

# AGENDA FOR WILLIAMSON COUNTY BOARD OF COMMISSIONERS

Monday, November 14, 2011 - 7:00 p.m.

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## I. OPEN COURT

## II. INVOCATION & PLEDGE TO FLAG

## III. ROLL CALL

## IV. APPROVAL OF MINUTES of the regular October 10, 2011, County Commission Meeting

(Copies were mailed to each member of the County Commission)

## V. INTRODUCTION & ACCEPTANCE OF HIGHWAY COMMISSION MINUTES

(Copies were mailed to each member of the County Commission)

## VI. CITIZEN COMMUNICATION

## VII. COMMUNICATIONS & MESSAGES

*Proclamation Honoring the Page High School Color Guard Division II State Championship Team - County Mayor Rogers Anderson*

*Proclamation Honoring the Page High School State Championship Volleyball Team - County Mayor Rogers Anderson*

## VIII. REPORTS OF COUNTY OFFICES - Department Heads should be prepared to make a verbal report and answer questions, upon request.

- a) County Mayor - Rogers C. Anderson
- b) W. C. Schools - Dr. Mike Looney, Director of Schools
- c) Hospital Report - Dennis Miller, Administrator
- d) Health Report - Becky Brumley, County Health Director
- e) Highway Report - Eddie Hood, Superintendent
- f) Agriculture Report - DeWayne Perry, Extension Leader
- g) Parks & Recreation Report - Doug Hood, Director
- h) Office of Public Safety - Bill Jorgensen, Director
- i) Economic Development - Matt Largen, Director
- j) Budget Committee - Tom Bain, Chairperson
- k) Education Committee - Ricky Jones, Chairperson
- l) Finance (Investment) Cmte. - Rogers Anderson, Chairperson
- m) Human Resources Committee - Betsy Hester, Chairperson
- n) Law Enforcement/Public Safety Cmte. - Ernie Williams, Chairperson
- o) Municipal Solid Waste Board - Judy Hayes, Chairperson
- p) Parks & Recreation Committee - Lew Green, Chairperson
- q) Property Committee - Doug Langston, Chairperson
- r) Public Health Committee - Cheryl Wilson, Chairperson
- s) Purchasing & Insurance Cmte. - Ernie Williams, Chairperson
- t) Rules Committee - Arlene Cooke, Chairperson
- u) Steering Committee - Ernie Williams, Chairperson
- v) Tax Study Committee - Jeff Ford, Chairperson
- w) Ethics Committee - Rick Buerger, Chairperson

Any other Committee wishing to report may do so at this time.

IX. ELECTIONS & APPOINTMENTS

COUNTY COMMISSION:

	<u>Term Expiring</u>	<u>Nomination</u>
<u>Beer Board</u> (3 year terms-expiring 11/2014)		
Southwest Section Representative	Dewey Garland	Dewey Garland
Northwest Section Representative	Preston Kopf	Preston Kopf

X. CONSENT AGENDA (Reference Attachment, if applicable)

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

1) ZONING

**Resolution No. 11-11-16.** Resolution of the Williamson County Board of Commissioners to Endorse the Leiper's Fork Village Special Area Plan - Commissioners Hancock, Hester and Walton

2) APPROPRIATIONS

**Resolution No. 11-11-3.** Resolution Appropriating and Amending the 2011-12 Sheriff's Department Budget by \$49,300.00 - Revenues to Come From State Grant Funds - Commissioner Williams

**Resolution No. 11-11-4.** Resolution Appropriating and Amending the 2011-12 Sheriff's Department Budget by \$10,000 - Revenues to Come From State Grant Funds - Commissioner Williams

**Resolution No. 11-11-5.** Resolution Appropriating and Amending the 2011-12 Capital Projects Budget by \$30,000 to Transfer Existing Homeland Security Grant Funds From Capital Expenses to the County General Fund Office of Public Safety - Commissioner Williams

**Resolution No. 11-11-7.** Resolution Appropriating and Amending the 2011-12 General Sessions Budget by \$1,410 - Revenues to Come From Probation Fees - Commissioner Williams

**Resolution No. 11-11-10.** Resolution Appropriating and Amending the 2011-12 Animal Control Budget by \$384.63 - Revenues to Come From Donations - Commissioner Wilson

**Resolution No. 11-11-11.** Resolution Authorizing the Williamson County Mayor to Enter Into a Grant Agreement With the State of Tennessee Department of Health and Appropriating and Amending the 2011-12 Animal Control Budget by \$1,400 - Commissioner Wilson

**Resolution No. 11-11-12.** Resolution Amending the 2011-2012 General Purpose School Budget by \$260,586.94 for SPED Bus Purchases from Additional State Revenue - Commissioner Jones

**Resolution No. 11-11-13.** Resolution Appropriating in the General Purpose School 2011-12 Budget \$12,742 Additional Federal/State Funds for Instruction for the Board's Adult Education Program - Commissioner Jones

**Resolution No. 11-11-17.** Resolution Appropriating and Amending the 2011-12 Parks and Recreation Budget by \$27,371.50 - Revenues to Come From Donations - Commissioner Green

**Resolution No. 11-11-18.** Resolution Appropriating and Amending the 2011-12 Parks and Recreation Budget by \$1,700 - Revenues to Come From Donations - Commissioner Green

**Resolution No. 11-11-19.** Resolution Appropriating and Amending the 2011-12 Parks and Recreation Budget by \$1,000 - Revenues to Come From Donations - Commissioner Green

**Resolution No. 11-11-20.** Resolution Appropriating and Amending the 2011-12 Library Budget by \$12,000 - Revenues to Come From Donations - Commissioner Barnwell

**Appropriations (continued)**

**Resolution No. 11-11-21.** Resolution to Provide Funding in the Amount of \$8,962 for a Traffic Signal Feasibility Study in Order to Establish an Estimated Cost for the Signalization of Lewisburg Pike (State Route 106) and Henpeck Lane-Commissioners Bain, Hancock, Hester and Ryan

**Resolution No. 11-11-23.** Resolution Appropriating and Amending the 2011-12 County Trustee's Budget by \$23,000 - Revenues to Come From Unappropriated County General Funds-Commissioner Bain

**XIII. 3) OTHER**

**Resolution No. 11-11-1.** Resolution Authorizing the Williamson County Mayor to Execute a Water Service Agreement With Nolensville/College Grove Utility District of Williamson County - Commissioner Green

**Resolution No. 11-11-2.** Resolution Accepting Donation of Equipment From Ms. Julia Robeson to the Sheriff's Department - Commissioner Williams

**Resolution No. 11-11-6.** Resolution to Amend Resolution 10-96-10 to Increase the Co-Payment for Healthcare and Prescriptions Provided to Inmates - Commissioner Williams

**Resolution No. 11-11-15.** Resolution Approving the Terms of the Sale of Real Property Owned by Williamson County to the City of Franklin and Authorizing the Williamson County Mayor to Execute All Documents to Complete the Transaction - Commissioner Langston

**Resolution No. 11-11-22.** Resolution Authorizing a Property Tax Exemption for Nonprofit Community and Performing Arts Organizations in Accordance With Tennessee Code Annotated, Section 67-5-223 - Commissioner Beathard, etc.

**Resolution No. 11-11-24.** Resolution Authorizing the Williamson County Mayor to Execute a Project Agreement With the State of Tennessee Department of Transportation - Commissioner Bain

**XIV. ADJOURNMENT**

Anyone requesting accommodation due to disabilities should contact Williamson County Risk Management at (615)790-5466. This request, if possible, should be made three (3) working days prior to the meeting.

The Williamson County Highway Commission met on Wednesday, October 5, 2011 at 8:30 a.m. at the Williamson County Highway Department facility at 302 Beasley Drive in Franklin, TN. Commission members present were: County Mayor and Highway Commission Chair Rogers Anderson; Commissioners Charlie Bennett, Stan Tyson, Wayne Davis and Dick Fowlkes.

Also present were: Eddie Hood, Highway Superintendent; Joe Horne, Community Development Office; William Andrews and Floyd Heflin, Engineering; Mike Matteson, Planning; David Coleman, Budget Director; Nena Graham, Assistant Budget Director; Leslie Mitchell, Purchasing Agent; Elaine Vasquez, Greg Boll, Randy Hickman and Ray Campbell, Highway Department; Bobby Cook, Buerger, Moseley & Carson, County Attorney; Carol Edwards, County Mayor's Office; and other interested individuals.

Chair Rogers Anderson called the meeting to order at approximately 8:30 a.m. and asked for approval of the minutes of the September 7, 2011 Highway Commission meeting. Commissioner Tyson moved to approve the minutes, seconded by Commissioner Fowlkes. The motion passed unanimously, 5-0.

**Special Announcements:** Mr. Horne introduced his new planner, Anna Shell, who replaced Robbie Hayes. Chair Anderson referenced the e-mail from Sam Cardwell at TDOT with the list of various projects in Williamson County. Chair Anderson also stated that he and Supt. Hood had ridden with TDOT Commissioner John Schroer recently on 840 from Thompson's Station to Burwood. The expected completion date for the project will be December 12, 2012.

**Citizens Communication:** There were none.

**Elections and Appointments:** There were none.

**OLD BUSINESS:**

Resolution 10-11-9. **A RESOLUTION TO LOWER THE SPEED LIMIT ALONG PERKINS ROAD IN WILLIAMSON COUNTY.** Chair Anderson explained that this resolution had been deferred from last month due to Commissioner Davis' absence. Commissioner Davis moved to recommend approval of the resolution, seconded by Commissioner Tyson. The motion passed unanimously, 5-0.

**NEW BUSINESS:**

Chair Anderson stated that Commissioner Bennett brought an issue to his attention involving the next six resolutions accepting roads in Saddle Springs subdivision. Currently, he stated, developers build roads to our standards, the Highway Superintendent and Engineering Staff review them, and then they are accepted into the County Road System with the passage of a resolution at the County Commission. Currently, the developer's bonds are being released prior to the resolution passage. This process needs to be changed, he continued, so that the bonds are not released until after the roads are accepted into the system. If the bonds are released and then the roads are not accepted into the system, the homeowners are left unprotected, he concluded. Discussion was held about a need for a new policy with the bond release timing to be included in each resolution. The subdivision regulations will need to be updated to include the timing of the bond release which falls under the purview of the Community Development Department.

Resolution 10-11-3. **RESOLUTION ACCEPTING ROADS IN SADDLE SPRINGS, SECTION 4, PHASE 2A AS A PART OF THE COUNTY ROAD SYSTEM FOR MAINTENANCE BY THE COUNTY HIGHWAY DEPARTMENT LOCATED OFF BETHESDA-ARNO ROAD.** Commissioner Bennett moved for approval, seconded by Commissioner Davis. The motion passed unanimously, 5-0.

Resolution 10-11-4. **RESOLUTION ACCEPTING ROADS IN SADDLE SPRINGS, SECTION 3, PHASE 2A AS A PART OF THE COUNTY ROAD SYSTEM FOR MAINTENANCE BY THE COUNTY HIGHWAY DEPARTMENT LOCATED OFF BETHESDA-ARNO ROAD.** Commissioner Bennett moved for approval, seconded by Commissioner Davis. The motion passed unanimously, 5-0.

Resolution 10-11-5. **RESOLUTION ACCEPTING ROADS IN SADDLE SPRINGS, SECTION 2, PHASE 2A AS A PART OF THE COUNTY ROAD SYSTEM FOR MAINTENANCE BY THE COUNTY HIGHWAY DEPARTMENT LOCATED OFF BETHESDA-ARNO ROAD.** Commissioner Bennett moved for approval, seconded by Commissioner Davis. The motion passed unanimously, 5-0.

Resolution 10-11-6. **RESOLUTION ACCEPTING ROADS IN SADDLE SPRINGS, SECTION 1, PHASE 2A AS A PART OF THE COUNTY ROAD SYSTEM FOR MAINTENANCE BY THE COUNTY HIGHWAY DEPARTMENT LOCATED OFF BETHESDA-ARNO ROAD.** Commissioner Bennett moved for approval, seconded by Commissioner Davis. The motion passed unanimously, 5-0.

Resolution 10-11-20. **RESOLUTION AUTHORIZING THE WILLIAMSON COUNTY MAYOR TO EXECUTE A PROJECT AGREEMENT WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION.** Supt. Hood explained that he had met with representatives from TDOT for safety concerns on Arno Road from Hwy. 96E to Peytonsville-Trinity Road. He stated that this would be for guardrails and signage with no County funds involved. Commissioner Tyson moved for approval, seconded by Commissioner Bennett. The motion passed unanimously, 5-0.

**Highway Bid Results.** Ms. Mitchell presented a bid for a Regular Cab Pickup Truck and recommended the low bid from Walker Chevrolet at \$21,220.00. Commissioner Bennett moved to accept the bid recommendation, seconded by Commissioner Tyson. The motion passed unanimously, 5-0.

