as a special advisor to Chancellor Donde Plowman. Don Bruce, the center's associate director, will step into the executive director role.

In his new role, Fox will provide economic analysis to inform the areas of budget and finance, workforce development, corporate engagement and public policy for the university.

"Dr. Fox's deep institutional knowledge of the state's economic landscape and his relationships with elected officials and decision-makers at all levels will be invaluable to our team," Plowman said.

He has spent more than 40 years at the Boyd Center and the Haslam College for Business, including 27 years as its leader. Fox first joined the staff of the University of Tennessee in 1979 and was head of the department of economics in the Haslam College of Business from 1992 to 1997. He was named a Chancellor's Professor in 2011 and a Macebearer, the university's highest faculty honor, in 2013. Fox was appointed the Randy and Jenny Boyd Distinguished Professor in 2016 when the Boyd Center was renamed to honor the alumni and benefactors. Fox will become Boyd Distinguished Professor Emeritus and Bruce will be named the Randy and Jenny Boyd Distinguished Professor.

Throughout his time at the university, Fox's funded research has totaled to nearly \$47.5 million. Fox has been published in a number of economic journals over the past four decades, and he has served on several editorial advisory boards and as editor of publications such as the National Tax Journal. Fox received his doctorate from The Ohio State University and since then has become a leading national expert on internet taxation, with extensive expertise on tax policy, e-commerce, public finance and fiscal federalism.

Bruce joined the Boyd Center in 1999 and was named associated director in 2021. He has held the



Bill Fox



Don Bruce

Douglas and Brenda Horne Professorship in Business since 2009. Since 2012, he has served as UT's faculty athletics representative to the SEC and NCAA. He recently was elected national president of the 1A representatives and was appointed to the NCAA Division 1 Council. He currently serves on the editorial board of the *National Tax Journal* and is an associate editor for *Public Finance Review*.

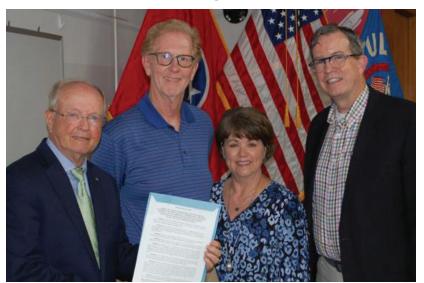
Bruce received his doctorate in Economics from Syracuse University in 1999, and his published research has focused on topics such as federal, state and local tax policy, economics of e-commerce, entrepreneurship and self-employment, welfare policy and housing. Through the Boyd Center, Bruce has produced research for several Tennessee government agencies including the Department of Human Services, the Office of the Governor, the Department of Transportation and the Higher Education Commission.

TACIR recognizes Bartlett Mayor



At its June 15 meeting, the Tennessee Advisory Commission on Intergovernmental Relations (TACIR) presented Bartlett Mayor Keith McDonald with a resolution honoring his second term of service. Mayor McDonald first served on TACIR from July 2008 to July 2012 and then again from July 2017 to February 2022. Pictured are: Cleveland Mayor Kevin Brooks, TACIR vice chair; McDonald; Sen. Ken Yager, TACIR chair; and TACIR Executive Director Cliff Lippard.

Tullahoma names greenway for former Mayor Curlee



The city of Tullahoma will rename its greenway along Rock Creek in honor of former Mayor Lane Curlee and his wife Evelyn for their years of service to the city. A resolution passed by the Tullahoma Board of Mayor and Aldermen recognized the Curlees for their decades of service to Tullahoma as community leaders and volunteers. Lane Curlee is the longest-serving mayor in Tullahoma's history, having served 18 total years of mayor from 1993 to 2020. He played a role in numerous municipal developments including the city's Grider Stadium, historic preservation works, the enhancement of the South Jackson Civic Center, construction of the Johnson Lane Sports, new parks, and launching several significant local programs.

Denise Paige to leave Municipal League PAIGE from Page 1 Last year, the TML team was are in the best interests of our state,

PAIGE from Page 1 legislation would impact our local communities."

Paige said there are numerous pieces of legislation and initiatives she was proud to work on over her career while at TML.

"More recently, I would say I am extremely proud of the work TML did in response to the COVID-19 pandemic that began in March 2020," she said. "We kept our members informed about each executive order issued by Gov. Lee, answered their questions and advised them about streamlining services, conducting public meetings, and protecting the overall health and safety of their residents.

able to help secure \$50 million in funding for municipal government grants to help our cities and towns rebound from the unprecedented impact of COVID-19. That was gratifying."

Paige said the relationships she

Paige said the relationships she has developed during her time with TML have also been invaluable.

