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Lee's State Address outlines spending plan

In his fist State of the State address, Gov. Bill Lee provided an outline of his proposed spending plan, which primarily focuses on education, criminal justice reform, vocational training, and economic development incentives.

Included in his \$38.55 billion budget is money for employee pay raises, including \$71 million for K-12 teachers and \$15.6 million for correctional officers. State employees will also receive a 2 percent pay increase under the proposal.

Lee also unveiled his plan for a new voucher program that allocates \$37.4 million toward a new education savings account program.

"In my budget, we are doubling the amount of public charter school facility funding, and I will support legislation this year that makes it easier to open good charter schools and easier to close bad ones," said Lee.

Currently, the state has allotted \$6 million for the Charter School Facility Program, and this proposal would potentially

increase it to \$12 million.

Under vocational training, Lee is proposing \$37.5 million in new workforce development money. The Governor's Investment in Vocational Education (GIVE) includes funding for student vocational and technical training, \$25 million in community grants for workbased learning programs and apprenticeships, and \$4 million for expanded high school dual enrollment. It is funded in the Tennessee Higher Education Commission's (THEC's) budget recommendation.

The pay raises for correctional officers are part of a \$24 million investment in criminal justice initiatives. That includes providing \$2.4 million for 40 additional probation and parole officers.

Also included in new investments in Criminal Justice Reform, is \$3.6 million to expand adult basic education in state correctional facilities. Another \$1.7 million would bolster the state's recovery See LEE on Page 4

Gov. Lee to speak at TML Legislative Conference

March 18 - 19, Nashville DoubleTree

City officials will hear from Gov. Bill Lee at TML's Annual Legislative Conference, slated for March 18 - 19 in Nashville. Lee is scheduled to speak at 2 p.m. on Monday, March 18, at the Double-Tree by Hilton Hotel Downtown.

Lee, elected to his first term as Governor of Tennessee in Nov. 2018, has pledged to focus on good jobs, great schools, and safe neighborhoods in order to keep Tennessee moving in the right direction. Rural development, vocational training and criminal justice reform are among his first initiatives he plans to address.

City officials will also hear from a host of state leaders during the two-day event. Among those invited to speak are the new TBI Director David Rausch and the new TDOT Commissioner Clay Bright.

Also included in the two-day event are Lt. Gov. Randy McNally, House Speaker Glen Casada, Senate Finance Chair Bo Watson, House Finance Chair Susan Lynn, State Senate and Local Chair Steve Dickerson, House Local Chair John Crawford, State Comptroller Justin Wilson, and Economic and

Community Development Commissioner Bob Rolfe.

Conference registration opens at 11 a.m. on Monday, March 18, followed by lunch at noon.

The conference will kick off at 1 p.m. and run through 4 p.m. on Monday afternoon.

On Tuesday, March 19, things will get underway at 7:30 a.m. with a breakfast served until 8 a.m. The conference program will begin at 8 a.m. and continue until 10 a.m.

The legislative conference provides an excellent forum to network with other municipal officials and interact with your legislators. Those in attendance are encouraged to attend legislative committee meetings while in Nashville.

The voice of Tennessee's municipal governments must be



Gov. Bill Lee

heard in the legislative process, and the TML Legislative Conference is a great opportunity to communicate that message.

For more information, visit www.TML1.org

Schedule At-A-Glance

Monday, March 18 Tuesday, March 19 11:00 am Registration 7:30 am Breakfast 12:00 pm Lunch 8:00 am Lt. Gov. 1:00 pm House Speaker Randy McNally Glen Casada 8:15 am Sen. Steve Dickerson 1:15 pm Rep. John Crawford Rep. Susan Lynn 8:45 am 1:30 pm Comptroller J. Wilson 9:00 am **ECD Commissioner** 1:45 pm TML Staff Reports Bob Rolfe 2:00 pm Gov. Bill Lee 9:15 am **TDOT Commissioner** 2:30 pm Sen. Bo Watson Clay Bright 3:00 pm TBI Director 9:30 am Closing Remarks David Rausch House Floor Session Attend Legislative Committee 5:00 pm Senate Floor Session Meetings

Officials concerned affordable housing often left out of bigger economic development picture

By KATE COILTML Communications Specialist

When wildfires ripped through the Great Smoky Mountains in 2016, communities in the area like Sevierville found themselves faced with the challenge of rebuilding homes and lives.

Pamela Caskie, director of development with the Sevierville Development and Planning Department, said the wildfires not only devastated the community but also added to issues the city had already been dealing with.

"We were having issues with affordable housing before the wild-fires, and the fires only exacerbated the problem," Caskie said. "The good news – the silver lining in the cloud – is that the fires did call attention to the fact that this is a real issue throughout Sevier County. Because of the fires, we did get some additional consideration for housing funds."

Sevierville – like many communities around the Great Smoky Mountains National Park – is a service-based economy. Tourism is the area's biggest industry and while it brings in big bucks to the community, jobs like working in hotels and restaurants aren't always the most profitable for employees.

caskie said the average Sevierville resident makes about 60 to 80 percent of the median income or less, sometimes earning between \$10 and \$14 an hour for jobs they



Work is still underway building back what was lost during the 2016 wildfires, but Sevierville officials like Director of Development Pam Caskie are concerned the disaster has exacerbated the housing issues of the city's most vulnerable residents.

have held decades. The increasing costs of housing, food, and transportation have a deep impact on the community overall as a result.

"We are facing a situation where our economic development is customer service," Caskie said. "We sell customer service, and the experience good customer service gives you. If we don't have enough people to get the job done, if workers are frustrated, if they aren't there because they're working shorthanded, obviously our product and our brand diminishes. We want people to be able to focus on their job, not on whether or not they are going to make rent or if they can

find a place to live. It is imperative to us that we get enough people in the workforce to provide that high-level of customer service."

One of the ways many residents cope is by renting out units in short-stay hotels. However, when the tourist season picks up these hotels are out of reach for local residents.

"The need in our area is multi-family and apartments," Caskie said. "The people who live in our community would prefer to have a standalone home with a little bit of land – not a lot – but sometimes you have to take what See HOUSING on Page 3

Supreme Court will wade into clean water dispute

A case over a Hawaii wastewater treatment plant could redefine the scope of the federal law that regulates pollution in lakes, rivers, streams, and oceans.

BY DANIEL C. VOCK
Governing Magazine

The U.S. Supreme Court has agreed to review a Hawaii case about clean water regulations, which is good news for the 18 states and many local governments that want the lower court's ruling in that case overturned.

The dispute is over the scope of the federal Clean Water Act (CWA), a landmark environmental law that has vexed judges, regulators and environmentalists since Congress passed it in 1972.

The federal law imposes tight restrictions on pollution that enters lakes, rivers, streams, oceans and other navigable waters, which the federal government unquestionably has the right to regulate. It says, for example, that no one can dump pollution from a "point source," such as a pipe, into navigable waters without a permit

gable waters without a permit.

Problems arise when officials try to draw the boundaries of what the federal government can and cannot regulate. Wetlands, drainage ditches and mostly dry stream-

beds all feed navigable waters but are not themselves navigable, so there is disagreement over whether the Clean Water Act applies to them.

The Hawaii case that the high court accepted is another example. The case centers on a wastewater treatment plant in western Maui, which disposes of 3 to 5 million gallons of treated wastewater every day by injecting it into underground wells. A 2013 study determined that much of that water ends up in springs beneath the Pacific Ocean half a mile away.

Lower courts determined that Maui County, which operates the wastewater plant, violated the Clean Water Act because it did not have a permit for point-source pollution. Athree-judge panel of the 9th Circuit U.S. Court of Appeals determined that the injection wells were a "point source" of pollution that led directly to the pollution of the Pacific Ocean, even if the water had to seep through the ground to do so

The fact that the pollution is "fairly traceable" back to the wells means it qualifies as a point source of pollution, the judges explained. That set it apart from non-point sources, like road runoff, that can't be traced back to a single location.

"At bottom, this case is about preventing the county from doing indirectly that which it cannot do directly," the judges wrote in their February 2018 decision. "The county could not under the CWA build an ocean outfall to dispose of pollutants directly into the Pacific Ocean without [a] permit. It cannot do so indirectly either to avoid CWA liability. To hold otherwise would make a mockery of the CWA's prohibitions."

Other States, Associations Urged Court to Take Up Case

A slew of states and local governments took Maui's side when the county appealed to the U.S. Supreme Court.

"The situation in Maui is not unique," wrote several groups of See COURT on Page 7

Tullahoma Story Book Trail encourages reading, exercise

By KATE COIL

The Tullahoma Parks and Recreation Department has partnered with its local library branch, UT extension office, and other local partners to create a unique experience that encourages families to both read together and spend time outdoors.

The Rock Creek Story Book Trail has been created on a segment along the city's Rock Creek Greenway near the Coffee County Lannom Memorial Public Library. The project was financed through a \$5,000 Well Connected Communities grant through the Robert Wood Johnson Foundation via the 4-H Council and University of Tennessee's Cooperative Extension System.

Belinda Letto, an extension agent with the University of Ten-

nessee-Knoxville's office in Coffee County, said the trail includes a series of 25 podiums that have been erected along the greenway near the library, each of which contains a reading station.

These reading stations.

These reading stations have a page from a book encased in glass, allowing visitors to read one page of the story as they walk the trail. To complete the story, visitors must travel the greenway between all 25 stations, each placed about 30 yards apart. The trail already has its own library of 25 books that will be changed out See TRAIL on Page 3



own library of 25 books that will be changed out *See* **TRAIL** *on Page* 3 Located along a new section of greenway behind the local library, the Story that will be changed out *See* **TRAIL** *on Page* 3 experience the great outdoors.

NEWS ACROSS TENNESSEE



BELL BUCKLE

The Food Network will be coming to Bell Buckle's RC Cola/Moon Pie Festival this June to tape a pilot episode for a new show. "Snack Attack" will focus on famous snack items and snack-themed locations but will also have a competitive edge to it. The Food Network has been in communication with the town as well as with Chattanooga Bakery (makers of Moon Pie) and with RC Cola. For more information about the festival, go to bellbucklechamber.com.

CHATTANOOGA

Chattanooga Mayor Andy Berke has proposed a new loan initiative aimed at bolstering small businesses and neighborhoods. The loan program would provide existing small businesses with a loan to expand their operations. Depending on the loan size, businesses will also offer a certain percent match to the loan funding. A \$500 to \$5,000 loan from the city will require a 12 percent match, a loan above \$5,000 to \$15,000 an 18 percent match, and any loan above \$15,000 to the cap of \$25,000 will require a 25 percent match. Berke said he expects more than 10 companies to take advantage of the effort that could provide individual businesses with loans of up to \$25,000. In addition, participants will work with small business coaches such as those at SCORE, the Company Lab and the Tennessee Small Business Development Center.