**Highway Commission District Reports:**

There were no reports with the exception of Commissioner Bennett who expressed concern about bicyclists marking up roads with permanent paint. Discussion about the need for a policy pertaining to bikes and who has the authority to prevent this problem. Mr. Cook stated that it is against the law to deface county roads and the Highway Superintendent has the authority now to contact law enforcement in the event someone is caught placing permanent markings on the County roadways. Mr. Horne stated that they were working to educate cyclists, but that weekend enforcement was difficult. Chair Anderson asked Mr. Cook to work on a drafting a policy in this regard.

**Highway Superintendent Report:** Superintendent Hood referenced the September 2011 Activity Report and stated that they were paving Fernvale Road, Deer Ridge and working on paving at the jail.

**Highway Chairman Report:** The chair had no report.

**Legal Issues:** There were none.

The meeting adjourned at approximately 8:55 a.m.

/cc

  
Rogers C. Anderson  
Chairman and County Mayor



4321 Carothers Parkway • Franklin, TN 37067 • 615-435-5000

October 19, 2011

TO: Board of Trustees  
FROM: Donald E. Webb  
Chief Financial Officer

**SUBJECT: SEPTEMBER 2011 FINANCIAL STATEMENTS**

For the month of September, the medical center posted NET operating revenue (after deductions) of \$13,692,209. This was a negative variance from the budget of \$111,358, or 0.8%. Patient days for September were 2,721. This was a negative variance from budget of 462 days, or 14.5%. Equivalent patient days (a calculation that takes into account outpatient volume) were 6,073. This was a negative variance from budget of 411, or 6.3%.

Operating expenses for the month were greater than budget by \$66,698, or 0.5%. Medical supplies and the allowance for bad debt were both greater than budget. Medical supplies reflect greater cost for surgical supplies and implants. The bad debt allowance remains 3% of gross revenue. While significant it is still less than national averages and is not increasing over time. Net income for the month was **\$771,876**. This is a return from NET operating revenue of 5.64%. Year-to-date net income is \$2,471,318, a return from net operating revenue of 6.05%.

The number of days of revenue in the patient accounts receivable balance remained stable at 37.6. Collections for the month were \$12,685,377. The balance at month-end in our operating account was \$20,802,455. This is a decrease of \$797,633 from the prior month. Our available to use cash balance totaled \$63,202,808 overall; this is a decrease of \$474,230 from August. Days of cash on hand decreased to 161. Please note the continuing monthly transfer of \$300,000 from operations to funded depreciation.

The debt coverage exhibit illustrates that we are in compliance with our pledge to Williamson County Government. Our coverage ratio for the most recent 12-month period was 2.59.

Please do not hesitate to call me at any time if I can provide additional information or answer any questions.

A handwritten signature in cursive script that reads "Donald E. Webb".

Donald E. Webb

# Medical Staff News

Published monthly for the physicians of Williamson Medical Center and their practice managers

November 2011

## Medical staff changes

### *Approved initial applications:*

Ranjan Chanda, M.D. – Nephrology – Nephrology Associates  
Anisa Iona Nayeem, M.D. – Nephrology – Nephrology Associates  
Hammad Rashid, M.D. – Oncology – Vanderbilt Ingram Cancer Center

### *Resignations:*

Olumaya Aderinto, M.D.  
Elizabeth Bailey, M.D.  
Eugen Campian, M.D.  
Jennifer Peppers, M.D.

## Annual credentialing meeting set for Nov. 15

Physicians should mark their calendars for Williamson Medical Center's annual credentialing staff meeting Tuesday, Nov. 15, in the Main Lobby. **Hors d'oeuvres will be served at 6:30 p.m. in Meeting Rooms A, B and C followed by a presentation at 7:30 p.m.** For more information, contact Stephanie Clark, physician liaison, at 615.435.4355 or sclark@wmed.org.

## Physicians, staff encouraged to report health care concerns

As part of ongoing efforts to enhance safety and quality of health care, Williamson Medical Center encourages its staff and physicians to report concerns to the Joint Commission.

**The Medical Center will not take disciplinary or punitive action against an employee or physician for reporting concerns to the Joint Commission.** For more information, contact Cassie Davenport, Patient Safety and Quality director, at 615.435.5970 or cdavenport@wmed.org.

## WMC to implement order set changes

Williamson Medical Center's Obstetrics Department is kicking off changes to ProVation order sets, which went into effect Nov. 1, for all physicians, physician practices and nursing staff.

**Order sets can be found on the Physician Desktop, in the wmcinside intranet home page under the Applications tab or in the Meditech status board under "Resources."** WMC will notify physicians and staff as new order sets are approved.

The following order sets have been approved for Obstetrics:

- Cesarean Section: Preadmission Testing
- Cesarean Section: Preoperative
- Cesarean Section: Postoperative
- Labor Admission with Cervical Ripening and Pitocin Induction
- Labor Admission with Pitocin Induction
- Labor and Delivery Admission
- Pregnancy: Postpartum

For more information, contact Kim McMurray, R.N., nursing information specialist, at 615.435.6280 or kmcmurray@wmed.org.

### **Morphine Sulfate in short supply**

Morphine Sulfate is in short supply. Currently Williamson Medical Center's Pharmacy Department has in stock fewer than 100 doses of the Morphine 4mg Carpujects and fewer than 600 of the Morphine 2mg Carpujects.

The Pharmacy Department has placed an order for more 4mg Carpujects as well as more 10mg vials. **Until those shipments arrive, however, physicians should request Morphine Sulfate sparingly or seek alternatives.**

Other drugs that may be in short supply or unavailable include:

- Astramorph
- Fentanyl 2ml and 5ml vials
- Dilaudid 1mg Carpujects
- Valium 10mg Carpujects (unavailable until March 2012)
- Midazolam 1mg/ml 2 and 5ml vials

For more information, contact Pharmacy assistant director Steve Pruter, D.Ph., at 615.435.5511.

### **Signed form required for transfusions**

An "Order to Transfuse" form, recently approved by the Transfusion Committee, now is required for routine blood product transfusions. Exempt from this form include transfusions needed for emergencies or major hemorrhaging.

**Transfusing physicians must complete and sign an order form before a product will be released from Williamson Medical Center's blood bank.**

In accordance with AABB standards and recommendations from the American Red Cross, Williamson Medical Center is changing its acceptable transfusion criteria for packed red blood cells to the following:

- Hematocrit less than 24 percent or hemoglobin less than 8 g/dL;
- Hematocrit less than 25 percent or hemoglobin less than 8.5 g/dL in a patient with coronary artery disease and unstable angina/myocardial infarction/cardiogenic shock;
- Rapid blood loss with greater than 30 – 40 percent of estimated blood volume (greater than 1,500 – 2,000 mL) not responding to appropriate volume resuscitation, or with ongoing blood loss;
- Tachycardia, hypotension not corrected by adequate volume replacement alone;
- Patient pre-operative;
- Autologous pre-donated red cells: same criteria as above.

For more information, contact contact Wayne Lennington, M.D., Laboratory medical director, at 615.435.5790.

### **WMC plans holiday gathering**

Williamson Medical Center's Physician Holiday Gathering will take place 6 p.m. Friday, Dec. 2, at Boxwood Bistro, located at 230 Franklin Road in Franklin. Business casual or holiday attire is appropriate. Invitations will be mailed. Please RSVP to Stephanie Clark, physician liaison, at 615.435.5355 or sclark@wmed.org.

WILLIAMSON COUNTY  
BUDGET REPORT  
9/30/2011

REVENUE	BUDGET			ACTUAL			25.00%
	ORIGINAL BUDGET	AMENDMENTS	TOTAL	CURRENT MONTH	YEAR TO DATE	REMAIN BUDGET	% Y T D
COUNTY GENERAL FUND	59,702,881	699,719	60,402,600	2,418,968	5,683,402	54,719,198	9.41%
SOLID WASTE - SANITATION	4,612,993	-	4,612,993	233,917	675,865	3,937,128	14.65%
DRUG CONTROL FUND	36,000	-	36,000	3,663	5,509	30,491	15.30%
HIGHWAY & PUBLIC WORKS	10,952,373	-	10,952,373	2,345,451	3,672,874	7,279,499	33.53%
GENERAL DEBT SERVICE	31,173,917	-	31,173,917	422,516	734,850	30,439,067	2.36%
RURAL DEBT SERVICE	16,007,501	-	16,007,501	635,401	2,786,872	13,220,629	17.41%
GENERAL PURPOSE SCHOOLS	228,802,196	1,194,000	229,996,196	13,308,749	26,722,901	203,273,295	11.62%
CAFETERIA FUND	9,379,745	-	9,379,745	1,078,899	2,106,343	7,273,402	22.46%
EXTENDED SCHOOL PROGRAM	1,723,694	-	1,723,694	142,781	415,204	1,308,490	24.09%
<b>APPROPRIATIONS</b>							
COUNTY GENERAL FUND	68,903,067	1,273,117	70,176,184	4,523,758	24,123,942	46,052,242	34.38%
SOLID WASTE - SANITATION	4,940,975	-	4,940,975	263,734	1,338,064	3,602,911	27.08%
DRUG CONTROL FUND	84,000	-	84,000	43,694	58,598	25,402	69.76%
HIGHWAY & PUBLIC WORKS	11,026,733	-	11,026,733	577,378	3,866,558	7,160,175	35.07%
GENERAL DEBT SERVICE	33,696,490	-	33,696,490	4,054,840	7,847,633	25,848,857	23.29%
RURAL DEBT SERVICE	20,570,000	-	20,570,000	3,662,846	6,058,446	14,511,554	29.45%
GENERAL PURPOSE SCHOOLS	236,977,304	4,662,922	241,640,226	15,896,555	49,093,381	192,546,845	20.32%
CAFETERIA FUND	9,194,412	70,902	9,265,314	686,985	4,890,933	4,374,381	52.79%
EXTENDED SCHOOL PROGRAM	1,576,481	24,883	1,601,364	79,177	381,233	1,220,131	23.81%

October 11, 2011

Mr. David Coleman  
Budget Director  
Williamson County, Tennessee  
1320 W. Main Street, Suite 125  
Franklin, TN 37064

Dear Mr. Coleman:

Please find enclosed the Consolidated Profit and Loss Statement for the Cool Springs Conference Center for September 2011.

A summary of the financial and distribution data is as follows:

	Current Month			Year-to-Date		
	Actual	Budget	Last Year	Actual	Budget	Last Year
	September 30, 2011					
Gross Revenue	612,904	506,894	546,193	1,871,260	1,478,665	1,369,370
House Profit	112,148	30,057	50,763	390,977	58,244	11,231
Less:						
Fixed Expenses	3,110	3,125	2,431	9,224	9,882	8,624
Net Income	109,038	26,932	48,332	381,753	48,362	2,607
Less:						
FF&E Reserve - 4%	24,516	20,276	21,848	74,850	59,147	54,775
Net Cash Flow	84,522	6,656	26,484	306,903	(10,785)	(52,168)

Total Current Balance Due To Owners: 84,521.84

Total Due To City of Franklin: 42,260.92

Total Due To Williamson County: 42,260.92

This financial statement for the Cool Springs Conference Center, subject to routine year end audit and adjustments, is true and correct in all material respects to the best of my knowledge.

Sincerely,

Jim Keller  
General Manager

Bryan Fitzgerald  
Asst. Director of Finance

ELAINE B. BEELER  
WILLIAMSON COUNTY CLERK AND MASTER  
P.O. Box 1666  
FRANKLIN, TN 37065

135 FOURTH AVENUE SOUTH  
Room 236  
WWW.WILLIAMSONCHANCERY.ORG

(615) 790-5428  
(615) 790-5626 FAX

TO: COUNTY MAYOR AND BOARD OF COMMISSIONERS  
FROM: ELAINE B. BEELER, CLERK AND MASTER   
DATE: OCTOBER 27, 2011  
RE: TAXES PAID UNDER PROTEST

Pursuant to T.C.A. §67-1-912, notice is given that the following taxes were paid under protest:

Taxpayer: CHURCH OF CHRIST LIBERTY  
Property: MAP 030 PARCEL 029.01  
Amount: 2000-100 - \$ 364.00 BASE  
2001-100 - \$ 698.00 "  
2002-100 - \$ 698.00 "  
2003-100 - \$ 757.00 "  
2004-100 - \$ 757.00 "  
2005-100 - \$ 757.00 "

cc: COUNTY TRUSTEE  
WILLIAM J. YOST

WJ. "Joey" Davis  
Williamson County Trustee  
Ph: (615) 790-5709  
Fax: (615) 790-5463



1320 West Main Street, Suite 203  
Post Office Box 648  
Franklin, Tennessee 37065-0648  
joeyd@williamson-tn.org

Oct 21, 2011

TO: Honorable Rogers Anderson, County Mayor and  
Williamson County Board of County Commissioners

From: Walter J. "Joey" Davis, Trustee *WJD*

RE: Taxes Paid Under Protest

Notice is given that the following taxes were paid under protest:  
Pursuant to T.C.A. §67-1- 912.