"I have had the pleasure of working alongside many passionate, smart, talented, persistent people," she said. "It has been fascinating to have been a part of 'how the sausage is made.' I have a great deal of respect and admiration for those willing to serve in leadership positions and ensure that policies

are in the best interests of our state, communities, and citizens in general. Inside the TML offices, you could not ask for a better team. We all brought our unique talents to the table, and it was great seeing how all the pieces of our projects came together in the end. My teammates have become my second family, and I will miss them dearly."

Paige is a graduate of Eastern Kentucky University and holds a bachelor's degree in paralegal science, with a minor in English. She completed the Certified Public Manager (CPM) certificate program at the University of Tennessee's Naifeh Center for Effective Leadership.

STATE BRIEFS

Tennesseans facing food insecurity will have improved access to nutritious foods thanks to a grant awarded to the Tennessee Department of Agriculture (TDA). The U.S. Department of Agriculture's (USDA) Food and Nutrition Service has awarded a \$1 million grant to TDA to improve reach and resiliency of The Emergency Food Assistance Program (TEFAP) in the state. TEFAP is a federal program that supplements the diets of low-income Americans by providing them with emergency food at no cost. With the benefit of this grant, the Chattanooga Area Food Bank and the Mid-South Food Bank will expand mobile pantries, Second Harvest Food Bank of East Tennessee will purchase equipment and support renovations at local distribution sites, Second Harvest Food Bank of Middle Tennessee will increase TEFAP distributions and establish new distribution sites in underserved areas, and Second Harvest Food Bank of Northeast Tennessee will conduct a needs assessment to better understand current reach and upgrade coolers and freezers at local distribution sites.

Tennessee student test scores are back to pre-pandemic levels in reading but not in math, according to recent information from the Tennessee Department of Education. More than 36% of students are on grade level in English language arts compared to 29% of students last year. In 2019 before the pandemic, 35% of students met or exceeded grade level requirements. Despite gains in English, only about 30% of students are meeting grade level requirements in math, up from 25% last year but not exceeding the 37% of students scoring on or above grade level in 2019. Meanwhile, the number of students scoring among the lowest percentile remains at its highest since 2017 and there are still achievement gaps for English language learners. At least 23% of students tested below grade level with 36% of students considered economically disadvantaged testing below grade level. With roughly two-thirds of students not reaching grade level goals in both reading and math, many educators are concerned about student achievement.

Tennessee's May 2022 unemployment rate rose slightly from April's record-breaking low. The May seasonally-adjusted statewide rate rose to 3.3%, up 0.1% from April's revised figure. The state's civilian workforce grew to a new high in May as well as the number of citizens who were employed in May. The state's Labor Force Participation Rate also surpassed 61% for the first time in more than two-years. The construction sector added the most jobs followed by the state government sector then professional, scientific, and technical services. Nationally, the unemployment rate for the U.S. was unchanged in May, mirroring the seasonally adjusted April rate of 3.6%. That marks a decrease of 2.2% when compared to the May 2021 national unemployment rate.

The famed synchronized fireflies of the Great Smoky Mountains may hold the key to developing semi-autonomous robotic technology. A group of computer scientists from the University of Colorado at Boulder are presently in the Great Smoky Mountains National Park to study this unique phenomenon to see if the abilities given to fireflies by nature can be replicated in technology. There is a new developing scientific field that is combining computer science, physics, engineering, and biology with researchers using LED lights, butterfly nets, video cameras, and laptops to study the insects. By understanding how and why the fireflies synch up, researchers than can start to figure out ways to apply that to other scientific fields, such as robotics and engineering.

New Middle Fork Bottoms Recreation Area opens between Jackson, Three Way



David Blackwood, director of the West Tennessee River Basin Authority, cuts the ribbon on the Middle Fork Bottoms Recreation Area while state and local officials, including State Sen. Ed Jackson, State Rep. Chris Todd, and Three Way Mayor Larry Sanders, look on. The new recreation area will not only serve to mitigate flooding between the cities of Jackson and Three Way but also provide 850 acres of recreation and tourism. The first phase of the project is now complete with three more phases to be finished in coming years. The new park overs five miles of pave walking trails, 10 lakes, a channel for canoeing and kayaking, wetlands education, paddle boarding, and more.

State June revenues \$547M over estimates

Tennessee Department of Finance and Administration Commissioner Jim Bryson announced that revenues for June were \$2.2 billion, which is \$547.9 million more than the budgeted monthly revenue estimate.

State tax revenues were \$364.3 million more than June 2021 and the overall growth rate was 19.63%.