FAYETTEVILLE

Downtown Fayetteville will soon be home to a large-scale mural celebrating the area's heritage, possibly leading to more downtown murals in the future. Melanie Laten, a local artist who also owns Laten's Bed and Breakfast on West Washington Street, is collaborating with the Fayetteville-Lincoln County Arts Center to provide improvement to the west side of the square. The mural will cover a 20-by-32-foot space on the backside of some of the downtown buildings, which also serve as a western gateway to the square. The mural image will be a depiction of those buildings as they appeared 100 years ago. Grant funds for the project have been applied for.

HUNTINGDON

VP Racing Fuels will locate new operations in Huntingdon, creating 40 new jobs and investing \$4.6 million in the local area. The race fuel manufacturer and distributor plans to expand its U.S. operations by locating a new manufacturing and packing facility in Huntingdon. VP is recognized by many as the world leader in race fuel technology, with a catalog of more than 70 fuel blends and a growing roster of VP-fueled champions across the entire spectrum of motorsports. In recent years, the company has expanded its product portfolio to include small engine fuels, diesel products, appearance products, and the Madditive® line of additives, branded as a reflection of the company's Mad Scientist® spokesperson personality. These products and the company's retail distribution in major retailers like Auto Zone, Tractor Supply, Walmart, Home Depot, and many others have led to these expansion needs.

JOHNSON CITY

Johnson City officials are collaborating with a local nonprofit to transform the historic site of a former high school into a community-based multicultural arts and education center. The nonprofit

TENNESSEE TOWN & CITY

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Langston Education & Arts Development (LEAD) is working to turn the former Langston High School into an important local cultural center, breathing new life into the building that served as the only high school for black students in Washington County from 1893 until desegregation in 1965. Johnson City has allocated \$1.8 million toward the project with LEAD raising the remaining \$500,000 needed. The Langston High School was founded by Dr. Hezekiah Hankal, a man born into slavery in Washington County who became a founding father of Johnson City, elected as a city alderman in 1887 and establishing an interracial medical practice that saved lives during the local cholera epidemic in 1873. Langston became a Rosenwald school in 1925.

KINGSPORT

The city of Kingsport is celebratin the grand opening of the Inventor Center, a new community space for Kingsport's creators, makers and artists of all kinds. Located at 118 Shelby Street, the Inventor Center adds to Kingsport's developing entrepreneurial ecosystem. Places like RCAM, Streamworks, D-B Excel, SyncSpace and now the Inventor Center give Kingsport citizens a place to learn new skills, foster community or build a business. The Inventor Center comes from a public-private partnership led by the City of Kingsport with Engage Kingsport and the Model City Makerspace. This new facility is a premier makerspace that provides makers the space to develop a variety of skills, as well as unique, specialized equipment they will rarely find anywhere else. More than just a space to create, the Inventor Center is a place to learn. Through programs and classes for inventors, entrepreneurs and employers, the Inventor Center is focused on creating opportunities that benefit Kingsport as a whole.

LA VERGNE

The ICEE Company will move its corporate headquarters in La Vergne, creating approximately 200 jobs in the next five years. The company plans to establish its headquarters at 265 Mason Road in La Vergne. Founded in 1967, The ICEE Company is the leader and innovator in the frozen beverage indus-try, offering the most comprehensive frozen beverage package and service network in the beverage and foodservice categories. The ICEE Company is a subsidiary of J&J Snack Foods Corp. and operates service and distribution centers throughout the U.S., Mexico and Canada. ICEE is distributed globally across Europe, China, Central America and the GCC. Its brand portfolio includes ICEE, Slush Puppie, Arctic Blast, Parrot-ice fruit smoothies, Thelma's frozen lemonade, Nitro cold brew frozen coffee dis-pensed out of Twisted Chill by ICEE machines, and frozen cocktails. The ICEE Company is also a major service provider to the foodservice category through ICEE Managed Service.

LENOIR CITY

Progress continues on Lenoir City's downtown streetscapes project. The city recently awarded contract design for the second phase of the project to Knoxville-based Design and Construction Services, Inc. for \$1.91 million. City officials and contractors will be meeting with local stakeholders to discuss how the project can best be executed without too much interference to downtown merchants and business. No date for the start of construction has been slated.

MANCHESTER

The city of Manchester is moving forward with a \$1.2 million project to connect a new bike lane to the Little Duck River Greenway. The city received a \$960,000 grant from the Tennessee Department of Transportation toward the project, which will extend the current bike lane at Highway 41 along the greenway to the area near Parks Avenue and Emerson Street. The 12-foot-wide greenway extension will also bring the bike path on bridges over waterways. The Manchester Board of Mayor and Aldermen recently selected HFR the design lead for the greenway extension project.

Townsend city officials break ground on new community center and city hall



Townsend city officials broke ground on a new community center and town hall building for the town. Participating in the ceremony were Norma Reynolds, Police Chief Kevin Condee, City Commissioner Rindi Martin, former mayor and Commissioner Kenny Myers, Vice Mayor Michael Talley, Mayor Ron Palewski, City Recorder Danny Williamson, architect Andy Morton, Fire Chief Don Stallions, and Blount County Mayor Ed Mitchell. The 4,500-square-foot building will feature symmetrical wings for city government offices, the police department, community meeting rooms, and an auditorium.

MONTEAGLE

The town of Monteagle has approved \$400,000 for the construction of a new fire hall. Preliminary plans for the new fire hall call for a 88-foot-by-65-foot metal building with a faux stone veneer on the same site as the former fire hall building at the corner of College Street and North Central Avenue. Inside, the hall will feature a day room with a warming kitchen, training room, laundry room, and a 53-foot-by-65-foot room that will hold three bays for fire trucks. A 12-foot-high set of glass doors will provide access to the truck bays. Outside of the construction of the new fire hall, officials are also seeking grants to purchase a new cascade system so the department could fill their air bottles to capacity, an extractor dryer to clean turnout gear, and an exhaust system to remove vehicle fumes.

NASHVILLE

Tangier Outlets has announced its plans for a shopping center in Nashville to be located near downtown. The company recently purchased the 300-acre Century Farms land off the Interstate 24-Hickory Hollow Parkway exit. Antioch will be the Tanger Mall's second Tennessee location. The area will be a mixed-use development containing a mix of businesses and residential communities, but a groundbreaking will not be scheduled until 60 percent of the project has been leased.

OAK RIDGE

The Arbor Day Foundation has named the city of Oak Ridge Electric Department (CORED) a 2019 Tree Line USA utility in honor of its commitment to proper tree pruning, planting and care in the Oak Ridge service area. This is the fifth year CORED has received the recognition. CORED achieved Tree Line USA by meeting five program standards. Utilities must follow industry standards for quality tree care; provide annual worker training in best tree-care practices; sponsor a tree-planting and public education program; maintain a tree-based energy conservation program; and participate in an Arbor Day celebration.

PORTLAND

Togo North America Inc. will invest \$11.4 million to establish a production facility in Portland and create 58 jobs over the next five years. Togo North America plans to produce hose clamps at its Portland facility, located in the Tennessee-Kentucky Business Park. The auto supplier will occupy a 107,000-square-foot building at 9534 Eubanks Road in Portland, where it anticipates starting operations in the fourth quarter of 2019. Togo North America, a subsidiary of Japan-based Togo Seisakusyo Corporation, produces automotive parts, including hose clamps, return springs and flat springs.

RED BOILING SPRINGS

Racoe, Inc., is expected to create 200 jobs in Red Boiling Springs under its VF Workwear imprint. The company is in talks to begin manufacturing uniforms for U.S. Border Patrol in Red Boiling Springs. The company currently produces the uniforms for the Department of Homeland Security at a plant located in Mexico. Racoe currently manufactures uniforms for multiple branches of the U.S. military, including the Army, Navy and Air Force. The company has also produced uniforms for the Afghan Border Police (ABP).

Sweetwater honored for leading regional eclipse tourism initiative



The Middle East Tennessee Tourism Council presents the city of Sweetwater with the Tourism Trailblazer Award at the Excellence in Tourism Awards and East Tennessee Legislative Luncheon in Knoxville. The city is credited with paving the way for the numerous events in the region surrounding the 2017 total solar eclipse, creating an economic windfall for Sweetwater and other communities. From left: City Commissioner Lamar Hughes, City Planning Officer Chuck Whited, City Recorder Jessica Morgan, Sonya Crush, Hayley Isbill, State Rep. Lowell Russell and Sweetwater Mayor Doyle Lowe accept the Tourism Trail Blazer Award from Dave Jones, East Tennessee regional manager for the Tennessee Department of Tourist Development.

Historic home gets new life as municipal office building



Two years after the city of Gallatin saved it from demolition, the city's Franklin House welcomed employees with the city's engineering and stormwater utility departments as they moved in to their new office space. The home was relocated from the corner of Nashville Pike and Tulip Poplar Drive to the Gallatin Public Works Complex at 641 Long Hollow Pike in a \$1.5 million project that renovated the historic home and has provided new space for the city. The new building will allow the city to expand its codes and planning departments at city hall as well as provide new city services, like a traffic operations center to be housed in the home's basement. Gallatin Mayor Paige Brown said the project was cheaper than building a completely new space and had the added bonus of preserving a more than 100-year-old city landmark.

Oak Ridge volunteers maintaining city park's dry landscape garden



Volunteers are maintaining the new dry landscape garden recently installed at the International Friendship Bell Peace Pavilion at Oak Ridge's A.K. Bissell Park. The garden - known as a karesansui garden - recently hosted a training session for volunteers interested in helping maintain it. In addition to the larger karesansui garden, a smaller community garden has also been set up for anyone from the community to rake and learn more about the practice. Karesansui gardens, a centuries-old Japanese tradition, feature sand or fine gravel raked in patterns around carefully placed boulders and stones, peaceful sites encouraging viewers to spend time in contemplation. The literal translation for karesansui is "dry-mountain-water," referring to use of sand or gravel and stones arranged to represent mountains and water.

Tullahoma Story Book Trail encourages reading, exercise

TRAIL *from Page 1* approximately every two weeks.

"Our goal is to get the same people coming," Letto said. "Though we know children don't mind reading the same book over and over, we want to encourage them to come back, to continue to walk and read. The overall mission is to build a culture of health within our community. A part of the program is the educational component."

Letto said the concept of a walking trail based around stories was an idea she had seen presented at a conference.

"The Story Walk was trademarked, and it was developed in Vermont by a lady named Sarah Ferguson, who worked with a local library system," she said. "I thought it was a cool idea because it was interactive and multi-generational. It promotes literacy skills and gives health benefits of being out in outdoor greenspaces. It really has multifaceted benefits for families."