Taxpayer: Terry Taylor  
Property: Map 77B, Group E, Parcel 026.00  
Address: 317 Morning Mist LN,  
Receipt: 2010-40460  
Amount Due: \$832.16  
Amount Pd: \$832.16  
Date Paid: October 18, 2011

W.J. "Joey" Davis  
Williamson County Trustee  
Ph: (615) 790-5709  
Fax: (615) 790-5463



1320 West Main Street, Suite 203  
Post Office Box 648  
Franklin, Tennessee 37065-0648  
joeyd@williamson-tn.org

Oct 28, 2011

TO: Honorable Rogers Anderson, County Mayor and  
Williamson County Board of County Commissioners

From: Walter J. "Joey" Davis, Trustee *WJD*

RE: Taxes Paid Under Protest

Notice is given that the following taxes were paid under protest:  
Pursuant to T.C.A. §67-1- 912.

Taxpayer: Robert B Howell JR.  
Property: Map 75, Parcel 040.01  
Address: 5660 Wilkins Branch RD. Franklin, TN  
Receipt: 2006-32008  
Amount Due: \$561.00  
Amount Pd: \$949.44  
Date Paid: Oct. 20, 2011

**NOMINEE INFORMATION FOR ELECTIONS AND APPOINTMENTS**

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Title of position for election (or appointment): Beer Board Member - SW Section

Name of nominee: Dewey Garland

Address: 1858 Thompson's Station Road West, Thompson's Station, TN 37179

Phone No. Office \_\_\_\_\_ Home 615-794-6502

Voting district in which the nominee resides: Third

Term of position: Three Year Term

Salary (if applicable): \$75.00 per meeting

Name(s) of person, organization or informal group recommending the nominee:

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Brief biographical information:

DOB: 6/16/46

Member of Beer Board for 24 years

Raised and lived on a farm

Employed as Director of Railroads and Shipyards with the Sheet Metal International Association

Graduate of Franklin High School

Member of Primitive Baptist Church and Eastern Star. Mason since twenty-one years old

Married - Son

County Commission meeting date: November 14, 2011

**NOMINEE INFORMATION FOR ELECTIONS AND APPOINTMENTS**

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Title of position for election (or appointment): Beer Board Member - NW Section

Name of nominee: Preston J. Kopf, Jr.

Address: 6363 Panorama Drive, Brentwood, TN 37027

Phone No. Office \_\_\_\_\_ Home 615-373-0561

Voting district in which the nominee resides: Eighth

Term of position: Three Year Term

Salary (if applicable): \$75.00 per meeting

Name(s) of person, organization or informal group recommending the nominee:  
\_\_\_\_\_

Brief biographical information:

- Current Member of Beer Board
- Resident of Williamson County for 40 years
- Owned pharmacy in Fairview for 18 years
- Presently associated with Walgreens Pharmacy
- Active in Williamson County Alive Hospice
- Former Jaycee
- Married - Children: Three

County Commission meeting date: November 14, 2011

LGIP Interest Earned Report

September 2011

Report Date: October 17, 2011

INTEREST RATE .12 %									
ACCOUNT NAME	ACCOUNT NUMBER	LGIP BEGINNING BALANCE	DEPOSITS	WITHDRAWALS	INTEREST EARNED	LGIP STATEMENT ENDING BALANCE	LESS TRUSTEE COMM.	TRUSTEE ENDING BALANCE	
School Cafeteria	294066-001	\$ 2,652,611.77	\$ 133,356.58	\$ -	\$ 263.38	\$ 2,786,231.73	\$ -	\$ 2,786,231.73	
Cross Creek E-Mix	294066-002	\$ 110,584.27	\$ -	\$ 0.12	\$ 10.91	\$ 110,595.06	\$ 0.11	\$ 110,594.95	
Kidd Road Damage	294066-003	\$ 29,238.12	\$ -	\$ 0.03	\$ 2.89	\$ 29,240.98	\$ 0.03	\$ 29,240.95	
Education Foundation	294066-004	\$ 8,653.73	\$ -	\$ 6,713.37	\$ 0.76	\$ 1,941.12	\$ 0.01	\$ 1,941.11	
Chester Stephens Rd.	294066-005	\$ 24,233.81	\$ -	\$ 0.03	\$ 2.39	\$ 24,236.17	\$ 0.02	\$ 24,236.15	
Traffic Shed #24	294066-006	\$ 38,732.53	\$ -	\$ 0.04	\$ 3.82	\$ 38,736.31	\$ 0.04	\$ 38,736.27	
Traffic Shed #10	294066-007	\$ 17,276.12	\$ -	\$ 0.02	\$ 1.70	\$ 17,277.80	\$ 0.02	\$ 17,277.78	
Traffic Shed #5	294066-008	\$ 121,500.78	\$ -	\$ 0.13	\$ 11.99	\$ 121,512.64	\$ 0.12	\$ 121,512.52	
Traffic Shed #3	294066-009	\$ 18,297.99	\$ -	\$ 0.02	\$ 1.81	\$ 18,299.78	\$ 0.02	\$ 18,299.76	
Regular Account	294066-010	\$ 6,815,082.66	\$ 947,722.25	\$ 7,171,118.16	\$ 465.54	\$ 592,152.29	\$ 4.66	\$ 592,147.63	
Katie Locke Estate	294066-011	\$ 11,214.62	\$ -	\$ 0.01	\$ 1.11	\$ 11,215.72	\$ 0.01	\$ 11,215.71	
Viron Energy Mgmt	294066-013	\$ 0.02	\$ -	\$ -	\$ -	\$ 0.02	\$ -	\$ 0.02	
Harpeth Crossing	294066-014	\$ 19,967.53	\$ -	\$ 0.02	\$ 1.97	\$ 19,969.48	\$ 0.02	\$ 19,969.46	
Co Gen Obligations Sch Bonds	294066-016	\$ 3,169,223.92	\$ -	\$ 297,484.30	\$ 310.40	\$ 2,872,050.02	\$ -	\$ 2,872,050.02	
Co Dist Sch Bnds Series 2010	294066-017	\$ 5,594,314.30	\$ -	\$ 145,364.18	\$ 544.94	\$ 5,449,495.06	\$ -	\$ 5,449,495.06	
Cedarmont Farms E-Mix	294066-020	\$ 282,066.02	\$ -	\$ 0.31	\$ 27.82	\$ 282,093.53	\$ 0.28	\$ 282,093.25	
Nash Electric	294066-023	\$ 8,522.68	\$ -	\$ 0.01	\$ 0.84	\$ 8,523.51	\$ 0.01	\$ 8,523.50	
Edmonson Branch Rd.	294066-024	\$ 63,921.77	\$ -	\$ 0.07	\$ 6.30	\$ 63,928.00	\$ 0.06	\$ 63,927.94	
Clovermeadows E-Mix	294066-025	\$ 2,732.05	\$ -	\$ -	\$ 0.27	\$ 2,732.32	\$ -	\$ 2,732.32	
Traffic Shed #18	294066-030	\$ 30.14	\$ -	\$ -	\$ -	\$ 30.14	\$ -	\$ 30.14	
Pecan Hills	294066-031	\$ 25.31	\$ -	\$ -	\$ -	\$ 25.31	\$ -	\$ 25.31	
Walnut Ridge 2 DW	294066-032	\$ 5,336.20	\$ -	\$ 0.01	\$ 0.53	\$ 5,336.72	\$ 0.01	\$ 5,336.71	
Walnut Ridge 2 E-Mix	294066-033	\$ 50,970.27	\$ -	\$ 0.06	\$ 5.03	\$ 50,975.24	\$ 0.05	\$ 50,975.19	
Adequate Schools Fac. Tax	294066-035	\$ 726,196.70	\$ 258,990.93	\$ 96,301.70	\$ 79.72	\$ 888,965.65	\$ 0.80	\$ 888,964.85	
Watkins Creek Sec 2	294066-036	\$ 13.33	\$ -	\$ -	\$ -	\$ 13.33	\$ -	\$ 13.33	
Detention	294066-038	\$ 281,617.90	\$ -	\$ 3,868.25	\$ 27.74	\$ 277,777.39	\$ 0.28	\$ 277,777.11	
Fire Privilege Tax	294066-039	\$ 102,166.48	\$ 1,933.03	\$ 27,510.11	\$ 9.78	\$ 76,599.18	\$ 0.10	\$ 76,599.08	
Redwing Farms 4	294066-040	\$ 103,441.25	\$ -	\$ 0.11	\$ 10.20	\$ 103,451.34	\$ 0.10	\$ 103,451.24	
School Privilege Tax	294066-041	\$ 1,244,458.55	\$ 228,974.22	\$ 23,499.81	\$ 130.72	\$ 1,450,063.68	\$ 1.31	\$ 1,450,062.37	
Chapelwood Sec 2	294066-043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Arbor Lakes 1 E-Mix	294066-044	\$ 27,456.00	\$ -	\$ 0.03	\$ 2.71	\$ 27,458.68	\$ 0.03	\$ 27,458.65	
South'n Woods 2 E-Mix	294066-045	\$ 24,007.26	\$ -	\$ 0.03	\$ 2.36	\$ 24,009.59	\$ 0.02	\$ 24,009.57	
<b>SUB-TOT</b>		<b>\$ 21,553,894.08</b>	<b>\$ 1,570,977.01</b>	<b>\$ 7,771,860.93</b>	<b>\$ 1,927.63</b>	<b>\$ 15,354,937.79</b>	<b>\$ 8.11</b>	<b>\$ 15,354,929.68</b>	

LGIP Interest Earned Report

September 2011

Report Date: October 17, 2011

ACCOUNT NAME	ACCOUNT NUMBER	LGIP BEGINNING BALANCE	DEPOSITS	WITHDRAWALS	INTEREST EARNED	LGIP STATEMENT ENDING BALANCE	LESS TRUSTEE COMM.	ENDING BALANCE
Temple Ridge E-Mix	294066-046	\$ 57,121.02	\$ -	\$ 0.06	\$ 5.63	\$ 57,126.59	\$ 0.06	\$ 57,126.53
School Bond	294066-047	\$ 250.80	\$ -	\$ -	\$ 0.03	\$ 250.83	\$ -	\$ 250.83
Retainage	294066-048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Quail Run	294066-049	\$ 13,134.26	\$ -	\$ 0.01	\$ 1.30	\$ 13,135.55	\$ 0.01	\$ 13,135.54
Highway Privilege Tax	294066-050	\$ 2,443.24	\$ 16,610.81	\$ 0.10	\$ 0.84	\$ 19,054.79	\$ 0.01	\$ 19,054.78
Traffic Shed #43	294066-051	\$ 31,263.21	\$ -	\$ 0.03	\$ 3.09	\$ 31,266.27	\$ 0.03	\$ 31,266.24
Barrington Landscape	294066-052	\$ 251.08	\$ -	\$ -	\$ 0.03	\$ 251.11	\$ -	\$ 251.11
Mid-Tenn Electric Memb	294066-053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Oakleaf E-Mix	294066-054	\$ 29,905.96	\$ -	\$ 0.03	\$ 2.95	\$ 29,908.88	\$ 0.03	\$ 29,908.85
Hillsboro Rec/Scholarship	294066-055	\$ 636.89	\$ -	\$ -	\$ 0.06	\$ 636.95	\$ -	\$ 636.95
Nashville Gas Company	294066-057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Temple Hills 8,9,11	294066-058	\$ 8,637.64	\$ -	\$ 0.01	\$ 0.86	\$ 8,638.49	\$ 0.01	\$ 8,638.48
VanPool Capital Recov.	294066-059	\$ 68,622.48	\$ -	\$ 0.08	\$ 6.77	\$ 68,629.17	\$ 0.07	\$ 68,629.10
Temple Hills Sect13 Emix	294066-061	\$ 6,311.47	\$ -	\$ 0.01	\$ 0.62	\$ 6,312.08	\$ 0.01	\$ 6,312.07
United Cities Gas Hwy Bond	294066-062	\$ 6,238.42	\$ -	\$ 0.01	\$ 0.61	\$ 6,239.02	\$ 0.01	\$ 6,239.01
TempleHills6A/6B E-Mix	294066-063	\$ 1,218.61	\$ -	\$ -	\$ 0.12	\$ 1,218.73	\$ -	\$ 1,218.73
Laurel Cove Golf Crse Imp	294066-064	\$ 3,751,598.28	\$ -	\$ 4.14	\$ 370.02	\$ 3,751,964.16	\$ 3.70	\$ 3,751,960.46
Laurel Cove RDE	294066-065	\$ 150,366.86	\$ -	\$ 0.17	\$ 14.83	\$ 150,381.52	\$ 0.15	\$ 150,381.37
So'hrnWoods1DW Pipe	294066-066	\$ 323.80	\$ -	\$ -	\$ 0.04	\$ 323.84	\$ -	\$ 323.84
Sherriff Equitable Trust	294066-067	\$ 159,421.66	\$ 10,533.33	\$ 0.15	\$ 15.98	\$ 169,970.82	\$ 0.16	\$ 169,970.66
IndianMeadows1WHarp	294066-068	\$ 5,031.32	\$ -	\$ 0.01	\$ 0.49	\$ 5,031.80	\$ -	\$ 5,031.80
Judicial Drug Task	294066-069	\$ 1,939,237.55	\$ -	\$ 156,473.33	\$ 185.10	\$ 1,782,949.32	\$ 1.85	\$ 1,782,947.47
West Harpeth Road Imp.	294066-070	\$ 58,063.81	\$ -	\$ 0.06	\$ 5.72	\$ 58,069.47	\$ 0.06	\$ 58,069.41
G.O. Sch Bnds Series 2009B	294066-072	\$ 308,270.31	\$ -	\$ -	\$ 30.40	\$ 308,300.71	\$ -	\$ 308,300.71
Co Dist Sch Bnds Series 2009	294066-073	\$ 1,514,821.26	\$ -	\$ 114,214.77	\$ 142.74	\$ 1,400,749.23	\$ -	\$ 1,400,749.23
Southern Woods Tap Fees	294066-074	\$ 24,220.39	\$ -	\$ 0.03	\$ 2.38	\$ 24,222.74	\$ 0.02	\$ 24,222.72
Primus Road Improvment	294066-075	\$ 45,016.25	\$ -	\$ 38,286.56	\$ 3.95	\$ 6,733.64	\$ 0.04	\$ 6,733.60
Callie E-Mix	294066-076	\$ 21,642.56	\$ -	\$ 0.02	\$ 2.13	\$ 21,644.67	\$ 0.02	\$ 21,644.65
Extended Child Care	294066-080	\$ 486,743.12	\$ -	\$ 13,837.55	\$ 47.82	\$ 472,953.39	\$ -	\$ 472,953.39
Pecan Hills #2, Called Bond	294066-081	\$ 114.02	\$ -	\$ -	\$ 0.02	\$ 114.04	\$ -	\$ 114.04
Laurel Cove Landscaping	294066-082	\$ 408,496.64	\$ -	\$ 0.45	\$ 40.29	\$ 408,536.48	\$ 0.40	\$ 408,536.08
Recreation Priv Tax	294066-083	\$ 405,617.70	\$ 20,719.26	\$ 24,161.00	\$ 40.47	\$ 402,216.43	\$ 0.40	\$ 402,216.03
Highway Bond	294066-084	\$ 6,181.14	\$ -	\$ 0.01	\$ 0.61	\$ 6,181.74	\$ 0.01	\$ 6,181.73
<b>SUB-TOT</b>		<b>\$ 31,065,095.83</b>	<b>\$ 1,618,840.41</b>	<b>\$ 8,118,839.52</b>	<b>\$ 2,853.53</b>	<b>\$ 24,567,950.25</b>	<b>\$ 15.16</b>	<b>\$ 24,567,935.09</b>