"After experiencing slower year-over-year growth in the month of May, growth has rebounded to the levels seen during most of fiscal year 2021-2022, driven primarily by sales and corporate tax receipts," Bryson said. "Of the \$547.9 million in revenue above estimates, 48% is attributed to growth in sales tax collections while 43% is due to the growth in franchise and excise taxes. The June figures also capture \$20 million in professional privilege tax

payments that had been shifted from May.

"With one month of revenue reporting remaining in the 2021-2022 fiscal year, the state is on track to outperform the revenue estimates set for the year. Nevertheless, we remain steadfast in our commitment to closely watch economic conditions, especially as inflation remains high, eroding much of the gain in overall revenues."

On an accrual basis, June is the eleventh month in the 2021-2022 fiscal year

General fund revenues were more than the budgeted estimates in the amount of \$518.8 million and the four other funds that share in state tax revenues were \$29.1 million more than the estimates.

Sales tax revenues were \$264.4 million more than the estimate for June and 17.33% more than June 2021. For 11 months, revenues are \$2.3 billion higher than estimated. The August through June growth rate is 16.03%.

Franchise and excise tax revenues combined were \$239.5 million greater than the budgeted estimate in June, and the growth rate compared to June 2021 was 24.98%. For 11 months, revenues are \$1.7 billion more than the estimate and the year-to-date growth rate is 32.46%.

Gasoline and motor fuel revenues for June increased by 1.46% compared to June 2021, and they were \$4.1 million more than the budgeted estimate of \$107.2 million. For 11 months, revenues are greater than estimates by \$50.7 million.

Motor vehicle registration revenues were \$2.9 million more than the June estimate, and on a year-

to-date basis, revenues are \$20.6 million more than the estimate.

Tobacco tax revenues were \$3.1 million less than the June budgeted estimate of \$21.0 million. For 11 months, they are \$4.8 million less than the budgeted estimate.

Privilege tax revenues were \$27.6 million more than the June estimate, and on a year-to-date basis, August through June, revenues are \$173.9 million more than the estimate

Business tax revenues were \$2.5 million more than the June estimate of \$11.1 million. For eleven months, revenues are \$44.2 million more than the budgeted estimate.

Mixed drink, or liquor-bythe-drink, taxes were \$7.8 million more than the June estimate. For 11 months, revenues are \$54.0 million more than the budgeted estimate.

All other tax revenues were more than estimates by a net of \$2.2 million.

Year-to-date revenues, for 11 months, are \$4.3 billion more than the budgeted estimate. The general fund recorded \$4.0 billion more than the budgeted estimate and the four other funds were \$238.2 million more than estimated.

The budgeted revenue estimates for 2021-2022 are based on the State Funding Board's consensus recommendation of Nov. 24, 2020 and adopted by the first session of the 112th General Assembly in April 2021. Also incorporated in the estimates are any changes in revenue enacted during the 2021 session of the General Assembly. These estimates are available at https://www.tn.gov/content/tn/finance/fa/fa-budget-information/fa-budget-rev.html.

Tennessee to hold three sales tax holidays

The Tennessee General Assembly approved two one-time holidays this year, in addition to the traditional sales tax holiday that takes place each year at the end of July.

During these holiday periods, Tennesseans do not have to pay state or local sales tax on certain items, saving up to 10% on some purchases.

The details of the three sales tax holidays are:

 Clothing, School Supplies, and Computers (July 29-31): During this holiday weekend, clothing prices under \$100, school supplies priced under \$100, and computers priced under \$1,500 are exempt from sales tax. Online purchases are included.

Food and Food Ingredients (Aug. 1-31): During this month-long holiday, food and food ingredients may be purchased tax free. Food and food ingredients purchased from a micro market or vending machine remain subject to sales tax. Food ingredients do not include alcoholic beverages, tobacco, candy, dietary supplements, and prepared food.

• Gun Safes and Safety Equipment (July 1, 2022 – June 30, 2023): The legislature extended this holiday an additional fiscal year. During this period, retail sales of gun safes and certain gun safety devices are

exempt from sales and use tax.

Learn more information about all the sales tax holidays by visiting www.tntaxholiday.com, emailing revenue.support@tn.gov or calling 615-253-0600.

The Department of Revenue is responsible for the administration of state tax laws and motor vehicle title and registration laws and the collection of taxes and fees associated with those laws. The department collects about 87% of total state revenue. During the 2021 fiscal year, it collected \$18.4 billion in state taxes and fees and more than \$3.7 billion in taxes and fees for local governments.

To learn more about the department, <u>visit www.tn.gov/revenue</u>.