Tullahoma was open to the idea of the trail and had a great location for it in mind.

"Mayor Lane Curlee has this overall mission to make opportunities for physical activity to be located within half a mile of every home or household in Tullahoma," Letto said. "In talking with our community partners, like the Tullahoma Department of Parks and Recreation, it was suggested we do the project on the new greenway expansion that just happened to be behind the library. It was a perfect location, and the Lannom Memorial Public Library is really involved in reaching out to the community and providing resources to children from economically disadvantage homes. It was a perfect marriage."

The project soon had the support of other local partnerships from groups like Get Fit Tullahoma and the extension office's master gardener program, who offered to do the landscaping. Members of a local woodworkers association volunteered to build the platforms

and displays for the walk. Tullahoma's Literacy Council has also volunteered time to help mount and laminate the pages for display. A local Boy Scout will be working on an Eagle Scout Project to develop an outdoor classroom for the library connected to the Story Trail.

"All these people had the connections and the skills to plan, design, and construct the boards for the story walk where we display the book pages," Letto said. "The library was an excellent resource for helping us select the books, knowing what would be appropriate and how to reach children who are your early readers up until about second-grade. It's one of those projects that as it gets more attention it has continued to draw."

The library has also seen the potential for programming in the trail.

'We are having an official opening on May 24 to pair it with the library's summer reading program's kick-off," Letto said. "We have books on the trail now, but right now we are testing to make sure everything works. To get an idea of the number of people using the Story Trail, we have decided to do an incentive program with the library. The library's mascot, a small dragon, is going to be located along the trail on one of the story book pages. The children then go into the library to tell them what post the dragon was on so they can get a small charm or treat. They can collect a new one for each book on the trail. It lets us know how many people are utilizing the trail and gives the kids an incentive to keep coming back."

The library has also wanted to incorporate books on the trail into their enrichment program and hold polls where visitors can vote for their favorite books along the trail so that officials can determine what types of books trail walkers are most interested in seeing.

So far, the feedback from the program has been overwhelming

"The literacy council is ex- reading program.

tremely excited by this and wants to support it moving forward," she said. "When the newspaper did an article, we started getting a lot of response from people that they wanted to go and walk it. I have yet to get any kind of negative feedback. What surprised me is how excited a lot of grandparents were about it as a place to take their grandchildren."

Letto said the project has also strengthened the bonds of various community partners in the area.

"It's been fabulous; I've worked in a lot of groups, and we are really blessed to have a lot of people who focus on the vision and the mission rather than getting into turf wars," Letto said. "For me to be successful in my job and reach the people I need to reach in the community is through community collaboration. Everyone brought their talents to the table and were willing to share, do, and be flexible. Everyone kept a positive attitude, and everyone kept moving forward."

Top Right: Students with the local chapter of the National Honor Society and volunteers with Tullahoma's woodworkers association install one of the reading stations on the greenway. A total of 25 stations were installed along the new segment of the Rock Creek Greenway, allowing visitors to read a children's book as they walk. Volunteers from all walks of life have contributed to the ongoing success of the project.

Bottom Right: Each one of the 25 posts has a different page of the story on it, meaning walkers must walk by all the posts in order to get the entire story. The library is already working on special incentives to reward young readers who complete books on the Story Trail and hope to incorporate the outdoor story walk with programming in the future, particularly the library's upcoming summer





Affordable housing often left out of bigger economic development picture

HOUSING from Page 1

you can get or you can afford. It's much harder for us to subsidize single-family housing units than it is multi-family units."

Economic development and the ability to draw new businesses into the community are among the top goals of many communities across Tennessee,

Lindy Turner is executive director of community housing development organization Clinch-Powell Resource Conservation and Development Council and has been with the organization since 1989. She says housing is an important piece of economic development for any community, but sometimes becomes a lesser priority when faced with the needs of bringing in big business.

"Quality housing and quality affordable housing should be an intricate party of any community's development plan," she said. "We have a history of focusing on industrial development. It is rare for considerations of affordable housing to be included in economic development planning. We should be just as focused on community development as industrial."

By putting housing needs on the back burner, communities can sometimes create bigger issues for themselves further down the road.

"Companies don't just look at the industrial park," Turner said. "They also want to look at housing. You can't wait until a company is considering your community to look at adding housing to the people they are bringing with them. We need to think more holistically and how communities can help housing occur."

A study by the Center for Housing Policy titled "The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development" found that development of affordable housing has many more economic consequences than many realize.

"The development of affordable housing increases spending and employment in the surrounding economy, acts as an important source of revenue for local governments, and reduces the likelihood of foreclosure and its associated costs," the report states. "Without a sufficient supply of affordable housing, employers — and entire regional economies — can be at a competitive disadvantage because of their subsequent difficulty attracting and retaining workers. In

addition to these proven linkages between affordable housing and economic development, this review also discusses several promising hypotheses that have not yet been as well researched but that nonetheless suggest ways in which affordable housing can foster local economic growth."

Beyond the jobs initially created by construction and the permitting fees that cities receive for new builds, the study found that housing availability and housing costs are among the top five concerns for companies when they look to move into a community.

The report also found that affordable housing can improve municipal fiscal and economic conditions in a number of indirect ways such as appreciating the values for nearby homes, thus creating a more robust tax base.

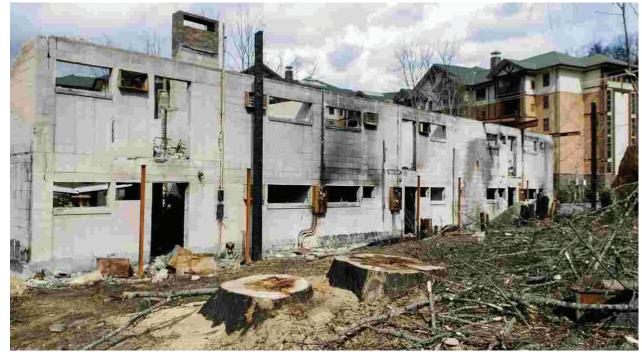
Affordable housing also brings housing costs below market rates, which in turn increases the money available for purchasing goods and services in the local economy.

Beyond merely new builds, renovating older homes can also have a positive economic impact on a community. In addition to increasing residents' residual income, the construction and rehabilitation of homes to make them more energy-efficient can have significant economic implications for localities that encourage or incentivize such practices.

Lisa Strurtevant from Shelterforce, an independent, nonprofit publication that supports the community development field, said there are ways a lack of affordable housing can also negatively impact a city that most people aren't aware of.

When workers are unable to find affordable housing near where they work, Sturtevant said the longer commute has a measurable economic impact – beyond just the wear and tear on roadways by vehicles taking longer journeys.

"As a result, they have less disposable income and have less to spend on other necessities, such as food, health care, child care, and savings," she writes. "Family well-being can therefore be negatively impacted by these higher commuting costs. They spend less on local retail goods and services, which has a negative impact on local businesses. Workers with longer commutes are more likely to arrive late to and leave early from work. As a result, worker productivity suffers, which has negative repercussions for



Sevierville Director of Development Pamela Caskie said the city had been working on affordable housing issues before the devastating wildfires that ripped through the area. The wildfires not only took out residences but also many short-stay apartment complexes and hotels that many locals rely on as housing options during the off season.

Low crime rate

Housing costs

Climate

Healthcare facilities

Housing availability

Ratings of public schools

Recreational opportunities

considered part of business recruitment.

Colleges and universities

Cultural opportunities

Source: Figure 25 in Gambale, Geraldine, 2009

FIGURE 3. Relative Importance of "Quality of Life" Factors in Facility Site Selection

Housing availability and housing costs are among two of the top factors businesses

say they consider before locating to a new community. However, housing isn't always

business productivity and growth. In addition, workers with longer commutes may eventually be more likely to look for employment closer to their homes. Local businesses, therefore, will face higher employee turnover and elevated costs for recruitment and retention."

Sturtevant said that officials in Chesapeake, Va., and with Housing Virginia brought people from the Hampton Roads region of the state

together to look at how economic development, city planning, transportation, and housing play into overall economic development for the region. By looking at where housing and places of employment were located, they could better plan transportation outcomes as well.

"By making the economic case for affordable housing, the conversation brought together not just the usual suspects who care about affordable housing, but also local land use planners, elected officials, economic development professionals, and transportation analysts and advocates," Sturtevant writes. "This broadening of the discussion

around the future demand for housing is important not only to increase understanding of regional housing needs, but also to engage a larger and more diverse set of stakeholders who can help convince local officials and residents of the need to plan for more housing around transit and near growing employment centers, to re-zone areas to allow for multifamily and higher density housing, to allocate funding to build and preserve housing affordable to very low-income families, and to explicitly link business attraction efforts to

the housing needs of new workers."

By making affordable housing an overall part of economic devel-

opment and realizing how housing plays an important role in the local economy, Sturtevant said communities can better plan for their future.

20% 30% 40% 50% 60% 70% 80% 90%

ties can better plan for their future.

"Making the economic case for affordable housing can feel uncomfortable to those who believe that having access to safe, decent and affordable housing is a right that everyone should enjoy, without exception," she said. "But by linking housing needs to a region's economic prosperity, we can bring more people into the effort to help find ways to make sure there is a diverse mix of housing affordable to individuals and families all along the income spectrum."



PEOPLE IN THE NEWS

Franklin **Police Chief** Deborah Faulkner has been appointed to the Tennessee Peace Officers Standards and Train-



Deborah Faulkner

ing (POST) Commission by Gov. Bill Lee. POST is responsible for developing and enforcing standards and training for all Tennessee police officers. Faulkner has been chief of the Franklin Police Department since 2014, but began her career as one of the few female patrol officers working for the Metro Nashville Police Department. She rose through the ranks to serve as deputy chief of the department and then served as inspector general in the Office of Inspector General where she investigated TennCare fraud. She became the city of Franklin's first female deputy chief and later its first female chief of police. She holds a bachelor's degree in journalism from the University of Memphis, briefly working at Channel 4 before joining the Metro/Davidson County Police Department.

S t e v e Hughes has been selected as the new fire chief for the city of Savannah. Hughes will take over from Steve Hudson, who



Steve Hughes

served as acting chief following the sudden death of Chief Jerry Shelly. Hughes is a 20-year veteran of the Savannah Fire Department, beginning his career as a volunteer firefighter in 1996. He became a full-time firefighter in 1999 and worked his way up to captain in 2001. Hughes has a degree in fire science and management from Northwest Shoals Community College as well as certifications as a fire investigator, fire inspector, fire instructor, hazardous material technician, and hazard material instructor.

Judy Patrick has been selected as the new town clerk for the town of Pleasant Hill. Patrick holds a bachelor's degree



Judy Patrick

in organizational leadership from Columbian Southern Institute and

an associate's degree in business. Before coming to the town, she served as the director of the Van Buren County 911 Center, a human resources assistant at Averett Expression, and a correctional captain with the White County Sherriff's Office.