LGIP Interest Earned Report

September 2011

Report Date: October 17, 2011

ACCOUNT NAME	ACCOUNT NUMBER	LGIP BEGINNING BALANCE	DEPOSITS	WITHDRAWALS	INTEREST EARNED	LGIP STATEMENT ENDING BALANCE	LESS TRUSTEE COMM.	ENDING BALANCE
Brienz Valley Offsite Road Im	294066-085	\$ 3.27	\$ -	\$ -	\$ -	\$ 3.27	\$ -	\$ 3.27
South. Woods Homeown.	294066-086	\$ 6,458.77	\$ -	\$ 0.01	\$ 0.63	\$ 6,459.39	\$ 0.01	\$ 6,459.38
Horseshoe Bend E-MIX	294066-087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mclemore Farms E-Mix	294066-088	\$ 307.95	\$ -	\$ -	\$ 0.03	\$ 307.98	\$ -	\$ 307.98
Mayberry Sta 1 E-Mix	294066-089	\$ 1,353.46	\$ -	\$ -	\$ 0.13	\$ 1,353.59	\$ -	\$ 1,353.59
Laurel Cove WW Treatment	294066-090	\$ 496,461.28	\$ -	\$ 0.55	\$ 48.97	\$ 496,509.70	\$ 0.49	\$ 496,509.21
Laurel Cove WW Collection	294066-091	\$ 186,705.52	\$ -	\$ 0.21	\$ 18.42	\$ 186,723.73	\$ 0.18	\$ 186,723.55
Traffic Shed #29	294066-092	\$ 37,212.49	\$ -	\$ 0.04	\$ 3.67	\$ 37,216.12	\$ 0.04	\$ 37,216.08
Traffic Shed #19	294066-093	\$ 1,328.66	\$ -	\$ -	\$ 0.14	\$ 1,328.80	\$ -	\$ 1,328.80
inactive	294066-094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Traffic Shed # 41	294066-095	\$ 44,994.39	\$ -	\$ 0.05	\$ 4.44	\$ 44,998.78	\$ 0.04	\$ 44,998.74
Reserve Unclaimed Prop	294066-098	\$ 30,894.60	\$ -	\$ 0.03	\$ 3.05	\$ 30,897.62	\$ 0.03	\$ 30,897.59
	<b>LGIP TOTALS</b>	<b>\$ 31,870,816.22</b>	<b>\$ 1,618,840.41</b>	<b>\$ 8,118,840.41</b>	<b>\$ 2,933.01</b>	<b>\$ 25,373,749.23</b>	<b>\$ 15.95</b>	<b>\$ 25,373,733.28</b>

**WILLIAMSON COUNTY HEALTH DEPARTMENT**  
1324 WEST MAIN STREET  
FRANKLIN, TN 37064  
(615) 794-1542  
FAX (615) 790-5967

MEMORANDUM

TO: Honorable Members of the Williamson Board of Commissioners

FROM: Becky Brumley, Director  
Williamson County Health Department

DATE: November 1, 2011

RE: Monthly Services Report for Franklin and Fairview  
September 2011

**NOVEMBER IS DIABETES AWARENESS**

Diabetes, without proper management, can be a debilitating disease resulting in serious damage to the body such as kidney failure, heart disease, stroke, blindness, or even amputations of the legs and feet. About 1 in 10 Americans live with Diabetes now. However, it is projected that by 2030, 1 in 5 adults will be living with diabetes unless serious changes to diet and physical activity occur.

Being overweight or obese raises your risk of developing type 2 diabetes. Research trials have shown that type 2 diabetes can be prevented or delayed. People at high risk for type 2 diabetes can prevent or delay the disease by losing 5 to 7 percent of their body weight, or about 10 to 14 pounds for a 200-pound person. You can do that by eating healthier and being physically active for 30 minutes, five days a week. Make sure you yourself are active and making healthy eating choices, and make sure you get a loved one, friend, or family members moving and motivated towards achieving better health so they may enjoy quality of life.

cc: Annette Haley  
Board of Health Members  
City of Brentwood  
City of Fairview  
City of Franklin  
City of Nolensville  
City of Spring Hill  
City of Thompson's Station

**Health Services Report  
Visits by Program**

**Franklin Clinic**

PROGRAMS	September-11	YTD
Child Health Services	154	1,581
Children Special Services	7	27
Dental	92	661
Family Planning Services	47	468
Motor Voter	158	1,709
Women's Health	226	2,436
Project HUG	47	352
Men's Health	99	1,205
Tuberculosis Services	54	607
Sexually Transmitted Services	68	932
WIC Program (Women, Infants & Children Food Supplement Program )	329	3,310
Breastfeeding Program	19	214
Certifications of Immunizations	39	856
Birth Certificates Issued	59	857
Williamson Co. Births Reported to HD	117	1,071
Williamson Co. Deaths Reported to HD	51	562
Vital Records / Number of Certified Death Certificates Issued	446	3,986

Food & General Sanitation

PROGRAMS	September-11	YTD
Camps	3	21
Child Care	1	120
Complaints	2	19
Food Service	88	1,389
Motels & Hotels	6	71
Bed & Breakfast	1	197
Schools	2	71
Swimming Pools	287	1,525
Other Environmental Services (Rabies)	22	198
Tobacco Survey	387	3,199
Non-Smokers Protection Act Survey	387	3,199
Tattoos	1	11
Body Piercing	1	4

*Health Services Report  
Visits by Program*

*Fairview Clinic*

PROGRAMS	September-11	YTD
Child Health Services	55	559
Family Planning Services	20	188
Motor Voter	44	423
Women's Health	132	1010
Men's Health	52	549
Tuberculosis Services	2	17
Sexually Transmitted Services	9	123
WIC Program (Women, Infants & Children Food Supplement Program )	96	869
Breastfeeding Program	4	42
Certifications of Immunizations	4	172

**VOLLIE JEAN BOEHMS**  
**OBION COUNTY CLERK**  
2 BILL BURNETT CIRCLE  
UNION CITY, TN 38261  
Telephone 731-885-3831 Fax 731-885-0287

October 21, 2011

Certified Mail  
7010 1670 0001 6220 4090

Ms. Elaine H. Anderson  
Williamson County Clerk  
1320 W. Main, Suite 135  
Franklin, TN 37064

Dear Ms. Elaine:

The Obion County Legislative Body met in regular session the 17<sup>th</sup> day of October, 2011 and among other matters considered, the attached "*RESOLUTION TO EXPRESS SUPPORT FOR LEGISLATION THAT WOULD AMEND TITLE 8, CHAPER 44 TO SUBJECT GOVERNING BODIES TO THE SAME OPEN MEETING ACT THAT THE GENERAL ASSEMBLY IS SUBJECTED TO UNDER T.C.A. § 3-1-118.*"

I have been requested to forward a copy of this resolution to your Williamson County Legislative Body. Please forward this to your Legislative Body Chairman.

Sincerely,



Vollie J. Boehms  
Obion County Clerk  
731-885-3831

RESOLUTION TO EXPRESS SUPPORT FOR LEGISLATION THAT WOULD AMEND TITLE 8, CHAPTER 44 TO SUBJECT GOVERNING BODIES TO THE SAME OPEN MEETING ACT THAT THE GENERAL ASSEMBLY IS SUBJECTED TO UNDER T.C.A. § 3-1-118

WHEREAS, the Tennessee General Assembly previously adopted T.C.A. § 3-1-118 which, in some circumstances, subjects the General Assembly to open meeting requirements if a quorum of the members of a State body are present and public business within the jurisdiction of that body is being deliberated and decided; and

WHEREAS, local governments are currently subjected to the open meeting act as provided for in T.C.A. § 8-44-101, et. seq. ("Sunshine Law"); and

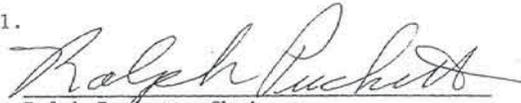
WHEREAS, the Sunshine Law provides that if 2 or more members of a body with the power to make decisions or recommendations to a public body meet, regardless of whether there is a quorum present, adequate public notice must be given prior to being able to meet; and

WHEREAS, the Obion County Legislative Body finds it would be in the interest of its citizens to express its support for amending T.C.A. § 8-44-101, et. seq. to subject all governing bodies currently subjected to the Sunshine Law to the similar open meeting requirements as the State has subjected itself.

NOW, THEREFORE, BE IT RESOLVED, by action of the County Commissioners, meeting in regular session, this the 17 day of October, 2011, Obion County expresses its support for state legislation which would amend T.C.A. § 8-44-101, et. seq. to define a meeting as a meeting of a quorum of the members of a governing body which has the power to make decisions or recommendations to a public body;

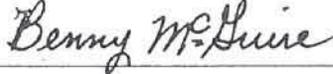
AND BE IT FURTHER RESOLVED, that upon approval of this resolution and its signing, the Board of Commissioners directs the County Clerk's Office to mail a copy of this resolution to Obion County's State Representatives and State Senators and the Tennessee County Commissioner's Association.

Approved this 17th day of October, 2011.

  
Ralph Puckett, Chairman

ATTEST:

  
Vollie Boehms, County Clerk

APPROVED:   
Benny McGuire, County Mayor

**CONSENT AGENDA**  
**Williamson County Board of Commissioners**  
**November 14, 2011, 7:00 p.m.**

**NOTARIES**

**SECOND READINGS:**

**FUNDS IN-LIEU-OF AND ESCROW:**

**ACCEPTING ROADS:**

**OTHER:**

**Resolution No. 11-11-8.** Resolution Authorizing the County Mayor to Execute a Site Demonstration Agreement With Eastern Organic Compounds - Commissioner Hayes

**Resolution No. 11-11-9.** Resolution Authorizing the County Mayor to Execute a Cooperative Service Agreement With the United States Department of Agriculture, and All Other Required Documentation to Obtain a Depredation Permit for Animal and Plant Health Inspection Service and Wildlife Services - Commissioner Hayes

**Resolution No. 11-11-25.** Resolution to Lower the Speed Limit Along Joseph Street, Sycamore Street and Elm Street in Williamson County - Commissioner Hester

**Motion to Accept:** \_\_\_\_\_ **2<sup>ND</sup>** \_\_\_\_\_ **Vote** \_\_\_\_\_

**NOTE:** All matters listed on the Consent Agenda are considered to be routine. There will be no separate discussion of these items unless a County Commission member so requests, in which case it will be removed from the Consent Agenda so that discussion may be held on that item.