No loan is too large or too small



Oakland recently closed on a \$5,200,000 PBA fixed rate loan through the Tennessee Municipal Bond Fund to finance parks and recreational facilities for the town. Oakland previously used TMBF's alternative loan program last year to issue two capital outlay notes. Pictured are Jay Johnson, Town Manager; Tommy Green, TMBF Marketing Representative; H. Michael Brown, Mayor; and Yvonne Bullard, Town Recorder.

See us for your special projects needs (615) 255-1561



The city of Waverly used the TMBF fixed rate PBA loan program to borrow \$5,000,000 to finance necessary projects due to the August 2021 flood disaster. First Federal Bank provided the financing through the TMBF program. The city has used our programs previously. Pictured are Waverly Mayor Buddy Frazier and City Recorder Kayla Thomas.



Tennessee Municipal League 2021-2022 Officers and Directors

PRESIDENT Ken Moore Mayor, Franklin VICE PRESIDENTS **Bobby King** Mayor, Henderson

Ron Williams Mayor, Farragut

Paige Brown, Mayor, Gallatin **DIRECTORS**

Kevin Brooks Cleveland Mayor Mike Callis

Portland Mayor **Randy Childs** Councilman, Kingston (District 2)

Vance Coleman Mayor, Medina

John Cooper Mayor, Metro Nashville

Darrell Duncan Kingsport Alderman (District 1)

Mike French Alderman, Somerville (District 7) **Hoyt Jones**

Alderman, Sparta (District 4)

Blake Lay Mayor, Lawrenceburg (District 6) **Terry Jones**

Mayor, Millington (District 8)

Tim Kelly Mayor, Chattanooga

Indya Kincannon Mayor, Knoxville

Chris Dorsey

City Manager, East Ridge (District 3) **Keith McDonald**

Mayor, Bartlett Ann Schneider

Mayor, Springfield (District 5) Jim Strickland

Mayor, Memphis C.Seth Sumner

City Manager, Athens

Mary Ann Tremblay Vice Mayor, Three Way Mark Watson

Oak Ridge City Manager AFFILIATE DIRECTOR Tim Ellis, City Manager, Goodlettsville (TCMA)

TMLAFFILIATED ORGANIZATIONS

(Ex-Officio Directors)

TN Assn. of Air Carrier Airports TN Building Officials Assn.

TN Assn. of Chiefs of Police

TN Assn. Municipal Clerks & Recorders TN Government Finance Officers Assn.

TN Fire Chiefs Assn.

TN Fire Safety Inspectors TN Assn. of Floodplain Management

TN Assn. Housing & Redevel. Auth.

TN Municipal Attorneys Assn.

TN Municipal Judges Conference TN Chapter, American Public Works

TN Recreation and Parks Assn.

TN Chapter, American Planning TN Personnel Management Assn.

TN Assn. of Public Purchasing

TN Section, Institute of Transport

TN Public Transportation Assoc. Assoc. Independent & Municipal Schools

TN Renewable Energy & Economic

Development Council TN Urban Forestry Council

TN Stormwater Assn

TML SPONSORS PLATINUM LEVEL

Voya Financial Advisors GOLD LEVEL

First Horizon Bank

IR Wanford & C

Samsara

SILVER LEVEL

Alexander Thompson Arnold Asa Engineering

AT&T Bank of New York Mellon, Co. **Charter Communications**

Collier Engineering

Cunningham Recreation Environmental Products Group

Local Government Corp.

Mauldin & Jenkins Mark III Employee Benefits

Onsite Environmental

PATH Performance Services

Recreational Concepts Rubrik

Siemens

Simmons Wealth Management **BRONZE LEVEL**

A2H, Inc. The Brick Industry Association

BuyBoard Purchasing Cooperative Employee Benefit Specialists Franklin Collection Service

Mattern & Craig, Inc. NORESCO Pavement Restorations, Inc.

Smith Seckman Reid

Tennessee 811 Tennessee Health Works

Trane Commercial Systems TLM Associates, Inc.

Waste Connections of TN Waste Management

Water Leak Relief, LLC TML Sponsored Programs

Public Entity Partners Tennessee Municipal Bond Fund

TML PARTNERED PROGRAMS American Fidelity

Everywhere.care

GovCard GovDeals

Peachtree Recovery Services, Inc.