Karen Stevenson Simo has been selected as the new chief of staff for the Tennessee Department of Environ-



Karen Simo

ment and Conservation (TDEC). Simo has been with TDEC for more than six years, first as regional director for external affairs in the Columbia Field Office, then as assistant general counsel in the Office of General Counsel. Simo earned a bachelor's degree in agriculture with a concentration in soil and water environmental science from the University of Kentucky, working as a soil scientist before receiving her law degree from the Nashville School of Law. Prior to working for TDEC, she worked in a private law practice focusing on business transactions, commercial real estate, commercial lending, and contracts.

Russell Sugarmon **Jr.**, a former judge, state senator, and civil rights leader, died Feb. 18 at the age of 89. A Memphis native.



Russell Sugarmon

Sugarmom graduated from Booker T. Washington High School at the age of 15 and then earned a degree in political science from Rutgers University in 1950. He received a law degree from Harvard Law School in 1953, also attending Boston University's Graduate School of Finance. He spent two years in the military and then returned home to Memphis where he became a well-known public figure in the civil rights movement. He was instrumental in the desegregation of Memphis City Schools along with his law firm Ratner, Sugarmon, Lucas, in 1959, also making him the first African-American to run for a major city office in Memphis. He then served in the Tennessee House

of Representatives from 1967 until 1969, representing the 11th House District. He served as a referee in the iuvenile courts from 1976 until 1987, when he was appointed to the General Sessions bench as a judge. Sugarmom then ran to be elected to the General Sessions Judge position, which he held until his retirement

George Watson has stepped down from his role as alderman with the city of Munford to take a new position as the city's public



George Watson

works director. Watson officially took over as public works director on Feb. 25, replacing Mark Walker who has been director since 2013 and retired after 29 years of service to the city. Watson was first elected to the city's board of mayor and aldermen in 2006 and still hast two years on his current term. A retired master chief from the Navy, Watson has been the maintenance chief at the local Auto-Zone branch for the past 11 years.

Gregory T. Young has been selected as deputy commissioner of the Bureau of the Environment, according to Tennessee



Gregory Young

Department of Environment and Conservation Commissioner David Salyers. Young replaces Tisha Calabrese Benton, who became vice chancellor for communications for the University of Tennessee in December. Young has 18 years of experience in practicing environmental law in Tennessee, including environmental permitting, rulemaking, compliance and enforcement cases. Young has served as co-chair of the working group for Institutional and Legal Framework for TN H2O, Tennessee's statewide initiative for securing the future of water resources. He was appointed in 2016 to serve on TDEC's Water Re-Use Advisory Committee. Young has also represented agencies of the state of Tennessee on environmental matters in the past. Young received his law degree from Tulane University in 2001 Willis and Caldwell. He became after receiving a bachelor's degree the first African-American to run from Mississippi College in 1998. for Public Works Commissioner He most recently served as a partner specializing in environmental law and land use at Nashville-based firm Burr and Forman.

Bartlett K-9s, offices receive badges



Left to right, Officer Andrew Maliskas and K9 Bono, Officer Casey Knight and K9 Jax, and Officer Christian Schaumburg and K9 Ali were honored by the city of Bartlett at a recent Board of Mayor and Aldermen meeting. The officers received badges for their partners from Chief Glen Williamson during the meeting. The Bartlett Police Department's canine program uses Belgian Malinois exclusively. This breed has a proven record of intelligence, bravery, and athletic ability. Their extreme sense of smell, alertness, and loyalty to their handler make them a valuable asset in times of danger.

Gov. Bill Lee unveils 2019-20 spending plan

LEE from Page 1

court programs, such as drug court, to divert nonviolent offenders from the traditional court system into programs that would reduce recidivism.

Under economic development, Lee's budget allocates \$164 million for capital investment projects, which includes funding for the state's economic and community development grants.

Other funding initiatives include \$20 million for additional rural broadband expansion and \$10.5 million for a Rural Development Fund grant program that helps communities with site development, community asset improvements, marketing, strategic planning, downtown revitalization, and technical assistance.

An additional \$3 million is allocated for rural development and opportunity funds that provides loans and technical assistance to small, minority, and women-owned rural businesses that are unable to access traditional loan capital.

The budget will also provide a \$65 million infrastructure grant to help Amazon with its plans to invest \$230 million in setting up an operations hub in Nashville that's expected to create 5,000 jobs; and a \$50 million infrastructure grant for Volkswagen's plans to expand its Chattanooga plant and create 1,000 tric vehicle production beginning in Internet sales taxes.

To help address the opioids epidemic, Lee is proposing \$35 million cent, as adopted by the State Fundmore for opioid-related initiatives,

including \$3 million more for the Creating Homes Initiative, which would add about 200 more housing opportunities in the first year; and \$2.3 million to provide 70 to 80 beds in a Women's Residential Recovery

In tourist development, \$4 million is allocated for a tourism marketing task force, with an additional \$524,800 to go toward the creation of a new Tennessee Office of Rural Initiatives to assist distressed and atrisk counties with marketing, grants, and educational outreach. The office will include four additional staff positions.

The administration is also providing \$133 million for improvement projects at four colleges, including the University of Tennessee's Institute of Agriculture, Middle Tennessee State University's School of Concrete and Construction Management, Tennessee Tech University's engineering building, and the Cleveland Higher Education Center.

His proposed budget also calls for a \$225 million boost to the state's rainy day fund, \$30 million for a school safety program, and \$15 million for mental health.

His 2019-20 fiscal year budget reflects a 1.1 percent increase from the current year's budget and includes no new long-term debt, nor does it include an increase in revejobs as the factory gears up for elec-nues from additional collections of

> The 2019-20 fiscal year shows only a modest growth of 3.21 pering Board.

No loan is too large or too small



The city of Townsend recently closed a \$500,000 loan with the Tennessee Municipal Bond Fund to finance a new community center and town hall. Seated left to right: Mayor Ron Palewski and City Recorder Danny Williamson. Standing is Steve Queener, TMBF Marketing Representative.





McMinnville recently closed a \$10 million fixed-rate loan with the Tennessee Municipal Bond Fund to finance the renovations and additions to the city's civic center including ADA compliance issues. Standing left to right are: City Administrator Bill Brock, City Recorder Shirley Durham, and Director of Parks and Recreation Scott McCord. Seated is Mayor Ben Newman.

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

STATE BRIEFS

Tennessee's rates of property crime and violent crime are higher than the national average, according to new research compiled by the National Council for Home Safety and Security and home security company Alarms. org. Tennessee ranks 38 out of 50 in terms of property crime safety and 40 out of 50 in terms of violent crime safety. Nearly 6 out of every 1,000 residents have been a victim of a violent crime while 36 out of every 1,000 Tennesseans have been victims of a property crime. The information was compiled utilizing the most recent FBI Uniform Crime Report statistics.

The state of Tennessee experienced a record low number of wildfires in 2018, according to the Tennessee Department of Agriculture Division of Forestry. Officials said abundant rainfall throughout the year was a factor in limiting the number of wildfires but also praised citizens for making more efforts to conduct safe burns. Visit www.BurnSafeTN.org for additional tips to burn safely and to protect your community.

The state of Tennessee's eBook database has been recognized as one of the most utilized library services in the world, according to Tennessee Secretary of State Tre Hargett. The Tennessee Regional eBook and Audiobook Download System (TN R.E.A.D.S.) database circulated 3.7 million digital eBooks, audiobooks, and videos to public library patrons throughout the state. The Tennessee State Library and Archives is one of four libraries receiving acknowledgement for achieving between 3 and 4 million digital checkouts in 2018. OverDrive Inc., the world's leading digital platform for libraries, released the list earlier this month and ranked Tennessee right behind the New York and Los Angeles Public Libraries. TN R.E.A.D.S. offers users more than 197,000 eBooks, 75,000 audiobooks and 4,100 videos with new and popular titles being added every month. The digital titles can be downloaded or streamed to tablets, smart-

phones, computers and e-readers. Any Tennessean with an active library card from one of the 186 public libraries in the Tennessee Regional Library System can use this free service.

A new report has found 85 percent of Tennessee's maternal deaths were preventable. The staggering figure was uncovered by a commission created to study the high rate of maternal deaths in the state and comes three years after the Tennessee General Assembly passed the Maternal Mortality Review and Prevention Act of 2016, which created a review panel to not only look over maternal deaths but also offer prevention recommendations. Maternal deaths are defined as a death of a mother that takes place while pregnant or within one year of a pregnancy. The panel also found that black women are three to four more times likely to die from pregnancy-related complications than their white counterparts and that women without college educations are more likely to die from pregnancy-related issues. The panel also found that 14 percent of the deaths of pregnant women in Tennessee were the result of intimate partner or domestic violence.

The Great Smoky Mountains National Park welcomed a record number of visitors in 2018 with more than 11.4 million coming to see the park. The park also retained its reputation as the most visited national park in the U.S. Of the 11.4 million who visited the park in 2018, more than 200,000 came to see the newest section of the park's Foothills Parkway, which opened in November. The 1.65 mile segment of the Foothills Parkway nicknamed "the missing link" brings the parkway's today distance to 16 miles with nine bridges. The Foothills Parkway was first proposed in 1944 to serve both as a corridor connecting communities around the park and to provide visitors with stunning views of the Smokies. Park employees and nearly 2,850 volunteers also donated 104,023 service hours to the park in 2018.

January tax revenues exceed state's projections by 3 percent

Tennessee Department of Fi- to January 2018 was 11.6 percent nance and Administration Commissioner Stuart McWhorter announced that overall January state tax revenues exceeded budgeted estimates. Revenues for January totaled \$1.4 billion, which is \$28.8 million more than budgeted and 2.81 percent greater than revenues received in January

"January sales tax revenues, reflecting consumer spending that occurred during December, remain strong and represent 22 consecutive months of positive growth," said Commissioner McWhorter. "The second quarter growth rate from sales activity was 6.05 percent compared to last year, representing the highest growth rate in three years. Corporate tax revenues also posted positive growth gains against the month's estimate, while all other revenues finished near estimate.

"It should be noted that there was a large drop in Hall income tax revenues when compared to this same time last year due to the implementation of the federal Tax Cuts and Jobs Act of 201," he added. "And, while year-to-date revenues look promising, we must continue to monitor revenues and closely manage our expenditures so that Tennessee continues to be prepared for any future economic slowdown."

General fund revenues were greater than the budgeted estimates in the amount of \$26.2 million while the four other funds that share in state tax revenues were \$2.6 million more than the estimates.