NOTARIES

(NOVEMBER, 2011)

NEW

ADAMS, JUSTIN DOUGLAS  
BATES, VERA LYNN  
BOREK, BOGUSLAWA MARIA  
CARTER, RALPH ELLIOTT, JR.  
CHAUHAN, PRATIK  
CLAIBORNE, MARY D.  
CLARK, CAROLYN MARIE  
CORRADETTI, PAIGE E.  
CROOM, DEANNA MARIE  
DRYDEN, ALEC  
EVANS, WILLIAM  
GRANDY, GREGORY LEE  
GUNDY, RALPH T.  
HAMLETT, SHARA  
HILL, LAURA M.  
HOLBROOK, JAMES CHRISTOPHER  
INGRAM, DAWN M.  
JONES, MICHELLE LYNN  
MAXWELL, DANETTE  
MIZELL, JULIANA WARREN  
MOODIE, ERIN MARIE  
PARIS, ASHLEY E.  
REISCHMAN, DARLENE ANN  
RUDDER, MARILYN  
SLAUGHTER, ANNE ELIZABETH  
SMITH, JULIE C.  
STEPHENS, ASHLEIGH R.  
SULT, ANGELA M.  
TANKERSLEY, SHAWN GEORGETTE  
TOMLIN, EMILY ADAMS  
WHITE, EDWARD KENDALL, IV.  
WILSON, TIFFANY BARNARD  
YOCKEY, KAITLYN E.

RENEWALS

ALEXANDER, PAMELA  
BARNETTE, RACHEL A.  
BEARD, ANN  
BISCOGLIA, JEREMY  
BOZMAN, CYNTHIA V.  
CARVELL, GLENN ALLEN  
CASANOVA, DAMARYS  
CLIMER, GEORGE A.  
CLIMER, MELISSA M.  
COLE, CHRISTEN  
COOK, ELIZABETH TANNEHILL  
COOK, RUSSELL T.  
COX, CHRISTY  
CULP, BONNIE S.  
CURRIN, CHARLES  
DENNIS, LILLIE DENISE  
DOCK, MELANIE M.  
DUFF, J. SUSAN  
ELAM, SUNDAY M.  
FARRAH, BRENDAN C.  
FLETCHER, BRANDY MARIE  
FORAN, RUTH M.  
FREEMAN, DEBORAH A.  
GARDZINA, SHERI F.  
GARY, BEN W.

RENEWALS

GIVENS, B.J.  
GROSS, SUSAN L.  
HALFORD, JULIA P.  
HASSELL, JENNIFER LYNN  
HAYNES, DIANE  
HOPPER, LORI  
JACKSON, ROBBIE D.  
JOLLY, CHARLES, JR.  
JONES, AMY M.  
JONES, TERESA KELLY  
KELLEY, PATRICIA DIANE  
KORTAS, PAULA J.  
KULBABA, FLORENCE A.  
LAMPLEY, PATRICIA L.  
LEE, JOHN N.  
LIACE, LESLIE L.  
LITTLE, TRACEY B.  
LOGUE, DEBBIE  
MAYO, KELLI ANN  
MILLER, KATHRYN  
MILLS, MARY E.  
MORAN, AMY  
MOTT, SUSAN B.  
NEAL, TRACY T.  
NOVELLY, W. FAYE  
OROZCO, MAGDA  
PARIS, VIRGINIA L.  
PARSONS, SHERI PROW  
PLUMMER, PEGGY A.  
POELLNITZ, CEDRIC A., SR.  
RANDALL, LAURIE S.  
REISCHMAN, DARLENE A.  
ROOKER, RETHA  
SANDERS, STEPHANIE R.  
SCHNAKENBERG, DIANE  
SIMERSON, JUDY B.  
SLAYDEN, CAROLYN  
SMITH, AMANDA L.  
STANDLEY, STEVE  
STINSON, CHARLOTTE A.  
WEBSTER, MADELYN G.  
WHEER, LEQUITA T.  
WHITE, NICHOLE L.  
WISE, CLAYTON GERALD  
WOODRUFF, J. WADE  
YOUNG, BRENDA L.  
ZIMMERMAN, LESLIE H.

Resolution No. 11-11-8  
Requested by: Solid Waste Director

**RESOLUTION AUTHORIZING THE COUNTY MAYOR TO EXECUTE A  
SITE DEMONSTRATION AGREEMENT WITH EASTERN ORGANIC COMPOUNDS, INC.**

**WHEREAS,** Williamson County, ("County"), is a governmental entity that owns and operates a landfill under a Class 1 permit, Class 3 permit, a Compost Operation permit and a Transfer Station permit; and

**WHEREAS,** Eastern Organic Compounds seeks to conduct a demonstration at the County's landfill which involves the use of a proprietary process and inoculants to transform solid waste and other materials into safe nutrient rich quality compost; and

**WHEREAS,** Eastern Organic Compounds and Williamson County have received approval from the State for minor modification in the approved Williamson County Compost permit conditioned on stipulations set forth by the Tennessee Department of Environment and Conservation; and

**WHEREAS,** to conduct the demonstration, Eastern Organic Compounds has requested use of approximately 3 acres of the Williamson County Landfill; and

**WHEREAS,** the demonstration will be conducted at no cost to Williamson County; and

**WHEREAS,** the Williamson County Board of Commissioners finds it is in the interest of the citizens of Williamson County to authorize the County Mayor to execute the site demonstration agreement with Eastern Organic Compounds, Inc.:

**NOW THEREFORE, BE IT RESOLVED,** that the Williamson County Board of Commissioners, meeting in regular session this the 14<sup>th</sup> day of November, 2011, hereby authorizes the County Mayor to execute a site demonstration agreement with Eastern Organic Compounds, Inc., as well as all other related documents necessary to conduct a demonstration at the County's Landfill involving the use of inoculants to transform solid waste and other materials into safe nutrient rich quality compost.

  
\_\_\_\_\_  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Property Committee: For 5 Against 0

Solid Waste Board: For 5 Against 0

Commission Action Taken: For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson County Clerk

\_\_\_\_\_  
Jack Walton, Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson - County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-9  
Requested by: Nancy Zion, Solid Waste Director

**RESOLUTION AUTHORIZING THE COUNTY MAYOR TO EXECUTE A COOPERATIVE SERVICE AGREEMENT WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, AND ALL OTHER REQUIRED DOCUMENTATION TO OBTAIN A DEPREDAATION PERMIT FOR ANIMAL AND PLANT HEALTH INSPECTION SERVICE AND WILDLIFE SERVICES,**

**WHEREAS,** Williamson County, ("County"), is a governmental entity that operates a landfill located at 5750 Pinewood Road, Franklin, Tennessee; and

**WHEREAS,** the Animal and Plant Health Inspection Service and Wildlife Services, ("APHIS-WS"), is a part of the United States Department of Agriculture; and

**WHEREAS,** the Williamson County Solid Waste Department requires assistance from APHIS-WS to provide wildlife damage management services at the County's landfill; and

**WHEREAS,** Williamson County is required to execute a cooperative services agreement and other documentation to obtain a depredation permit to permit APHIS-WS to perform the needed services; and

**WHEREAS,** the Williamson County Board of Commissioners finds it is in the interest of the citizens of Williamson County to authorize the County Mayor to execute the cooperative agreement and all other documentation required to obtain a depredation permit:

**NOW THEREFORE, BE IT RESOLVED,** that the Williamson County Board of Commissioners, meeting in regular session this the 14<sup>th</sup> day of November, 2011, hereby authorizes the County Mayor to execute a cooperative service agreement with the United States Department of Agriculture to obtain a depredation permit to authorize the Animal and Plant Health Inspection Service and Wildlife Services to provide needed services at the landfill.

  
\_\_\_\_\_  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Solid Waste Board For 5 Against 0

Budget Committee For 5 Against 0

Commission Action Taken: For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson County Clerk

\_\_\_\_\_  
Jack Walton, Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson - County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-25  
Requested by: Highway Superintendent

**A RESOLUTION TO LOWER THE SPEED LIMIT ALONG JOSEPH STREET,  
SYCAMORE STREET, AND ELM STREET IN WILLIAMSON COUNTY**

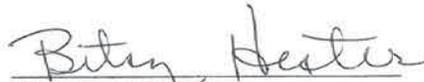
**WHEREAS**, pursuant to *Tennessee Code Annotated*, Section 55-8-153(d), the legislative body of any county is authorized to lower speed limits as it may deem appropriate on any county road within its jurisdiction, and such county shall post the appropriate signs depicting the new speed limit; and

**WHEREAS**, in response to a request from residents and the rural and residential character, the Highway Superintendent recommends the speed be lowered on Joseph Street, Sycamore Street, and Elm Street to 25 miles per hour; and

**WHEREAS**, the Board of Commissioners finds that it is in the best interest of the citizens of Williamson County to lower the speed limit along Joseph Street, Sycamore Street, and Elm Street to 25 miles per hour:

**NOW, THEREFORE, BE IT RESOLVED**, that the Williamson County Board of Commissioners, meeting in regular session on this the 14<sup>th</sup> day of November, 2011, authorizes the reduction in the speed limit to 25 miles per hour along Joseph Street, Sycamore Street, and Elm Street;

**AND, BE IT FURTHER RESOLVED**, that the Williamson County Board of Commissioners directs that new traffic signs be installed depicting the new speed limit.

  
County Commissioner

Committee Referred to and Action Taken:

Highway Commission	For <u>5</u>	Against <u>0</u>		
Budget Committee	For <u>5</u>	Against <u>0</u>		
Commission Action Taken	For _____	Against _____	Pass _____	Out _____

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton, Commission Chairman

\_\_\_\_\_  
Rogers Anderson, County Mayor

\_\_\_\_\_  
Date

RESOLUTION NO. 11-11-16

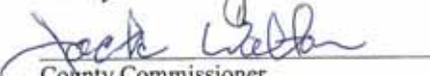
Requested by: Regional Planning Commission

**RESOLUTION OF THE WILLIAMSON COUNTY  
BOARD OF COMMISSIONERS TO ENDORSE THE  
LEIPER'S FORK VILLAGE SPECIAL AREA PLAN**

- WHEREAS**, Williamson County, Tennessee, by and through its Regional Planning Commission, has adopted a Comprehensive Land Use Plan; and
- WHEREAS**, the Comprehensive Land Use Plan called for the creation of a Special Area Plan for each of the four Villages identified by the Plan, one of which was Leiper's Fork; and
- WHEREAS**, the Regional Planning Commission, by and through its Staff, endeavored to study and gather public input in order to create the Leiper's Fork Village Special Area Plan; and
- WHEREAS**, a Leiper's Fork Citizens Advisory Committee was formed to facilitate the development of the Plan; and
- WHEREAS**, an open house and a series of four (4) public involvement meetings were held in Leiper's Fork in order to discern the wishes of the community; and
- WHEREAS**, a Vision Statement and Goals and Objectives were created as a result of this process based upon the information gathered at the public involvement meetings; and
- WHEREAS**, the Regional Planning Commission has created a Special Area Plan for the Leiper's Fork Village in accordance with the desires and wishes of the community and based upon the Vision Statement and Goals and Objectives, with said Plan to be incorporated into the Comprehensive Land Use Plan; and
- WHEREAS**, a copy of the Leiper's Fork Village Special Area Plan is attached to this Resolution and incorporated herein; and
- WHEREAS**, the Regional Planning Commission finds that it is in the best interest of Williamson County to adopt the attached Special Area Plan and incorporate same into the Comprehensive Land Use Plan; and
- NOW THEREFORE BE IT RESOLVED**, by the Williamson County Board of Commissioners on this the 14<sup>th</sup> day of November, 2011 that the Leiper's Fork Village Special Area Plan and the maps incorporated or referenced therein is hereby endorsed.
- NOW THEREFORE BE IT FURTHER RESOLVED**, that the Williamson County Board of Commissioners endorses the inclusion of the Leiper's Fork Village Special Area Plan in the Comprehensive Land Use Plan and directs that a copy of the Special Area Plan and the maps incorporated therein be spread upon the Minutes of the Board of Commissioners.