Reach Alert

TN Drug Card VC3

TML STAFF

Anthony Haynes, Executive Director Chad Jenkins, Deputy Director Mark Barrett, Legislative Research Analyst Kate Coil, Communications Specialist Jackie Gupton, Administrative Assistant Carole Graves, Communications Director & Editor, Tennessee Town & City Sylvia Harris, Conference Planning Director

John Holloway, Government Relations Debbie Kluth, Marketing Director / Member Services

Kevin Krushenski, Legislative Research Analyst Denise Paige, Government Relations

Why Data Backup and Disaster Recovery Need Separate Plans—and Separation from Each Other

By DAVID DONOVAN

Senior Infrastructure Architect

Data backup and disaster recovery are more important than ever to municipalities. In addition to traditional disasters such as fire, flooding, tornadoes, and hurricanes, ransomware has now become a devastating modern disaster for municipalities across the U.S.

When a disaster hits, permanent data loss is often not close behind if a town or city doesn't have the right data backup and disaster recovery solution in place.

We applaud attempts by municipalities to back up data. However, our observations of towns and cities when we start working with them reveal a few major concerns with how they think about data backup and disaster recovery. A common theme with many of these concerns is that municipalities sometimes don't understand the importance of a clear separation between data backup and disaster recovery.

Here are a few reasons why this separation is important, and how towns and cities may misconfigure their data backup and disaster recovery solution.

1. Having your data backup and disaster recovery solution all in one place defeats the purpose of disaster recovery.

The point of data backup is quick recovery, and the point of disaster recovery is the ability to recover after the "worst" happens—usually a major disaster or devastating event that affects your electronic information.

Think about it. If your data backup solution resides entirely in the same place where a disaster could hit, then both your data and data backup solution will be destroyed at once. It's as if you don't have data backup at all.

Some municipalities think backing up data in another nearby building, a bank vault, a city employee's house, or a neighboring city counts as "offsite" data backup. Two risks exist with this approach:

- A natural disaster that affects city hall will likely affect buildings nearby.
- Storing "offsite" data at someone's house or a bank vault risks manual error. lapses in regular backups, and liability issues.

An offsite disaster recovery solution really means OFF SITE such as storing your data backups at data centers far from your geographical location. This way, your data is safe and recoverable after even the worst disaster that can befall your city. The separation of the two solutions is key.

2. Having your data backup stored entirely offsite defeats the purpose of quick recovery.

Conversely, a city that only stores its data backup offsite can run into problems. Backing up data offsite is a different process than onsite data backup. Let's say you have a smaller incident occur such as a city employee accidentally deleting an important file, or a server fails. If you relied only on your offsite data backup, then you might run into data availability issues.

The data may be recoverable, but it will take a while to access. Also, offsite data backups often occur once a day, so data lost an hour ago may not reside in the offsite data backup.

An onsite data backup solution is more immediate, backing up data in real time as the day progresses. If you lose a file, you can retrieve it from your onsite data backup server relatively quickly. If a server fails, a copy of that server can get turned on and working quickly. Make sure you have an onsite data backup solution in place, in addition to your offsite data backup, that can handle smaller incidents.

3. Using an online consumer-grade "offsite" data backup solution is not proper offsite

Many consumer-grade data backup solutions exist that seem like they are offsite backup. You install them on your computer, the software copies all your files to the cloud, and you have all your data stored "offsite." But is it really offsite? It is important to note that storing files in the cloud does not mean

backing up files in the cloud. There is a difference between syncing and backing up. Otherwise, common syncing applications such as OneDrive and Google Drive would count as "data backup." They aren't.

Unfortunately, many consumer-grade data backup solutions are essentially sophisticated cloud storage solutions that sync the files on your computer to the cloud location. But if files sync, then a ransomware virus affecting your files will sync those corrupted files

to your consumer-grade data backup—rendering the backup useless. To avoid these risks:

- Use a professional enterprise data backup and disaster recovery solution: Consumer-grade data backup solutions just can't handle the demands of a town or city. You may also run into storage limits or files that can't be backed up.
- Make sure your data backup process carves out completely separate data storage siloes. You need to make completely different, separate copies of your data and store them in walled off, completely separate places. That way, you ensure you have a copy of your data completely walled off from a ransomware attack.

4. Storing your data offsite reduces your onsite data storage costs and avoids hitting storage limits. Assuming your disaster recovery solution includes an unlimited offsite data storage component, it's better to store your data backups offsite to reduce the risks of realizing your own inability to store that data.

Onsite data storage requires you to purchase expensive servers that have limited storage. By contrast, affordable data storage solutions exist that are perfect for disaster recovery.

Most of your data won't change day to day, so it's more cost effective to store it offsite and only update it daily with any new and changed data. If you try to back everything up onsite, then you can hit storage limits and risk not backing up important critical data.