Sales tax revenues were \$19.3 million more than the estimate for January and the growth rate was 4.24 percent. For six months revenues are \$155.5 million higher than estimated. The year-to-date growth rate for six months is 5.86 percent.

Franchise and excise tax revenues were \$10.2 million more than the January budgeted estimate. The growth rate compared

Year-to-date franchise and excise tax revenues for the first six months of this year are negative 2.96 percent and \$12.9 million less than estimated. However, adjusting for the large one-time payment received last year the underlying growth rate is positive 2.26 percent.

Gasoline and motor fuel revenues for January increased by 11 percent compared to January 2018 and were \$1 million more than the budgeted estimate of \$99.6 million. For six months, revenues are more than estimates by \$8 million.

Tobacco tax revenues were \$3 million less than the budgeted estimate of \$20.4 million, and for six months they are \$7.4 million less than the budgeted estimate.

Privilege tax revenues were \$1.9 million less than the January estimate, and on a year-to-date basis, August through January, revenues are \$5.7 million more than the estimate.

Business tax revenues were \$2.5 million more than the January estimate. For six months revenues are \$11 million more than the budgeted estimate.

Hall income tax revenues were \$1 million less than the budgeted estimate. All other taxes exceeded estimates by a net of \$1.7 million.

Year-to-date revenues for six months were \$182.9 million more than the budgeted estimate. The general fund recorded \$154.9 million in revenues more than estimates, and the four other funds \$28 million more than estimates.

The budgeted revenue estimates for 2018-2019 are based on the State Funding Board's consensus recommendation of Nov. 27, 2017 and adopted by the second session of the 110th General Assembly in May 2018.

Also incorporated in the estimates are any changes in revenue enacted during the 2018 session of the General Assembly. These estimates are available on the state's website.

All Tennesseans invited to plant trees on 250K Tree Day, March 23

Order trees online now through March 17

Tennessee residents are invited to beautify their properties and their communities by planting trees on 250K Tree Day, March 23. Trees are available to order for a \$1 donation per tree, while supplies last through March 17, by visiting the event website at www.tectn. org/250KTreeDay. event is organized by Tennessee Environmental Council in its effort to maintain a healthy tree canopy in communities across Tennessee.

Tree species include red oak, red bud, pine and plum or similar fruit variety. All trees must be picked up on the dates and locations published on the event website.

There are 150 volunteer-run local tree pickup locations set up across Tennessee. This event typically draws tens of thousands of volunteers who plant their trees at their homes, farms, businesses, neighborhoods, and other locations of their choosing.

'We are thrilled each year to be able to offer low-cost trees for the people of Tennessee to beautify their properties and participate in the largest community-tree-planting event in America," says Jeffrey Barrie, interim CEO for Tennessee Environmental Council. "The benefits to our environment and communities are priceless, and a small investment of time and en-



ergy now pays off for generations as Tennesseans watch their trees grow year after year."

Tennessee Environmental Council's Tree Program was established in 2007 with a goal of planting one million native trees across the state to help repopulate trees lost to development and other causes.

The organization has planted over 540,000 trees since 2007 fulfilling the mission to educate and advocate for the conservation and improvement of Tennessee's environment, communities, and public health.

The event is sponsored by numerous funders and agencies, including the Memorial Foundation, the Lyndhurst Foundation, Cumberland River Compact, MTEMC's Sharing Change, Bridgestone, Bass Pro Shops, and TVA. A complete list of event sponsors is featured on the event website www.tectn. org/250KTreeDay.

For more information contact Jeffrey Barrie, at 615-438-5060 or jeff@tectn.org.

Five cities receive water improvement funds

Five Tennessee cities are receiving a share in more than \$72 million worth of funds for clean water and drinking water infrastructure improvements.

Gov. Bill Lee and the Tennessee Department of Environment and Conservation Commissioner David Salyers announced five communities will receive \$66.8 million in low-interest loans for clean water and drinking water infrastructure improvements with one city also receiving \$6 million for water treatment plant and system improvements.

"I'm pleased to see our communities are getting the help they need for infrastructure development," Lee said.

Tennessee's Revolving Fund Loan Program maintains priority ranking lists for both the Drinking Water State Revolving Fund and the Clean Water State Revolving Fund. More than \$90 million is loaned annually to cities, utility districts, and energy or water/waste water authorities, with projects appearing on the priority ranking lists for planning, design, and construction of eligible water and wastewater projects.

"These programs help communities make updates they need in infrastructure, and we are glad we can assist in this way," said Salyers. "Abundant, clean water is important to quality of life in Tennessee, and this program is an excellent way to make such improvements affordable."

The city of Chattanooga will receive two loans totaling \$24 million for inflow and infiltration correction for Dobb Branch Sewer improvements and inflow and infiltration correction for the South Chickamauga Sewer Basin. The first loan is for \$3 million with federal funding in the amount of \$2.7 million and an additional \$300,000 in principal forgiveness that will

not have to be repaid. A \$3 million cap applies to the federal funding in the clean water loan program. A companion loan is funded from the State Revolving Fund at \$21 million. Both loans have a 20-year repayment period at an interest rate of 2.05 percent.

Cleveland will receive a loan increase in the amount of \$379,500 for its collection system expansion to include the installation of approximately 7,750 linear feet of sewer lines to replace septic tanks. The project is funded from the State Revolving Fund with a 20-year repayment period and an interest rate of 1.56 percent.

Memphis will receive a loan for \$6.5 million for inflow and infiltration correction to rehabilitate approximately 53,000 linear feet of sewer lines. The project is funded from the State Revolving Fund with a 20-year repayment period at an interest rate of 1.20 percent.

The city of **Springfield** will receive a loan increase in the amount of \$19 million for collection system replacement to address sanitary sewer overflows including installation of approximately 18,000 linear feet of sewer lines. Other parts of the project include inflow and infiltration correction of approximately 3,900 linear feet of sewer lines with construction of a 4 megagallon wastewater storage tank at Carr Creek and a 5 megagallon wastewater storage tank at Sulphur Creek. The project is funded from the State Revolving Fund with a 20-year repayment period at an interest rate of 1.3 percent.

The city of **Humboldt** will receive two clean water loans totaling \$10.9 million for wastewater treatment plant upgrades. The first loan is for \$3 million with federal funding in the amount of \$2.7 million and an additional

\$300,000 in principal forgiveness that will not have to be repaid. A companion loan is funded from the State Revolving Fund at \$7.9 million. Both loans have a 20-year repayment period at an interest rate of 0.97 percent.

Humboldt will also receive three drinking water loans totaling \$6 million for water treatment plant and water distribution system improvements. Two loans are for \$1 million each with federal funding in the amount of \$800,000 each and an additional \$200,000 each in principal forgiveness that will not have to be repaid. The third loan is a companion loan funded from the State Revolving Fund at \$4 million. All three loans have a 20-year repayment period at an interest rate of 1.22 percent.

Through the State Revolving Fund Program, communities, utility districts and water and wastewater authorities can obtain loans with lower interest rates than most can obtain through private financing. Interest rates for loans can vary from zero percent to market rate based on each community's economic index. Loans utilizing EPA grant funds can also include a principal forgiveness component.

Tennessee's Clean Water State Revolving Fund Loan Program has awarded more than \$2 billion in low-interest loans since its inception in 1987. Tennessee's Drinking Water State Revolving Fund Loan Program has awarded more than \$300 million in low-interest loans since its inception in 1996.

The Department of Environment and Conservation administers the State Revolving Fund Program in conjunction with the Tennessee Local Development Authority. The U.S. Environmental Protection Agency provides grants to fund the program, and the state provides a 20 percent match. Loan repayments are returned to the program and are used to fund future SRF loans.





CLASSIFIED ADS

Advertising: \$9.25 per column inch. No charge to TML members. Send advertising to: Carole Graves: cgraves@ TML1.org.

ACCOUNTING CLERK I

ASHLAND CITY. The town of Ashland City is seeking applications and resumes for the position of accounting clerk I. An application and complete job description along with qualifications are available on the city website at www. ashlandcitytn.gov under Human Resources & Job Openings. Applications will be accepted at Workforce Essentials at 384 S Main St., Ashland City, TN 37015 from 8:30 a.m. to 3:30 p.m. An online application is available on the city's website, if applying online, please email all supporting documentation to the HR manager at scannon@ashlandcitytn.gov. Deadline for receiving applications is March 20. Any questions about applying can be directed to Sandy Cannon, HR Manager at scannon@ ashlandcitytn.gov or 615-792-7553, ext. 5730.

BUDGET OFFICER

COLLIERVILLE. The town of Collierville has an immediate opening for a budget officer. This position performs professional financial work in the development and ongoing administration of the town of Collierville's financial process and in the development and maintenance of town finances and supporting systems. Requires a bachelor's degree with major course work in finance, economics, accounting, public or business administration, or a closely related field; supplemented by three years of job related experience in local government budget development and analysis, at least one of which must have been in a supervisory capacity; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job. Must possess a valid driver's license. Must have advanced proficiency with Microsoft Excel as demonstrated through testing, including pivot tables and advanced formulas. Salary is \$54,541 - \$76,500 annually depending on qualifications, with excellent benefits package. To apply for this position, you must submit an original Town of Collierville application. Applications are available to download at www.collier-<u>ville.com</u>, or you may obtain one from our Human Resources Office located at 500 Poplar View Parkway, Collierville, TN, 38017, Monday – Friday, 8 a.m. - 5 p.m. Completed applications must be submitted either by mail or in person to the above address. EOE.

DISTRIBUTION/COLLECTION

COLLIERVILLE. The purpose of this classification is to perform highly responsible supervisory and managerial work in the maintenance, repair, installation, operation, and minor construction of municipal water distribution, and wastewater collection system facilities. Requires an associate's degree with major course concentration in engineering technology, or a related science field; and five years experience in public utilities maintenance construction, at least two of which must have been in a supervisory capacity; or any equivalent combination of education, training, and experience, which provides the requisite knowledge, skills, and abilities for this job. Must possess or obtain a state of Tennessee Grade II Distribution System Operator's License and a state of Tennessee Grade II Wastewater Collection System License within twenty-four (24) months of hire. Must be in compliance with TDEC Rule 0400-49-01 and remain in compliance throughout employment. Must possess and maintain a valid driver's license. Salary is \$50,729 - \$68,962 (DOQ) annually with excellent benefits package. To apply for this position, you must submit an original Town of Collierville application. Applications are available to download at www.collierville.com under the Employment Opportunities tab, or you may obtain one from our Human Resources Office located at 500 Poplar View Parkway, Collierville, TN, 38017, Monday – Friday, 8 a.m. - 5 p.m. Completed applications must be submitted either by mail or in person to the above address. Open until filled. EOE.