  
County Commissioner

  
County Commissioner

  
County Commissioner

RESOLUTION NO. \_\_\_\_\_ (Cont'd)

Regional Planning Commission: For: 8 Against: 0

Commission Action Taken: For: \_\_\_\_\_ Against: \_\_\_\_\_ Pass: \_\_\_\_\_ Out: \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson, County Clerk

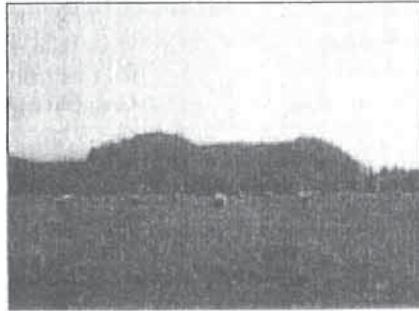
\_\_\_\_\_  
Jack Walton, Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson, County Mayor

\_\_\_\_\_  
Date

# Leiper's Fork Village Special Area Plan

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# Acknowledgements

## *Citizens Advisory Committee*

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John Hancock  
County Commissioner, 2<sup>nd</sup> District  
Betsy Hester  
County Commissioner, 2<sup>nd</sup> District

Cindy Garvey

Shannon Martin

Holli Givens

Aubrey Preston

Catherine Anderson

Rev. Tom Herring

Rob Robinson

Mark Cantrell

Pam Hood

Deborah Warnick

## *County Mayor*

---

Rogers C. Anderson

## *Williamson County Board of County Commissioners*

---

Jack Walton, Chairman and 8<sup>th</sup> District

Dwight Jones, 1<sup>st</sup> District  
Ricky D. Jones, 1<sup>st</sup> District  
John Hancock, 2<sup>nd</sup> District  
Betsy Hester, 2<sup>nd</sup> District  
Judy Hayes, 3<sup>rd</sup> District  
Judy Herbert, 3<sup>rd</sup> District  
Kathy Danner, 4<sup>th</sup> District  
Cheryl Wilson, 4<sup>th</sup> District

Lewis W. Green, Jr., 5<sup>th</sup> District  
Thomas W. (Tommy) Little, 5<sup>th</sup>  
District  
Arlene Cooke, 6<sup>th</sup> District  
Jeff Ford, 6<sup>th</sup> District  
Tom Bain, 7<sup>th</sup> District  
Bert Chalfant, 7<sup>th</sup> District  
Greg Davis, 8<sup>th</sup> District

Mary Brockman, 9<sup>th</sup> District  
Ernie Williams, 9<sup>th</sup> District  
Bob Barnwell, 10<sup>th</sup> District  
Travis Hawkins, 10<sup>th</sup> District  
Brian Bethard, 11<sup>th</sup> District  
Brandon Ryan, 11<sup>th</sup> District  
Doug Langston, 12<sup>th</sup> District  
Steve Smith, 12<sup>th</sup> District

## *Williamson County Regional Planning Commission*

---

John Lackey, Chairman

Robin Baldree  
John Cain  
Don Crohan  
Susan Fisher

Holli Givens  
Stephen C. Lane  
Pete Mosley  
Tom Murdic

Paul Pratt, Jr.  
Brian Sanders  
Jack Walton

## *Williamson County Staff*

---

Joe Horne, Community Development Director  
Mike Matteson, Planning Director  
Lee Sanders, Codes Compliance Director  
Floyd Heflin, County Engineer  
Aaron V. Holmes, Planning Coordinator  
Robbie Hayes, Planner

Lincoln Sweet, Planner  
Sheila Myers, Planning Assistant  
Debbie Smith, Administrative Assistant  
Lania Escobar, Secretary

## *Schools*

---

Kari Miller, Principal  
Hillsboro Elementary/Middle School

## *Others*

---

For assistance in providing research materials and for assistance in distributing meeting announcements. Plan updates, meeting space and background materials necessary for the success of this Plan.

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## **Introduction to the Leiper's Fork Village Special Area Plan**

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Based upon extensive public input and involvement, the Leiper's Fork Village Special Area Plan outlines the County's long-term policies for the Village with respect to future land uses, design and character issues, and infrastructure and accessibility needs. The Plan articulates a shared vision for the future of the Village and identifies specific Goals and Objectives that are designed to help achieve that vision.

The Plan addresses three key topics that are of primary importance to the future of the Leiper's Fork Village. These topics include Land Use, Design and Character, and Infrastructure/Accessibility. The Goals and Strategies related to these topics form the backbone of the Plan and give clear direction regarding how these issues should be addressed in order for the Village to reach its full potential.

A wide variety of stakeholders were involved in the development of this Plan. Merchants, residents, property owners, County staff, and elected officials have a shared interest in preserving and enhancing the Village's unique character and economic vitality. Therefore, the Plan should be used by each of these groups as a guide for making and coordinating decisions regarding future development and improvements within the Village.

## **Relationship to the Comprehensive Plan**

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The Williamson County Comprehensive Land Use Plan, which was adopted in the fall of 2007, serves as the primary policy document related to the future growth and development of the unincorporated County. Among many other things, the Comprehensive Plan makes recommendations regarding future land use patterns and suggests

appropriate land uses and types of development for various parts of the County. In doing so, all land in the unincorporated County has been placed into one of seven land use categories, each with its own set of development policies. Because the County's Comprehensive Plan deals with a very large geographic area, its recommendations related to future land use and development patterns are necessarily broad and generalized in nature.

Leiper's Fork was identified in the Comprehensive Plan as one of four Villages. These Villages, which also include College Grove, Grassland, and Triune, are relatively small mixed use "centers" that serve as focal points for the largely rural communities that surround them.

As a result of the much broader scope of the Comprehensive Plan and the complexities of the Villages, the Comprehensive Plan recommends that a Special Area Plan be prepared for each Village, thus allowing a more detailed level of planning to occur within these important areas of the County.

## **Plan Overview**

---

The Leiper's Fork Village Special Area Plan is organized into six Chapters. In addition to this Introduction, the Plan contains the following:

### **Chapter 2 - Planning Process**

This Chapter outlines the process that was utilized in the development of the Plan, including the following:

- Background and Existing Conditions Research;
- Development of the Citizens Advisory Committee;
- Public Involvement Meetings;
- Development of Plan; and
- Approval Process

### **Chapter 3 - Inventory and Assessment**

This Chapter contains a summary of the research and analysis that served as the initial foundation for the development of the Plan. It includes a brief narrative on the history of the Leiper's Fork Village as well as a detailed analysis of the area's natural and environmental features, existing land use patterns, infrastructure, and community facilities.

#### **Chapter 4 - Major Themes and Plan Categories**

This Chapter summarizes the major themes that emerged from the many public involvement meetings that occurred during the planning process. These major themes, which represent the most common concerns expressed by the community, became the foundation upon which the Plan's Vision Statement and Goals and Objectives were created. The Major Themes are as follows:

- Retain the Village's charm and character;
- Maintain a vibrant business community;
- Ensure new development is compatible with existing character;
- Preserve historic and natural resources;
- Promote safe, efficient vehicular traffic;
- Address parking issues;
- Improve pedestrian-friendliness;
- Address wastewater issues; and
- Encourage community events and activities

This Chapter also illustrates how the major themes aligned with three main plan categories by which the Vision Statement, Goals and Objectives were created. The Plan Categories are as follows:

- Design and Character;
- Land Use; and
- Infrastructure/Accessibility

#### **Chapter 5 - Vision, Goals and Objectives**

This Chapter includes an overall Vision Statement for the Leiper's Fork Village as well as a series of Goals and Objectives related to:

- Design and Character;
- Land Use; and
- Infrastructure/Accessibility

#### **Chapter 6 - Implementation**

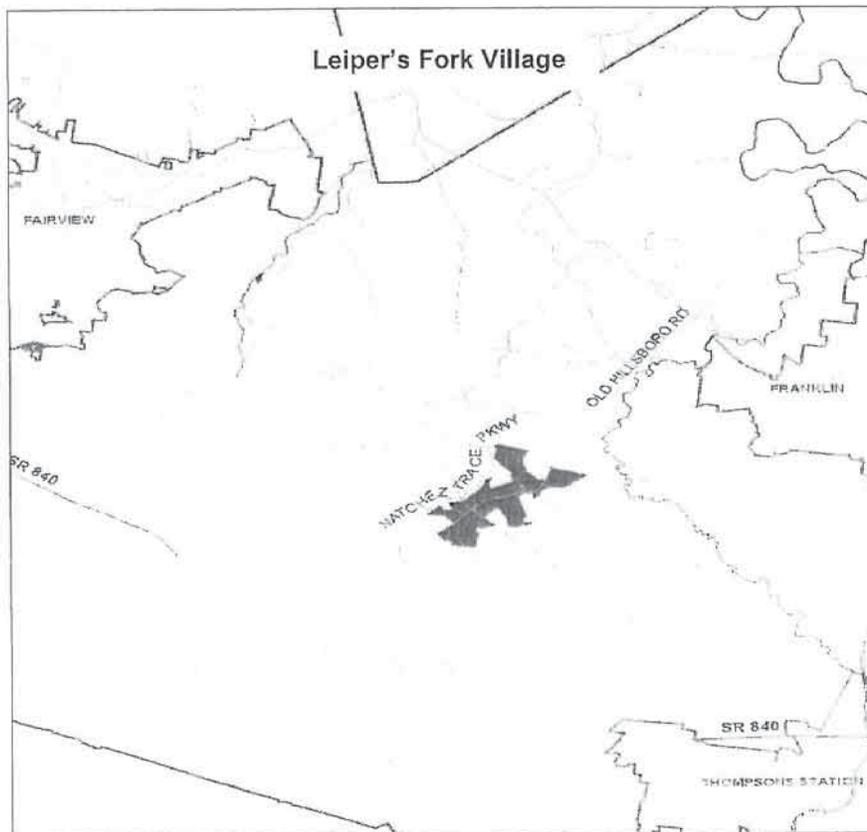
This Chapter touches upon Plan implementation and discusses the roles that citizens and public decision-makers should play in bringing the Plan to fruition.

## Study Area

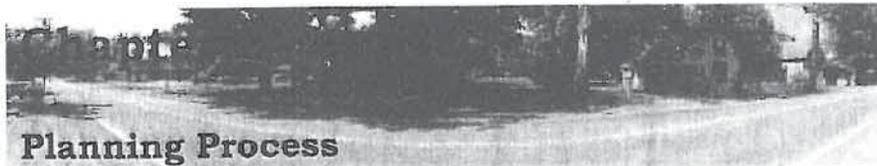
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The Leiper's Fork Village consists of approximately 110 parcels that comprise approximately 1,100 acres of Williamson County. The community is generally rural in nature and is home to approximately 650 people.

The Village of Leiper's Fork, which contains a mixture of agricultural, commercial, institutional, and residential uses, serves as a focal point for the surrounding area. Based on the direction provided in the County's Comprehensive Plan, the study area for this Plan coincides with the existing Crossroads Center (CC) zoning district. For the purposes of this Plan, the boundaries of the Leiper's Fork Village are illustrated by the maps that follow.







## Introduction

---

The Planning Process for the Leiper's Fork Village Special Area Plan included a number of key Planning Phases, which placed a strong emphasis on public participation. Multiple stakeholders were involved throughout the process, ensuring the Plan was community-driven and inclusive of the community's ideas and preferences. The Plan was prepared in close consultation with and support from the Leiper's Fork Citizens Advisory Committee, which served as a sounding board throughout the process and helped to reconcile and bring consensus to the various points of view of the community.

This Chapter describes the Plan's process from beginning to end, including the initial research conducted by Staff, the development of the Citizens Advisory Committee, the extensive public involvement meetings, and the eventual drafting and development of the Plan itself.

## Planning Phases

---

### Phase 1: Background and Existing Conditions Research

The data collected in this Phase provided Staff, the Citizens Advisory Committee, and the Public with a greater understanding of the Village's historical development pattern and existing conditions. This allowed for more well-informed decisions throughout the planning process. The research conducted during this phase included a historic summary as well as a detailed analysis of the Village's environmental and natural resources, land use patterns, transportation and infrastructure facilities, and community facilities and amenities. This information is summarized in Chapter 3 of the Plan.

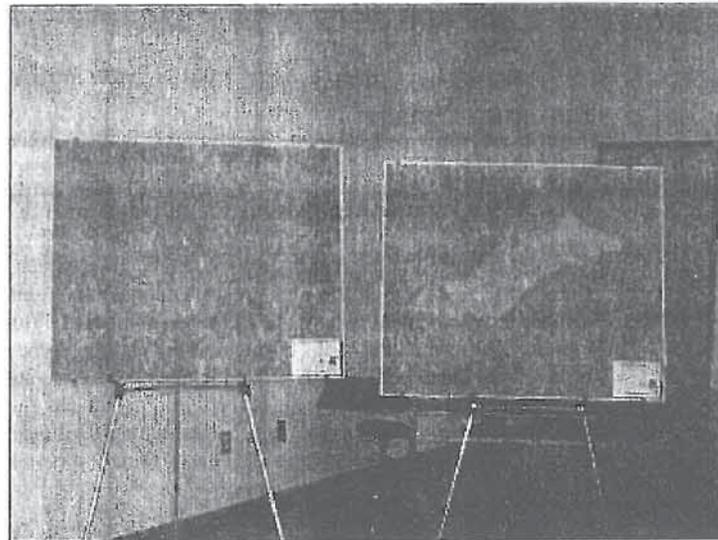
### **Phase 2: Development of the Citizens Advisory Committee**

To assist with the development of the Plan, a group of residents, business owners, and civic leaders was assembled to form a Citizens Advisory Committee. This Committee represented a variety of interests in the Village and was instrumental in creating the Plan. In addition, the Citizens Advisory Committee served as an important liaison between Staff and the public and was helpful in reconciling the various viewpoints that arose during the Public Involvement Phase.