5. Disaster recovery is different than simply restoring data.

Sure, you may have all your data backed up somewhere. But when a disaster hits, it's not very helpful when the data looks like a big pile of random stuff. How do you piece it all back together? Overlooked pieces of critical

data that an improperly configured or limited data backup and discovery solution may miss include: Databases

- Specialized software and applications Specific, unique files (such as
- operating system files) Email

Both your onsite data backup and offsite disaster recovery needs to restore everything, including these complex files, applications, and



TENNESSEE

July 15-23: Kingsport

Kingsport Fun Fest Kingsport brings on the fun in this two-week festival. Scheduled events include a concert series, art show, trash barrel paint-in, handmade market, block parties, a Kingsport scavenger hunt, Fun Fest parade, downtown street fair, carousel birthday party, medallion hunt, fun runs, adult softball tournament, outdoor volleyball tournament, ballpark night, the lazy crazy triathlon, and more. To learn more, visit https://funfest.net/.

July 16: Watertown

Watertown Jazz Festival Local, regional, and national talent will be featured on the Watertown Square from 1-10 p.m. The free festival features food vendors, jazz workshops, and a great small-town atmosphere. For more info, visit https://watertowntn. com/events/details/?event=watertown-jazz-festival-2022

July 16: Cumberland Gap Tri-State Outdoors Fest

Cumberland Gap hosts its inaugural Tri-State Outdoors Fest featuring more than 30 vendors and outdoors education on topics including hiking, mountain biking, kayaking, canoeing, hunting, fishing, boating, environmental stewardship, and more. For more info, visit http://www.facebook. com/tristateoutdoorsfest..

July 21-24: Brownsville

Summer Jamz Music Fest This four-day event brings music throughout Brownsville courtesy of the Brownsville Arts Council and West Tennessee Delta Heritage Center. Come experience a variety of sights and sounds. To learn more, visit https://www. facebook.com/summejamfest/.

July 22-23: Franklin

Bluegrass Along the Harpeth Fiddlers Jamboree

Come to Franklin's city square for a week of music to honor local Grand Ole Opry stars Sam and Kirk McGee. Enjoy old-time musicians and dancers, bluegrass bands, food and craft vendors, and more. For more info, visit https:// www.bluegrassalongtheharpeth. com/

J. R. Wauford & Company, Consulting Engineers, Inc.



For more than 30 years, Voya in partnership with the Tennessee Municipal League has provided retirement plan services to municipal employees all across the great state of Tennessee.

Competitive Retirement Plan Services for Tennessee's Towns & Cities

Contact Ed Stewart at 615-627-5936 or ed.stewart@voyafa.com

Investment adviser representative and registered representative of, and securities and investment advisory services offered through Voya Financial Advisors, Inc. (member SIPC). 385783777_0321



Ed Stewart, ChFC, CLU, CF **Financial Advisor**

www.TML1.org 8-TENNESSEE TOWN & CITY / JULY 2022

Tennessee cities still welcoming visitors rollin' on the river

By KATE COIL *TML Communications Specialist*

It may seem 200 years out of place to see paddlewheel boats making their way up and down the Cumberland, Mississippi, and Tennessee rivers, but there are still cities across the state where visitors can experience Tennessee the same way many of the state's early tourists once did.

Paddlewheel river tours are operated in all of the state's big four cities with Chattanooga's *Southern Belle*, Knoxville's *Star of Knoxville*, Nashville's *General Jackson*, and a variety of paddle-powered boats operating along the Mississippi in Memphis. Those who want to get off-the-beaten path can also opt to take some of the longer cruises that dock in some of Tennessee's smaller communities.

Clarksville is the starting and ending point for numerous voyages up the Cumberland and to the Mississippi along routes headed to Memphis and Chattanooga in Tennessee as well as Cape Girardeau, Mo., Paducah, Ky., and Florence and Decatur, Ala.

Visit Clarksville Executive Director Theresa Harrington said the summer season has meant literal boatloads of visitors stepping off the dock at Clarksville's McGregor Park and Cumberland Riverwalk for more than 20 years.

"They come and some bring buses to take them on tours," Harrington said. "They are downtown when they dock, so some just let them go to downtown and shop, visit the museum, and other attractions. They may bus them out to Historic Collinsville to spend a few hours out there seeing the historical sites. They may also enjoy a downtown hop-on-hop-off driving tour. There is another set of tours where they go to Old Glory Distillery and Beechaven Winery. Each boat has a different itinerary."

A single boat can bring anywhere from 95 to 150 people into town between the spring and fall. Some cruises have themes, like Civil War history or booze cruises, while others coincide with major holidays like the Fourth of July or Christmas. With three separate boats often docking between 12 and 15 times per season in Clarksville, the boats can easily bring in thousands of tourists.