DIVISION MANAGER / WATER TREATMENT

BARTLETT. The city of Bartlett is seeking applications for the full time position of division manager of water treatment. This position involves treatment and production of potable water for the city of Bartlett. It requires the ability to perform routine tasks without supervision and the ability to work closely with the public. This position is responsible for the day to day operations of the water plants, tanks and wells and assures the operations of the water systems comply with local, state and federal occupational health and safety and water quality regulations. The division manager will work closely with the director and assistant director of engineering and utilities on capital improvement projects related to the water treatment division. Responsible for creating and maintaining a fiscally sound budget. Supervision and assignment of

duties to subordinates including reviews and evaluations for performance. Will represent water treatment staff to outside groups as well as other city divisions. Will supervise, review and interpret plans, drawings and specifications on equipment and structures allowing for troubleshooting and resolving major operational problems in accordance with accepted industry practices and departmental policies. Occasionally respond to citizen/customer inquiries and complaints including providing information, researching problems, initiating phone calls, etc. Will be responsible for overseeing purchases and upkeep of departmental vehicles and equipment to include maintaining and evaluating operational records. Plus other duties that may be assigned. Minimum requirements: ability to operate and troubleshoot plant equipment including computer controls, telemetry systems, microprocessors, alarm signals, flow control devices, pumps, valves and chemical feed equipment. Must have knowledge of chemical analysis and laboratory testing required for water treatment. Associates degree preferred or equivalent experience plus 5 years experience in the operation of a water treatment facility, with supervisory experience. Must have a Tennessee Grade II Plant Operator's license or obtain one within a two year period of employment date with the city of Bartlett. Requires a valid driver's license which is to remain valid as a condition of continued employment. Must pass a background check, psychological and medical exam, including a drug test. Bartlett resident preferred, but not required. Will work in a non-smoking work environment. SALARY \$63,016-\$70,462 annually based on qualifications and experience, with full benefits including retirement plan, social security, health and life insurance. Open until filled. Apply to: Personnel Department, Bartlett City Hall, 6400 Stage Road, 38134, or on-line at www.cityofbartlett.org. EOE.

ECONOMIC DEVELOPMENT DIRECTOR

PULASKI . The Pulaski-Giles County Economic Development Commission (EDC) is seeking candidates for the position of executive director. The EDC Board seeks a dynamic leader for this opportunity to direct an organization that supports the retention and expansion of Giles County's businesses and the attraction of new businesses. Candidates must have any combination of education and/or experience that has provided the knowledge, skills, and abilities necessary for satisfactory job performance. A bachelor's degree in public/business administration, urban planning, economics, marketing, finance, or related field is preferred. Must have considerable knowledge of business development, community, and economic development. Must have a working knowledge of local zoning and infrastructure. Must have the ability to communicate effectively to groups and individuals, engineers, architects, contractors, developers, businesses, and the general public. Must have the ability to establish good working relationships with other organizations and economic development practitioners. Must have the ability to prepare and analyze reports and data and have skill in the operation of necessary tools and equipment, i.e. computer, word processing, spreadsheet software, social media, online documentation and general office equipment. Please send resumes with a minimum of three professional and three personal references by March 15. to Pulaski-Giles County Economic Development Commission, Attention: Personnel Committee, 203 South First Street, Pulaski, TN 38478.

LIBRARY ASSISTANT

COLLIERVILLE. The town of Collierville's Burch Library has an opening for a part-time library assistant. The purpose of this position is to provide a range of basic library customer support services related to the acquisition, cataloging, and maintaining of library materials. Requires a high school diploma or GED; supplemented by one year of previous experience and/or training in office management, office administration, customer service, record management and area of assignment; or any equivalent combination of education, training and experience which provides the requisite knowledge, skills and abilities for this job. Must have the flexibility to work evenings and weekends to meet required staffing levels of the library. Must obtain a valid driver's license within six months of hire date and maintain throughout employment. Salary is \$12/hour with limited benefits package. To apply for this position, you must submit an official Town of Collierville Application. Applications are available to download at www.collierville.com, or you may obtain one from our Human Resources Office located at 500 Poplar View Parkway, Collierville, TN, 38017, Monday – Friday, 8 a.m. - 5 p.m. Completed applications must be submitted either by mail or in person to the above address. EOE.

MAINTENANCE WORKER

COLLIERVILLE. The town of Collierville has an immediate opening for a maintenance worker. This is semi-skilled and unskilled manual work as part of a public works/utilities crew performing routine maintenance and construction tasks for various public works/utilities projects. Must possess high school diploma or GED; previous experience and/or training in maintenance and construction work in area of assignment is preferred; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job. Must possess a valid driver's license at the time of hire. Salary is \$24,960, depending on qualifications, with excellent benefits package. To apply for this position, you must submit an original Town of Collierville application. Applications are available to download at www.collierville.com under the Employment Opportunities tab, or you may obtain one from our Human Resources Office located at 500 Poplar View Parkway, Collierville, TN, 38017, Monday - Friday, 8 a.m. - 5 p.m. Completed applications must be submitted either by mail or in person to the above address. EOE.

MAINTENANCE WORKER, SR WASTEWATER TREATMENT

COLLIERVILLE. The town of Collierville has an immediate opening for a senior level maintenance worker at the town's wastewater treatment plant.

The purpose of this classification is to perform semi-skilled to skilled work as part of a public works/utilities crew performing maintenance and construction tasks on public works/utilities projects. This position requires a high school diploma or GED; supplemented by 6 months previous experience and/ or training involving construction or maintenance work in area of assignment; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job. Must possess and maintain a valid driver's license. Salary is \$24,960 – \$29,637, depending on qualifications, with excellent benefits package. To apply for this position, you must submit an original Town of Collierville application. Applications are available to download at www.collierville.com, or you may obtain one from our Human Resources Office located at 500 Poplar View Parkway, Collierville, TN, 38017, Monday – Friday, 8 a.m. - 5 p.m. Completed applications must be submitted either by mail or in person to the above address. EOE.

MECHANIC-GROUNDS & PARKS

MAINTENANCE COLLIERVILLE. The town of Collierville has an immediate opening for a mechanic, grounds and parks maintenance. This position requires the performance of semi-skilled to skilled maintenance and repair work on a variety of Grounds and Parks equipment, including but not limited to, large and small mowers, small engine equipment, tractors, trailers, 2-cycle and diesel engine repair. Work also involves scheduling and performing preventative maintenance, parts inventory control, work order fulfillment and record keeping. High school diploma or GED; supplemented by four years previous experience and/or training in journey level automotive mechanic work and in a diversified automotive repair and/ or maintenance shop; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job. Must possess and maintain a valid driver's license. Must be able to pass a work related drug test. The work is physically demanding, may require lifting heavy objects, and may require working in inclement weather. Salary is DOQ, with excellent benefits package. To apply for this position, you must submit an original Town of Collierville application. Applications are available to download at www.collierville.com, or you may obtain one from our Human Resources Office located at 500 Poplar View Parkway, Collierville, TN, 38017, Monday – Friday, 8 a.m. - 5 p.m. Completed applications must be submitted either by mail or in person to the above address. We are unable to accept faxed or emailed applications. Position will remain open until filled. EOE.

NETWORK SYSTEM ADMINISTRATOR

FAYETTEVILLE. The city of Fayetteville is accepting applications for a network system administrator. Under the guidance of IT representatives, duties may include some, or all, of the following: receiving assets, moving equipment within and/or between facilities, staging equipment for new installation activity, interviewing clients as part of pre-deployment asset discovery, executing equipment replacement activities, updating asset management system to reflect work performed, monitoring daily activities, installing and maintaining servers and PC hardware and software, troubleshooting network usage and computer peripherals, perform system backups and data recovery, resolve network communication problems independently, e-mail administration, disk capacity monitoring and network security, preparing assets for disposition, and other administrative duties as assigned. Understanding of TCP/IP, DNS, DHCP, Microsoft Exchange 2016, Windows Server 2016, WUS Server Microsoft office 365 and VoIP. Associates Degree or minimum

2 years experience with PC hardware

troubleshooting and repair. Minimum 1 year experience with direct client interaction. Ability to follow written and verbal instructions. Adaptable to change in process or required activities. A+ certification within six months of hire. The job description is available for review at http://www.fayettevilletn.com. Send résumé and application to Fayetteville HR Coordinator, Adriane Gay at 110 Elk Ave S, Fayetteville TN, 37334 or email to: agay@fayettevilletn.com. Submit resume with application no later than March 15 at 4 p.m. EOE

POLICE OFFICER

SAVANNAH. The city of Savannah is now accepting applications for a POST certified police officer. This position is under the general supervision of the chief of police. Interested applicants must submit an Application for Employment, which is available for pick up at Savannah City Hall, 140 Main Street, Savannah, Tennessee between the hours of 8 a.m. and 5 p.m., Monday through Friday, except holidays. Applications may also be filled out and emailed in utilizing instructions found at www.cityofsavannah. org. Applications will be accepted until March 14, 2019 at 5 p.m. A complete job description, including essential functions required to perform this job, is available at Savannah City Hall, and will be distributed with each application. Starting pay is dependent on qualifications and education. Salary range is \$15.13-\$16.24 per hour on an 84 hour scale, DOQ. Employees are afforded a full benefits package including employer paid medical insurance, retirement plan, and dental/vision insurance. Applicants must be TNPOST certified or equivalent. TN transitional academy training will be considered for applicants certified in another state or requiring TN update. A sign-on bonus of up to \$2,000 will be considered, dependent on qualifications. Applicants must be able to pass an oral interview board, physical examination, drug screen,psychological examination, and pass an extensive background investigation, including driving, credit, and criminal histories. Candidates with a felony record, serious misdemeanors involving moral turpitude, or without a valid driver's license need not apply. The successful applicant must be able to work holidays, weekends, and regular shift work, which includes both day and night shift work. Employees of the Savannah Police Department are required to reside within Hardin County within one year of employment. EOE.

PUBLIC WORKS DIRECTOR

ERWIN. The town of Erwin, Tennessee is accepting resumes for the position of public works director. Seeking an organized and detail-oriented individual with the ability to plan, organize and direct the activities and operations of the public works department including: street and right-of-way maintenance, sanitation, recycle collection operations, storm water management, and maintenance, and other related work as required. This individual will assist the city recorder with planning and coordinating of major capital projects. The public works director is responsible for implementation of the departmental budget, the direct and indirect supervision of assigned staff of the public works department, as well as parks and recreation. Exercising discretion and independent judgment with respect to assigned duties is required. Bachelor's degree from an accredited college or university (or equivalent) with major course work in civil engineering, environmental studies, public administration or management is preferred. At least five years of increasingly responsible public works experience including supervisory or management responsibility in road construction or maintenance, refuse collection, or in other construction trades or any combination to provide a thorough knowledge of public works management is preferred. Salary is negotiable dependent on education and experience. Must possess a valid Tennessee driver's license. Application is a public record. The position is open until filled. You may obtain an application by visiting Erwin Town Hall at 211 North Main Avenue, or by calling 423-743-6231 to receive by mail. Feel free to contact City Recorder Glenn Rosenoff regarding our excellent benefits. Mail or submit completed application and resume' to: Town of Erwin, City Recorders Office, Attn: Glenn Rosenoff, P.O. Box 59, Erwin, TN 37650. EOE.