### **Phase 3: Public Involvement Meetings**

The planning process included extensive community participation in the form of an Open House information session and four Public Involvement meetings. The ideas and preferences expressed by the community during these meetings was the foundation upon which the Plan was built. Each meeting was designed to encourage those attending to articulate their desires and preferences for the community.

The first meeting, an Open House information session, was intended to be a starting point for the public's involvement with the Plan. The Open House consisted of an introductory look into the Special Area Plan process, and was designed to provide the community an opportunity to better understand the elements of a plan, a summary of historical and existing conditions, and how the Plan fits into the overall comprehensive planning efforts of the County.



## LEIPER'S FORK VILLAGE SPECIAL AREA PLAN

Williamson County Planning Department, 1100 West Alamo Street, Suite 401, Columbia, TN 38304  
www.williamsoncounty.org and williamsoncounty.org/leipersfork

Public Open House  
April 14, 2019



---

### Welcome

The Williamson County Planning Department, along with the Leiper's Fork Village Citizens Advisory Committee, welcomes you to tonight's Public Open House for the Leiper's Fork Village Special Area Plan.

This open house is the first of a series of public meetings, and is intended to be a starting point for the public's involvement with the Plan. We hope the information shared tonight will give you a better understanding of what is expected over the coming months, as we work with the Leiper's Fork community to develop a Plan for the future of the village. Your participation and continued involvement will be a key component to the development of the Plan.

We have set up various "stations" around the room, and each of these stations provides specific information regarding a particular aspect of the Special Area Plan.

Please take some time to visit each station. Staff members will be on hand to provide additional information and to answer any questions that you may have.

The stations represented in tonight's Open House are listed below:

- Welcome
- What is a Special Area Plan?
- Process & Timeline
- Current Zoning, Uses and Conditions
- PowerPoint presentation

Should you wish to be added to the contact list for future meetings, please make sure you stop at all the welcome stations. We look forward to the opportunity to work with you in the coming months as we help to develop the Leiper's Fork Village Special Area Plan!

---

### Why is Public Involvement Important?

Public involvement is crucial to the success of a Special Area Plan for a number of reasons.

First and foremost, public involvement enables collaboration between Planning Staff and citizens. This collaboration is invaluable to the planning process because it allows the public to directly shape the vision, goals, and objectives of the Plan. This will be the community's Plan. As such, it should reflect the values of the community as expressed during public involvement meetings.

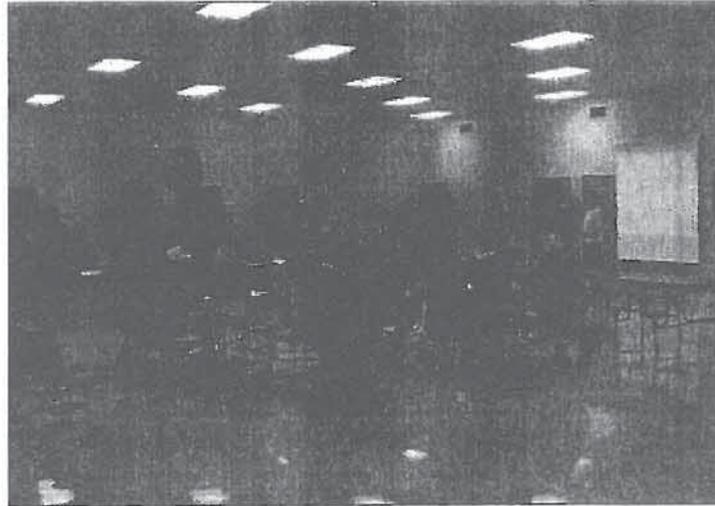
Using the knowledge and experience of both staff and citizens of the community, a high quality, consensus-based Plan can be developed.

The relationships that is developed between staff and the community during a Special Area Plan process often lasts well into the future, as the recommendations of the Plan are implemented over time, and as new issues facing the community arise.

Chapter 2 | Planning Process

13

After the Open House meeting, the first public involvement meeting was held. That meeting gave Staff the opportunity to inform the public of the Plan's purpose, and how the Plan would fit into the overall comprehensive planning efforts undertaken by the County. Additionally, this meeting allowed members of the public to identify what they saw as current issues and concerns and to articulate their desires for the Village's future. These issues were further developed in the public involvement process. The responses provided by those in attendance at this meeting can be found in Appendix A.





The second meeting was geared toward providing the public with an opportunity to further explore and elaborate upon the issues and opportunities raised at the first meeting. Citizens were asked to rank the issues identified at the previous meeting in terms of their importance and to develop draft Vision Statements that reflected their desires for the future of the Village. The final exercise asked the participants to create a draft set of Goals that would achieve the Vision Statement they developed. The results of these exercises can be found in Appendix B.

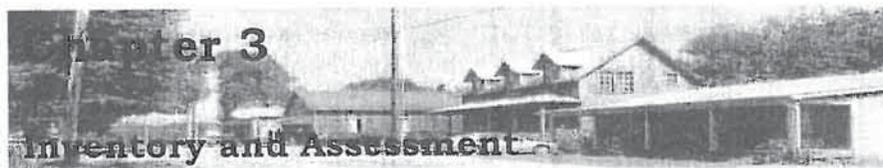


The third public involvement meeting was designed to solicit feedback from the community regarding a draft Vision Statement and set of Goals that Staff developed based upon the input received during the first two meetings. Staff also presented a set of draft Objectives, aimed at providing specific steps for achieving the Vision and Goals that the participants collectively developed.

The fourth public involvement meeting served as an opportunity to present the Leiper's Fork Village Special Area Plan document. All of the materials from each of the previous public meetings were made available for viewing, detailing the Plan's development throughout the process. Staff gave a presentation on the Plan, including a summary of each chapter, which highlighted how public involvement helped to shape the Plan. This meeting also served as an opportunity for final thoughts and feedback from the Citizens Advisory Committee and the public.

#### **Phase 4: Development of the Plan**

Upon completion of an extensive public involvement phase, and with a full understanding of the unique issues confronting the Village and the values of the community, Staff developed a draft Plan for review by the Citizens Advisory Committee and the public. Upon presentation and overall support from the community, the Plan was ultimately presented to both the Planning Commission and Board of County Commissioners as part of the approval and adoption process.



## Introduction

---

Before the public involvement and plan development phases were initiated, it was crucial for Staff to gain an understanding of the history and current conditions of the Leiper's Fork Village. Staff members from the Williamson County Planning Department spent several months conducting research regarding various aspects of the Leiper's Fork Village. In addition to understanding the historical context of the community, Staff set out to develop a current assessment and inventory of such features as:

- Land Uses;
- Environmental and Natural Resources;
- Transportation and Infrastructure; and
- Community Facilities

The following sections describe a summary of the data collected in this phase of the Plan and describe the context in which each feature exists. While described separately, all of the information provided contributes to the whole of the Leiper's Fork Village and its environs.

## Historical Background

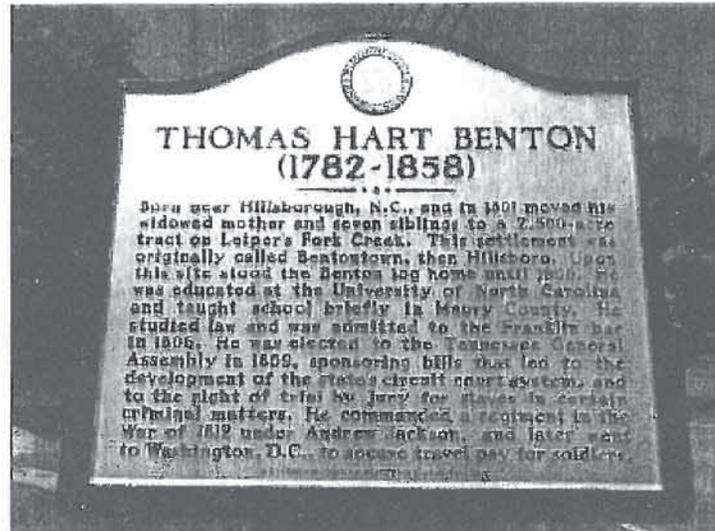
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Leiper's Fork was settled by pioneering families from North Carolina and Virginia in the late 1700's. Land Grants of 320 acres or more were given by North Carolina to Revolutionary Soldiers for their military service. Today, few descendants of these early settlers remain in the area. Only the names on tombstones, hills, roads, and streams give evidence to their presence in the area<sup>1</sup>.

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<sup>1</sup> All Historical Information provided by *Leiper's Fork & Surrounding Communities*. Rick Warwick, 1999.

The present Leiper's Fork Village is situated on part of the 2,504 acre land grant of Col. Jesse Steed, which was purchased by Jesse Benton. At first, travelers on the Natchez Trace, which passed through the Benton homestead, referred to the settlement as Bentontown, but Hillsboro eventually replaced the Benton namesake. Today, a historic marker identifies the home site of Thomas Hart Benton, U.S. Senator of Missouri and statesman.

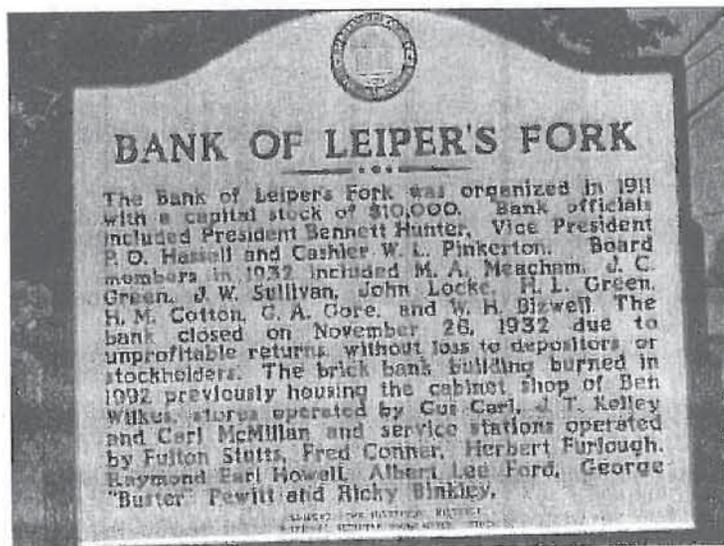


In 1818, a post office was granted to the Village due to its growth and its location on the National Road from Nashville to Natchez. It is believed that a Hillsboro, Tennessee in Coffee County had already been established, so the name of Leiper's Fork was taken from the creek passing through the Village. Debate among local historians continues as to which Leiper the creek honors. Some believe it refers to Captain James Leiper who was killed by Indians at Fort Nashboro during the Battle of the Bluffs in 1781, while others believe the creek was named for his brother Hugh Leiper, who surveyed the territory for land speculators and claimed land for himself on a fork of the West Harpeth River.

J.L. Sweeney had a large impact upon the Leiper's Fork Village, as it was his farm that was subdivided to create lots that would provide housing for the booming village in 1911. These lots still remain today, as Elm, Sycamore, and Joseph Streets defining the original subdivision. In

addition to helping form the current grid pattern of the downtown Leiper's Fork Village, Mr. Sweeney was responsible for the first water system in Leiper's Fork. The water pipes brought the water from a hillside spring to several households in the Village.

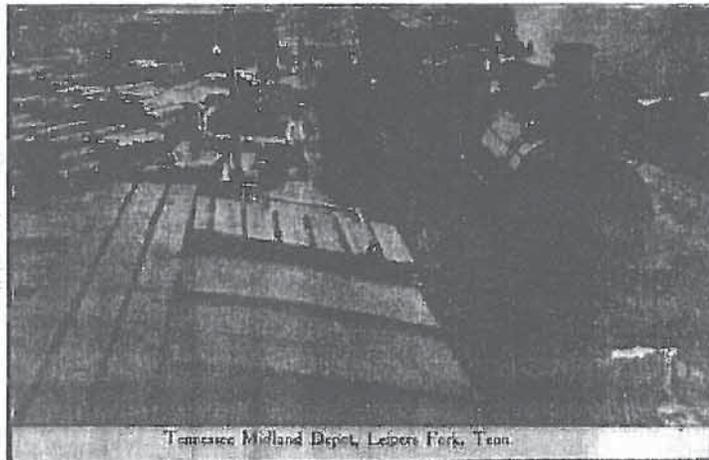
While the Village of Leiper's Fork only contains a few square miles of area, the greater community stretches well beyond the Village boundaries. Historically, the greater community of Leiper's Fork stretched well out into western Williamson County and has been supported by its smaller, surrounding communities. While these communities are clearly defined and independent of the Leiper's Fork Village, they played a key role in its growth and development. Often it was these surrounding communities that provided jobs, resources for commerce and trade, and resources for living. Products that ranged from milk and eggs to lumber and phosphates came from the nearby communities. The transportation improvements in this area helped to form Leiper's Fork as the economic, religious, and social center of western Williamson County.