"We get a lot of people who might not necessarily drive out of their way to go to Clarksville," Harrington said. "We aren't a destination like Nashville, but once they come here on the boats, they find they can't see our entire community in the one or two days they are here. We find a lot of people are coming back. They want to experience the things they didn't have time to do."

Further down the Cumberland River, Dover is either one of the first or last stops on the river for boats coming from cruising both the Tennessee and Ohio rivers. Dover's location near the Fort Donelson National Battlefield and Land Between the Lakes makes it a popular stopover for paddleboat tours, according to Town Manager Charles Parks.

"We have several stops here for the American Duchess and Countess, and they added more boats on this year," Parks said. "They stop here on a routine basis, and this year we have about 20 scheduled. They stop at the Dover Landing Boat Ramp, and they have buses that take them to Fort Donelson and other tourist stops in town. Fort Donelson has guides who give them a history of the area. They shop and spend a day here before going on. Sometimes they stop back here on their way back."

Dover Mayor Lesa Fitzhugh said the ships docking in Dover are a highlight for both local citizens and passengers. Fitzhugh said she has developed personal relationships with many passengers and crew members.

"I have had dinner and lunch with them," she said. "I have toured the boats. One time they called and said they would be in Dover the day of the Christmas parade, and the boat's captain had always wanted to be in a Christmas parade. We arranged for him to be on the Santa float. People from Canada, Vermont, and New Orleans have come here. I stay in touch with a couple I met from Florida. It's a very personal experience, and we feel very blessed that they want to stop here, and that they continue to come here. We know when the boats are coming in because you see the posts go up on Facebook with pictures saying 'the boat's here."

Many of those who have en-



A paddlewheeler cruises past bluffs on the Cumberland River on its way to Dover. Located not too far from where the Ohio and Tennessee rivers and the Land Between the Lakes, tourists coming in by boat get to see a side to nature not available from the highway.



Above: A modern paddlewheel boat docks at Wayne Jerrolds Park in Savannah. The city has a long history with steamboats to the point that one is incorporated into Savannah's municipal logo.

Right: The historic steamboat named the *City of Savannah* was named after the Tennessee city. Two such ships bore the name in the late 1800s and early 1900s. Artifacts from both ships can be seen at the city's Tennessee River Museum. This picture dates from the early 1900s.

joyed Dover's hospitality on the boat make plans to return to the community.

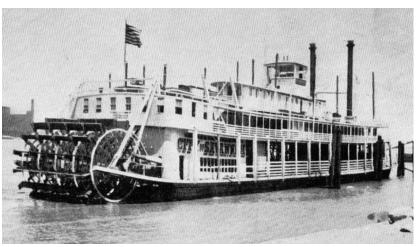
"It opens the door for the town of Dover and Stewart County as a whole to invite people to come back and visit or even buy property here," Parks said. "Some of our locals also get on and ride, too. It's a great experience to see these huge paddleboats coming in. It's an awe-some sight. You don't realize how big they really are, and when you go on them, it feels like you're walking into a museum."

Another one of the usual stops en route on the Tennessee River is Savannah, a city whose history is so entwined with steamships one has been incorporated into the municipal logo. Savannah City Manager Garry Welch said the city has been a stopoff for modern paddleboat travelers for the past decade with another river cruise line planning to add stops in the city in the coming year. The boats typically dock at Savannah's Wayne Jerrolds Park to great fanfare.

"They have the big walkway they drop down," Welch said. "We usually have a bluegrass band playing when they come off the boats and the whole time that they're docked. Most are here for just a day or dock the night before and spend the night. It's a big deal when they dock, and people often stop to come see the steamboat. A lot of traffic comes into the park of people just taking pictures and seeing the size of some of these boats."

Welch said visitors to Savannah come from all over America on the tours to take in local sites and history.

"We are only seven miles from the Shiloh National Military Park, so often the cruise line brings in buses and takes historic tours of Shiloh," Welch said. "There are also one or two buses that tours Savannah's historic area. We try to cater to the folks who come in off the boats.





A boat docks at McGregor Park in Clarksville. The three ships that dock dozens of time in the city can easily bring thousands of visitors in one season.

The visitors often come and spend time at our shopping district. Mayor Robert Shutt has a beautiful home in Savannah's historic district and often opens up his home for tours and to talk and visit."

Savannah is also home to the Tennessee River Museum whose exhibits focus on the Tennessee River specifically but also highlight how rivers throughout the state were important to early commerce, agriculture, and transportation.

culture, and transportation.