PURCHASING AGENT

SPRING HILL. The city of Spring Hill is seeking a qualified professional to serve as the city's very first purchasing agent. This is a skilled, full time exempt position under the general supervision of the finance director. This employee is responsible for the conduct of all phases of municipal purchasing, requests for bids and proposals, and financial administration of contracts and procurement regulations. This employee must exercise moderate independent judgment and initiative in planning and directing work. Work is performed in accordance with established municipal finance procedures, local ordinances and state and federal statutes governing the responsibilities of local government purchasing and accounting. Work is evaluated through conferences, reports, and by an independent audit of financial records. Qualifications include: bachelor's degree (B.A. or B.S.) from four-year college or university and two years experience; or 10 years related experience and/or training; or equivalent combination of education and experience. CMFO program and state-specific training in procurement may count towards education. Certified Purchasing Professional (CPP) or Certified Professional Public Buyer (CPPB) certification or ability to obtain certification within four years. EOE Applications/resumes submitted online at: www.springhilltn.org/Jobs.aspx Questions to staylor@springhilltn.org.

STAFF ATTORNEY

JOHNSON CITY. The city of Johnson City is accepting online applications for a staffattorney. The staffattorney advises and represents the city commission, city manager, and city departments in all settings where legal advice is required or requested. Will collaborate with outside counsel in various matters related to city goals and objectives. Must demonstrate an exemplary customer service approach to internal and external stakeholders and have a strong commitment to public service. Prepares and drafts ordinances, resolutions, administrative policies, contracts, and other legal documents and instruments; reviews such documents and offers opinions as to legal acceptability when presented to the city for consideration. Reviews and analyzes proposed contracts, insurance policies, and other legal documents affecting the city. Requirements for education and experience: juris doctor degree from a school of law accredited by the American Bar Association is required. Current licensure by the Tennessee State Bar and the ability to obtain admission to practice in the U.S. District Court for the Eastern District of Tennessee also required. At least three to five years of progressive experience practicing law; preferably municipal law. Experience in the areas of constitutional law, land use development, public finance, risk management, and public contract evaluation is preferred. Salary DOQ. To apply visit the city's website at www.johnsoncitytn.org

TOWN ATTORNEY

THOMPSON'S STATION. The town of Thompson's Station is accepting applications for the position of town attorney. Applicants should have experience in municipal law and have a license to practice law in the state of Tennesee. Applicants with experience working in Williamson and/or Davidson County preferred. This position is open until filled. Please send resumes to: jobs@ thompsons-station.com or to Caryn Miller, assistant town administrator at cmiller@thompsons-station.com. EOE.

UTILITY SERVICE WORKER

GALLATIN. The city of Gallatin's Public Utilities Department is seeking qualified applicants for the position of utility service worker in the sewer division. The purpose of this position is to perform unskilled manual and semiskilled work assisting in the installation, construction, repair, maintenance, and care of utility lines and related structures. 40 hour per week, day-time position with some weekend work required. The starting rate is \$15.91 + excellent benefits. Duties include assisting in the flushing and maintenance of water distribution lines and appurtenances, maintenance and repair of water distribution and sanitary sewer lines and related infrastructure, making water and sewer taps, and repairing leaks. Applicants must have general knowledge of the tools, materials, and equipment used in general construction and maintenance work as well as the ability to understand and follow oral and written instruction. At minimum, applicants must have a high school diploma/ equivalent with six months of recent work experience in construction, equipment operation, or utilities experience; or an equivalent combination of education and experience. To apply, please visit our website at www.gallatintn.gov. Open until filled. EOE.

WASTEWATER TREATMENT PLANT MANAGER

LEBANON. The city of Lebanon is currently seeking an experienced and qualified manager for our wastewater treatment plant, which oversees a staff of 15. This position will be responsible for complying with all state and federal requirements such as Tennessee Department of Environment and Conservation, EPA and OSHA regulations. Education/ training requirements: bachelor's degree from an accredited college or university with major coursework in biology, chemistry, engineering, or related field is required. Grade IV Wastewater Operator's Certification is required as well as a minimum of 5 years experience in a supervisory role within a similarly sized Wastewater Treatment Plant is required. Must have a valid Tennessee Driver's License and clear motor vehicle records (or ability to obtain a TN driver's license within 30 days of hire) Starting salary is DOE and ranges from \$71,300.00 to \$83,800.00 annualized. The city of Lebanon provides a very comprehensive benefits package that includes health, dental, vision, life, disability, PTO, 12 paid holidays and a generous retirement plan that includes both pension and 401k. Interested and qualified candidates may submit an application and upload their resume on the city's career portal at www. lebanontn.org. EOE.

Tennessee Municipal League 2018-2019 Officers and Directors

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Supreme Court will wade into clean water dispute

COURT, from Page 1

local governments and water agencies in one friend-of-thecourt brief. "Wastewater treatment operators, water supplier purveyors, flood control districts, and stormwater management agencies have all made investments in infrastructure based on the reasonable belief that the [point source permitting] program would not apply to activities involving discharges to groundwater. The 9th Circuit's decision in the Maui case upended that regulatory structure."

The National League of Cities, the National Association of Counties and the National Association of Clean Water Agencies were among the groups that signed onto that brief. They argued that Congress limited the scope of the Clean Water Act so that states would retain their authority to regulate groundwater.

"All 50 states have adopted laws and regulations that prohibit or regulate the release of pollutants into groundwater. Because the release of pollutants into groundwater is already prohibited and/or regulated in every state, there is no practical reason to extend the [point-source permitting] program beyond what Congress intended."

If the 9th Circuit's decision stands, they argued, it would add new burdens to local governments, especially those that handle wastewater.

Sewage treatment systems can require hundreds of miles of pipe to move polluted water. By the 9th Circuit's logic, every time any of those pipes leaked, they could be regulated as pointsource pollution under the Clean

Water Act, which could become a major source of frustration because the law allows private citizens to sue polluters, they said in their

Green infrastructure, which water utilities and local governments use to slow down and capture stormwater before it enters rivers or lakes, could also require pointsource permits under that scenario. Even leaks of drinking water could trigger more scrutiny, they warned, because drinking water is treated with chemicals, such as chlorine, that could be considered a pollutant if released into the ground.

Separately, a group of 18 mostly conservative states (and the governors of two others) filed a similar brief urging the high court to review the 9th Circuit's decision. The practical effect of the ruling, they warned, "is to extend the reach of the CWA not only to virtually all of the nation's waters, but to any land capable of absorbing water as

The state officials told the justices that expanding the scope of the Clean Water Act would actually increase the workload of state regulators because 46 states have assumed responsibility for issuing the point-source pollution permits.

"As it stands, state environmental protection agencies already spend nearly 1.6 million hours and nearly \$70 million each year processing [point-source pollution] permits. Those numbers are likely to increase by several orders of magnitude if this court allows the 9th Circuit's 'fairly traceable' test to stand," the state officials wrote.

Taking over the task would be difficult, too, they added.

"It is one thing to measure outflow from a pipe into navigable waters to ensure discharge levels are compliant with [a point-source] permit; it is quite another to track the volume of pollutants that reach navigable waters after seeping into the ground and joining the subsurface network of groundwater flows," they wrote.

"All told, the 9th Circuit's standard threatens to drown state environmental protection agencies in a myriad of new and technologically challenging [point-source] permit requirements from a novel source of federal liability, and leech away scarce resources from other programs better equipped to address groundwater pollution," they argued.

The environmental groups that originally brought the lawsuit against Maui had urged the Supreme Court not to take up the case because, they said, the appeals court was simply applying settled

"There is no basis for [the] alarmist claim the 9th Circuit's decision sweeps millions of new sources into the [point-source regulation] program. Nothing has changed from the decades-old practice of considering the specific facts of each case to determine if a point source discharge via groundwater is the functional equivalent of a discharge into the navigable water," they argued.

But other appeals courts interpreted the law differently, which meant that the federal point-source pollution rules would be different for different parts of the country. The Supreme Court often steps in to settle disagreements among lower

The high court will likely hear the case in its next term, which begins in October. The case is County of Maui, Hawaii v. Hawai'i Wildlife Fund.

TENNESSEE **FESTIVALS**

March 22-23: Linden

Blooming Arts Festival Back and better than ever, this highly-anticipated event will feature a diverse and compelling mix of fine arts, local craftsmanship, engaging performances, and fantastic eats. For more info visit www.bloomingartsfestival.org.

March 29-30: Savannah

TN River BBO Battle & Music Fest The Kansas City Barbeque Society sanctioned cook-off, formerly known as Blues Hog BBQ and Music Fest, is back on at Green Acres RV Park in Savannah. Professional cooking teams from across the country will be competing for cash prizes. Visit www.tnriverbbqbattle. <u>com</u> for more info.

April 1-7: Columbia

Mule Day

Mule Day is an annual celebration of all things related to mules and is held in Columbia, Tennessee, the "Mule Capital" of the world. Begun in 1840 as "Breeder's Day", a meeting for mule breeders, it now attracts over 200,000 people and takes place over four days. In addition to mules, traditional Appalachian food, music, dancing, and crafts are featured. Visit muleday.org for full event schedule.

April 5-6: Lawrenceburg TN Music n'Food Fest.

Enjoy an afternoon of live music, food trucks, and carnival rides at Rotary Park in Lawrenceburg. Gates open at 2 p.m. Admission is \$5 per person for ages 6 and up (under age 6 is free). Parking is free. Bring ID and a lawn chair and come enjoy the fun. Sponsored by the Rotary Club of Lawrenceburg conjunction with the Lawrenceburg Firefighters Association are sponsoring the event. For more information, visit www. lawrenceburgtnrotary.org.

April 12-14: Townsend

Tenth Annual Smoky Mountain Fiber Arts Festival

Come out for classes, family activities, demonstrations, marketplace vendors, and to learn how animals like llamas, Angora rabbits, sheep, and goats play a role in fiber production. Event goes from 9 a.m. to 5 p.m. Friday and Saturday and from 10 a.m. until 4 p.m. Sunday at the Great Smoky Mountains Heritage Center in Townsend. Visit www. smokymountainfiberartsfestival. org for more information.