The age of the steamboat officially began in Tennessee in 1811 when Nicholas J. Roosevelt successfully sailed a wood-fired steam craft the *New Orleans* past the four dangerous Chickasaw Bluffs on the Tennessee side of the Mississippi between what is now the Lower Hatchie Wildlife Refuge and the city of Memphis. Roosevelt was then able to successfully continue on New Orleans, meaning that the Mississippi was now safe to travel its length from what would become Minnesota to the Gulf of Mexico.

Soon, steamboats were cropping up all over Tennessee and steamboat travel and commerce led to natural river landings becoming major cities and towns. By 1819, the original *General Jackson* was steaming the Cumberland with its base in Nashville while the *Rocket* made its first voyage on the Tennessee River into Alabama in 1822. In 1828, the difficult Muscle Shoals were finally navigated when the *Atlas* became the first boat to travel the length of the Tennessee River, opening up steamboat travel even further.

Supplies coming in and those being shipped out meant that many communities depending on steamboats economically from the 1820s into the 1860s. Passenger travel also brought new settlers and some of the state's first tourists. Well before Clarksville's train depot was immortalized in song, river travel helped make the city into what it is today.

"The river, in our mind, is our other interstate," Harrington said. "We still have barges going up and down the river, and these riverboats can reintroduce people to that. Clarksville started as a tobacco community and transporting tobacco out on the river. The river traffic played a huge role in our economy and how our county was formed."

Likewise, steamboats remained a vital link between smaller communities like Savannah and the wider world.

"The first bridge on the river in Savannah wasn't built until the 1930s," Welch said. "Prior to that, we had an area where steamboats stopped and were a lot of supplies, especially hardware, was delivered by boat. On the other side of the river from the city is a lot of flat farm land where cotton and grain are raised. Those were taken out on the boats. There were also livestock boats on the river and people would literally drive their livestock onto a boat to take it up and down the river. It was large enough that there was a steamboat named the City of Savannah that worked the river up to the Ohio. We were a very well-known stop on the river."

The age of the steamboat is generally seen as ending during the Civil War when many of the boats were repurposed as military ships. Harrington said a lot of the history surrounding steamboat travel coincides with local Civil War history.

"We have Fort Defiance up on the hill overlooking McGregor Park," she said. "A lot of the people on these boats are Northerners who haven't experienced Tennessee or the South. There are a lot of things you don't know unless you come and experience the history of these areas."

Dover was founded around a logging yard adjacent to the river for easy transport, but soon became more known for the battle at Fort Donelson. Fitzhugh said the importance of river travel can be seen in how period forts were built.

"All of the battlefield at Fort Donelson was located along the river," she said. "If you tour the fort, you will see the cannons there were all facing the river. When you're on the boat, you are on the same spot where the boats were during the war."

However, it was after the war that perhaps the most famous steamboat disaster in American history happened just outside of Memphis. Carrying a crew of wounded, former prisoners of war from Louisiana, the Sultana was overloaded on its trip up the river and its boilers blew up, killing more than 1,500 – including some 400 soldiers from East Tennessee. Monuments to this disaster still exist in at the Mount Olive Baptist Church Cemetery in Knoxville and at the Memphis National and Elmwood cemeteries in Memphis where victims are buried. The Sultana remained one of the most well-known and deadliest U.S. maritime disasters until the sinking of the *Titanic*.

Steamers were still active on some Tennessee rivers despite the rise of the railroad. Carthage, Gainesboro, and Celina still had limited steamboat commerce into the 1920s. It would be the locks and dams created by the U.S. Army Corps of Engineers and the Tennessee Valley Authority that put an end to the steamboat industry.

Something then changed in the 1970s with the return of pleasure paddlewheelers to rivers across Tennessee. Ships like the new *General Jackson* and *Memphis Queen* began offering nostalgia tours of local rivers. Soon, longer cruises were being scheduled along these old, familiar routes bringing visitors back not just to major riverports but also to smaller towns. Today, modern paddleboats provide a unique experience for travelers.

"If you don't come in via the river, you miss that whole experience," Harrington said. "If you aren't on the river, you aren't learning the history from that side. There is a whole different type of feel and how you experience Clarksville as a whole."

Fitzhugh visitors coming in by boat get a chance to see wildlife and history that others don't get to see.

"It is a totally different experience," she said. "There is a calmness, and you get to see wildlife. You aren't stuck in an ocean with nothing around you. You can see wildlife, like our bald eagles, birds, and deer. I also know as I've gotten older I realized our history and heritage is so important."

Welch said he wouldn't mind taking his own cruise on the river from Savannah

"You can tell when dock and undock, and take off down the river how peaceful it is," he said. "You're in nature gently rolling along. When the weather is pretty, you can get out on the deck and see nature at its best. We feel very blessed that we are the in-between stop and that most of them like us well enough to dock here."