NATIONAL BRIEFS

Young Americans have a record-high debt of \$1 trillion according to a new report by the New York Federal Reserve Consumer Credit Panel. Amer-

icans between the ages of 19 and 29 have the highest debt on record for their generation since 2007, despite having reduced their spending compared with previous generations facing similar situations. Financial researchers found that high debt combined with weakened job prospects are why younger Americans are delaying deci sions like marriage and unable to make purchases like homes. Educational debt is the largest sector of debt owed by young Americans with student loans making up the bulk of the debt. Student loans are the second largest consumer debt segment and surpassed home equity revolving debt, auto loans, and credit card debt.

The U.S economy slowed in the final quarter of 2018, growing at a rate of 2.9 percent. The national gross domestic product – the value of all goods and services produced in the economy - increased at a seasonally adjusted rate of 2.6 in the final quarter of the year, following an average growth of 3.7 percent the prior two quarters. Federal tax cuts and spending increases juiced

growth in 2018, but those effects are expected to fade later this year. A sluggish global economy and trade issues with China have economists forecasting the U.S. will see even less growth in 2019 and that an economic recession will come by at least 2020. This outlook caused the Federal Reserve to retreat from previous plans to raise interest rates to head off inflation. The labor market is also expected to lose steam and while consumer spending grew 2.8 percent, this was also down from the 3.5 percent reported in the previous quarter. Retail sales saw a 1.9 percent decrease in December.

UT-MTAS MAP CLASSES

MANAGING THE DRUG FUND AND SENSITIVE EVIDENCE

This course covers all aspects of drug fund administration. Discussion will include the accounting process required for confidential expenditures; allowable expenditures; budget requirements; maximizing drug fund revenues; and how the special revenue account (drug fund) differs from the confidential expense account.

Target Audience All Municipal Employees

Credits: (4 CPE)

Dates/Locations/Times:

March 19 **Johnson City** 8:30 a.m. – 12:30 p.m. EDT March 20 Knoxville

8:30 a.m. – 12:30 p.m. EDT March 21 Collegedale 8:30 a.m. – 12:30 p.m. EDT

March 26 Franklin 8:30 a.m. - 12:30 p.m. CDT Jackson March 27 8:30 a.m. – 12:30 p.m. CDT

March 28 Memphis 8:30 a.m. – 12:30 p.m. CDT THE UNIVERSITY of I ENNESSEE UT

Municipal Technical Advisory Service

To register for a course, go to www.mtas.tennessee.edu, or fax to 865-974-0423. Credit card payments must register online with the Solution Point System: http://www.solutionpoint.tennessee.edu/MTAS or by invoice. For registration assistance, call 865-974-0413.



March 18-19, 2019 TML Legislative Conference DoubleTree Hotel, Nashville

April 3 - 5, 2019 TCMA Spring Conference Holiday Inn Worlds Fair Site, Knoxville

June 22-25, 2019 TML Annual Conference Cook's Convention Center, Memphis

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Water and Wastewater Systems



Community and Rural Development **Best Practices Series**

Site Development Select Tennessee – Property Evaluation Program

Erwin, Unicoi, county leaders join together to prepare industrial sites

BY DR. BRIDGET JONES

jones-bridget consulting group

Unicoi County is located along the North Carolina border in the Unaka Mountain region that is known for having the highest and most rugged terrain in Tennessee. The physical geography of this portion of eastern Tennessee has shaped the way people have traversed and used the land for centuries.

Those geographic barriers are still at work today, but Unicoi County is now served by eight exits along Interstate 26 and most directly tied to Johnson City and, to a lesser degree, by I-81 and I-40 to Kingsport, Bristol, and Asheville, N.C.

Mountain ridges and peaks that are heavily forested and deeply carved by precipitous stream valleys comprise the county's topography. Unicoi County is dominated by a valley feature that starts at Johnson City and extends 18 miles to the base of the mountains south of Erwin. Economic activity is largely confined to this valley and it impacts the availability of industrial properties for manufacturing development.

In 2015, Unicoi County and the region were devastated by the closure of the CSX switchyard operations in Erwin and the loss of 300+ high-paying jobs; the rail industry had been present in the county since 1880. The economy suffered a second blow with the closing of Regal/Morrill Motors in 2016 that brought the loss of an additional 111 manufacturing jobs in the county.

To counteract the losses, the county's economic development leaders requested assistance from TNECD and TVA to develop industrial properties for new manufacturing investments.

This action was critical for the county and region in replacing the lost jobs and wages, yet finding suitable industrial sites would be a formidable challenge.

SELECT TENNESSEE PROPERTY EVALUATION **PROGRAM ACTIVITIES**

In 2016, Unicoi County was selected for participation in the Select Tennessee Property Evaluation Program (PEP). The funding brought Austin Consulting site selection experts into the county to work with local leaders to prepare their PEP report with two ideas in mind.

First, the report was prepared as a general statement about the current suitability of properties within the county for attracting job-creating investments.

Secondly, PEP findings and recommendations were presented to offer a roadmap for the creation of a stronger, diversified future economy by outlining next steps for the investigated properties that better align Unicoi County with investment opportunities.

The Unicoi County PEP process focused on seven properties that county leaders identified.

In the spring of 2016, Austin consultants completed an evaluation of the properties. In July of that year, Austin and TNECD representatives completed their PEP visit to the county and field investigations for each site.

During their time in the community, Austin also evaluated manufacturing sectors that were a fit for the county and region and reviewed environmental conditions of each property.

Additionally during the visit, meetings were held with local officials, economic development representatives, utility providers, community planning and zoning representatives, and other local leaders important to the economic development process. This added benefit of PEP provided local economic development leaders the opportunity to experience a simulated site selection visit to learn about site selection processes.

PEP findings and recommendations provided county leaders with insights into Unicoi County's portfolio of real estate assets and associated economic development opportunities. It also provided important information about potential property issues and shortcomings that needed to be addressed to prepare existing properties for future investment.

INDUSTRIAL SITE **DEVELOPMENT ACTIONS**

Unicoi County leaders took immediate action to redevelop the first recommended property. The strategy was to clear and raze a former industrial site and repurpose it into a new, marketable site, the Second Street Industrial Site.

The building and site had been purchased by the city of Erwin in 2013 through Erwin Utilities and USDA Rural Development Economic Development Loan and Grant Program (REDL&G) financing. The property contains a long and narrow 16-acre site sandwiched between arms of the CSX rail yard and has immediate access to I-26.

Experts confirmed that reuse of the facility for ceramics manufacturing was unlikely, and the decision was made to look for alternate uses and raze an assortment of metal buildings and concrete silos that were in poor condition.

The Tennessee Valley Authority (TVA) had assisted the community in looking for alternate uses and provided InvestPrep funding in 2017 for demolition of the structures.

Austin Consulting recommended that parallel to site clearing, an effort should be undertaken to further develop master plans started by TVA and begin to market the site.

In 2018, TNECD awarded a \$500,000 Select Tennessee Site Development Grant (SDG) for the removal of debris and site preparation. County leaders are continuing to follow PEP recommendations including preparation for a 150,000 -square-foot concrete pad for the Second Street site.

The Unicoi County Economic Development Board along with county and city officials have begun due diligence work on a second site identified for site development: the Erwin Public Works Building and property, owned by the city of Er-

PEP recommendations for this site include the development of a masterplan that looks at alternatives that could include razing the 60,726-square-foot building, moving the property entrance to avoid neighborhood conflicts or a multi-building industrial park that includes the existing structure and new structures on vacant parcels.

Unicoi County leaders are following other recommendations in the PEP report to invest in economic development marketing, entrepreneur and workforce development programming and quality-of-place and infrastructure investments in order to develop, retain and attract the future workforce that they know will be required.

The county has several additional infrastructure and programming assets in place that support industrial development efforts.

Erwin Utilities has installed gigabit fiber service across its electric service area including both industrial locations.

Erwin is currently taking steps to become a certified Tennessee Main Street community after successfully participating in the Tennessee Downtowns program and has obtained ARC Cool and Connected grant funding that is supporting local business development. R.I.S.E. (Rejuvenate, Invest, Support, Energize) Erwin, a group of young professionals committed to the growth of Erwin and Unicoi County, is receiving community support to connect to young professionals.



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The town of Unicoi is successfully implementing a local foods strategy through the Mountain Harvest Kitchen Incubator that is creating new businesses and jobs.

Finally, Unicoi County is part of the Northeast Tennessee Regional Partnership for Work Ready Desig-

nation supported by the Ayers Foundation, the local Board of Education and regional workforce and higher education partners.

PROJECTED COMMUNITY AND ECONOMIC IMPACT

Unicoi County has benefitted greatly by combining TNECD Select Tennessee, TVA InvestPrep and USDA REDL&G programs to prepare pad-ready sites for companies wishing to expand or relocate in a short period of time. Through strategic local, state and federal investments, the county is preparing competitive, rail- and interstate-served industrial sites.

In 2017, Unicoi Economic and Community Development Board prepared 13 Requests for Information (RFI) for companies interested in locating in Unicoi County that required construction-ready industrial sites. In 2019, Unicoi County will have a site prepared with at 150,000-square-foot pad and a second property in redevelopment.

PROJECT FUNDING

TOTAL SECOND STREET INDUSTRIAL SITE DEVELOPMENT FUNDING* \$1,122,500 Projections for state and federal grants and local funding, excluding TVA InvestPrep

TNECD PEP Investment USDA REDL&G via Erwin Utilities \$450,000 (land purchase) TVA InvestPrep City of Erwin Invest Prep Match

TNECD Site Development Grant

(Funding Undisclosed) (demolition and clearing) \$132,000 (demolition and clearing)

\$500,000 (site and pad preparation, seeding, mulching) \$25,000 (site and pad preparation, seeding, mulching)

\$15,500 (analysis, site visit, report preparation)

PROJECT LEADERSHIP and PARTNERS

Unicoi County JECDB

City of Erwin Match

City of Erwin **Erwin Utilities**

Tennessee Department of Economic and Community Development

Tennessee Valley Authority USDA Rural Development

Northeast Tennessee Regional Economic Partnership

For project contact and more information visit the Unicoi County Economic Development Board, https://www.unicoiedb.com/.

TNECD SELECT TENNESSEE

Manufacturing is one of the most significant economic drivers in Tennessee. The Select Tennessee program assists communities in preparing sites for investment and job creation offering reduced risk and shortened timelines for development. Through the Site Certification Program, the Property Evaluation Program (PEP) and the Site Development Grant program, communities have several opportunities to receive feedback on their sites, funding for site improvements, and increased opportunities for marketing. TNECD Select Tennessee program services are provided through the Governor's Rural Task Force and Tennessee Rural Economic Opportunity Act of 2016 and 2017.

Data Security Analysis For Cities & Towns

Uncover gaps & vulnerabilities that cyber criminals could compromise.

Discover actions to protect data and mitigate risks.

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