Leiper's Fork has seen its share of rise and decline in the economic markets. Natural resources gave way to farming and livestock production, and later to the harvesting of timber and mining of minerals. With the advent of the railroad, these resources became accessible to larger markets, allowing the overall commerce to grow, which in return allowed Leiper's Fork to become a center of trade in western Williamson County.

The distance between Leiper's Fork and Franklin (and later to Nashville) began to shrink considerably once the natural resources of this area were able to be transported more easily. Early on, Franklin became dependent on the abundance of freshwater springs found in the Leiper's Fork area. Timber was the most abundant and valuable natural resource in western Williamson County. Vast stands of Oak, Hickory, Poplar, Ash, Walnut and Maple were cleared to make way for farming the fertile bottoms along the waters of Leiper's Fork, Murfree's Fork, and the West Harpeth.

The difficulty in transporting the sawn product was an obstacle until the appearance of the Middle Tennessee Railroad in 1910. At first, transporting phosphate was the main use for the Middle Tennessee Railroad. However, the rail line also opened up business opportunities along the rail line; purveyors of timber, grain, and livestock were able to take advantage of customers in more favorable markets. In addition to transporting products, the Middle Tennessee connected with both the Nashville Interurban line (an electric passenger line) as well as the Louisville & Nashville Railroad, which transported goods and passengers.



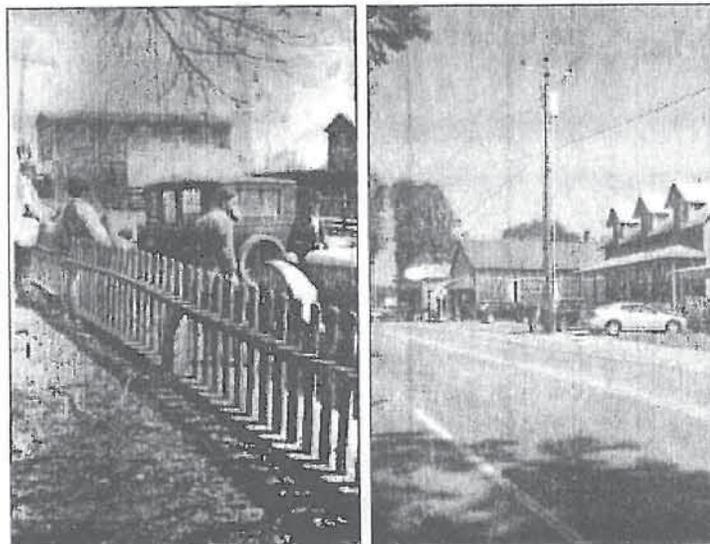
One of the most memorable events to take place in Leiper's Fork was the tornado that devastated this area in 1909. It hit Leiper's Fork on the evening of April 29, 1909 and even to present date it is considered one of the worst natural disasters to hit Williamson County. Massive destruction was done to not only homes, businesses and public buildings, but also to forested areas that contained giant oaks and other old growth hardwoods. There were lives lost, along with massive damage to crops and livestock. The worst of the winds were to the south of Old Hillsboro Road, carrying

over to Southall. Though a century has passed, the damage done to lives and property still remains.

Other memorable events include the creation of roads and turnpikes, which contributed to the general economic growth of the Leiper's Fork Village. The Village was served by a number of turnpikes, one of which led to Franklin, the other towards Nashville. Turnpikes were once private toll roads. They eventually became property of the State, which eliminated the tolls and opened up these newly-public thoroughfares to travel and trade throughout the area.

In keeping with the recurring theme of trade and transportation, the Natchez Trace Parkway was and still is an important asset to the Leiper's Fork Village. The Parkway, which became a National Road under the National Park Service in 1938, served to memorialize the important trade route used by Indians, and later European traders. It was also a route used during the conflicts that arose during the early years of this Country's founding.

Leiper's Fork remains a picturesque village. Many historic structures, including the Thomas Hart Benton slave cabin circa 1801, several original grocery stores, a doctor's office and a building that originally housed the county's first female academy, have been saved and restored. Collectively, these preserved structures, many of which are now occupied by restaurants and shops, provide a rich fabric of historic assets for the public to enjoy. In recent years, the Leiper's Fork Merchants Association has sponsored a number of annually-produced community events.



The first farms to grant conservation easements to the newly formed Land Trust of Tennessee, thus permanently protecting a total of 450 acres from development located at the gateways to Leiper's Fork.



Leiper's Fork has become nationally known for its preservation of historic buildings, open space land and local culture. In 1988, the Village was placed on the National Register as a historic district, which is recognized and overseen by the National Park Service.

In 2009, the Tennessee Department of Tourist Development launched the Discover Tennessee Trails & Byways program, which highlights 16 driving trails that connect various points of interest within the state. The Leiper's Fork Village is featured on two of these trails - the Old Tennessee Trail and the Nashville's Trace Trail.



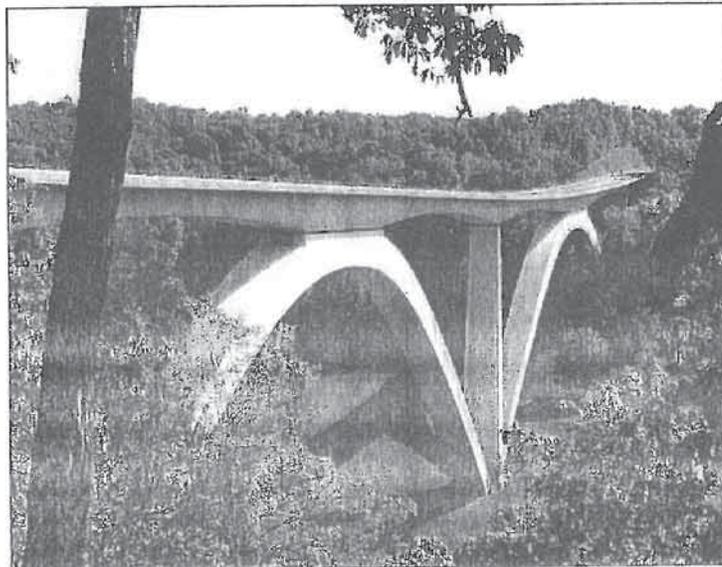
## Natural Resources Inventory and Assessment

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The Leiper's Fork Village is flanked by waterways, rolling hills, and abundance of scenery and wildlife habitat permanently protected by the Natchez Trace Parkway.

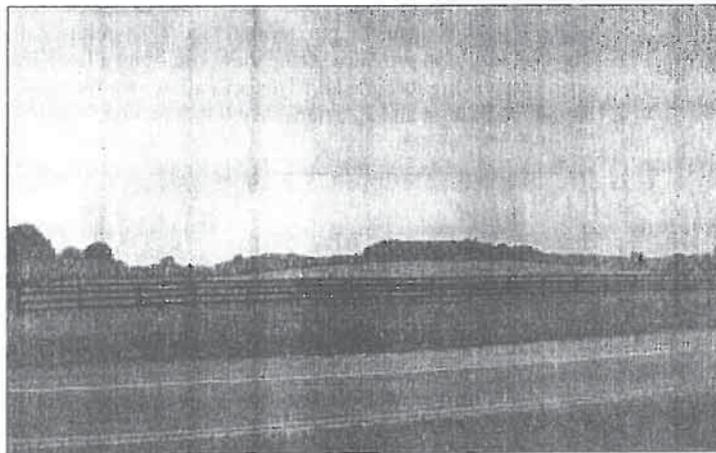
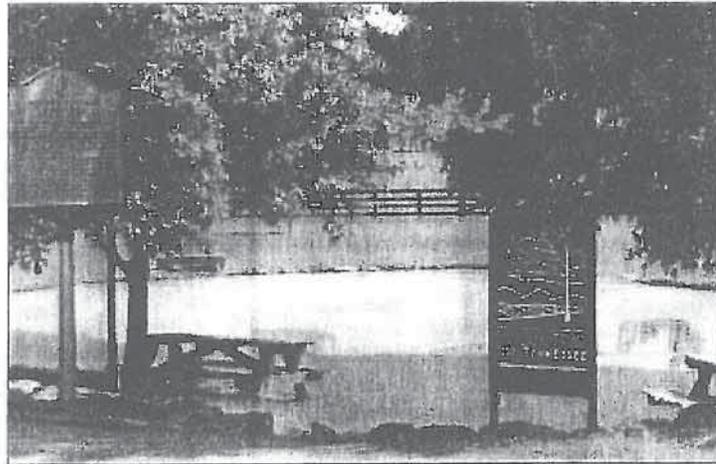
Because the topography and soils in the Village were mostly unsuitable for farming, the area remained primarily forested prior to mining operations and logging that occurred in the area. While development has occurred in and around the Village in recent years, the lack of suitable soils for wastewater systems have somewhat inhibited the rate of growth.

The Natchez Trace Parkway serves as the northern boundary of the Leiper's Fork Village and provides protection from future development. The Parkway also provides scenic viewpoints and a large area of natural open space along its corridor. This area allows for the protection of natural vegetation and an extensive wildlife habitat.



Leiper's Fork is the stream that serves as the southern boundary of the Village. This waterway serves not only as a natural buffer, but it has provided water to many homes and farms throughout this area of Williamson County.

Other important features include two (2) large parcels of land that serve as a natural buffer to the Village. They are located on both the east and the west sides of downtown Leiper's Fork and are permanently protected from development through inclusion in the Land Trust for Tennessee. Having these two buffers are critical in preserving the distinct character of the Village and its rural surroundings.



***Topography***

The topography of the Leiper's Fork Village varies in range, with some areas having slopes of over 35%. The areas that contain steep slopes tend to occur on the northern border of the Village, to the north of Old Hillsboro Road.

The areas with little variation in slope occur primarily along the southern edge of the Village, to the south of Old Hillsboro Road. This southern portion of the Village also contains a flood zone, which serves as a natural border to development outside of the Village boundaries. In addition, it plays a critical role in serving as a natural flood storage area, while maintaining the quality of the surrounding creeks.

***Floodplains***

The Village also includes large areas that are located within the 100-year floodplain, according to the Federal Emergency Management Agency. The Williamson County Zoning Ordinance includes floodplain regulations that limit development within these areas.



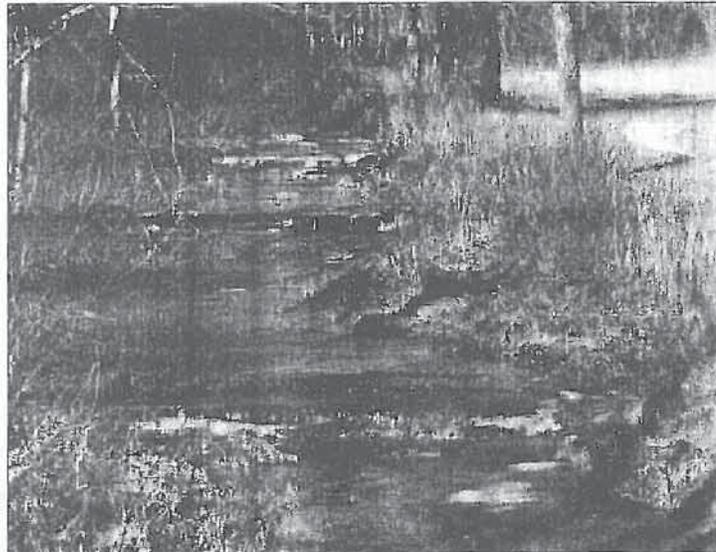
### *Wooded Areas*

Although not as extensive as the surrounding areas, the Leiper's Fork Village does contain some heavily wooded areas within the northwestern portions of the study area, particularly in areas with steeper slopes. These woodlands are of varying degrees of quality and age, but do provide both aesthetic and environmental benefits, such as a habitat for various plants and animals and attractive greenspace just outside of the downtown residences and shops.

Historically, this area was covered with prime hardwood forests, but milled for the quality Chestnut, Oak, Hickory, and Poplar used for a multitude of products.

### *Rivers, Streams and Creeks*

Similar to most of Williamson County, Leiper's Fork and its surrounding community are contained within Lower Cumberland River Basin, more specifically within the Harpeth River Watershed. The Harpeth River is the primary body of water in the County, and is fed by many smaller creeks and streams. Leiper's Fork contains Dobbins Branch and \_\_\_\_\_ Creek, which are tributaries of the South and West Harpeth Rivers. While neither of these rivers nor the Harpeth flow directly within the Village boundaries, their waters serve as a vital natural resource to this area of the County. Many bodies of water have required buffers to ensure their protection from pollution runoff and discharge.



### *Geology*

The Leiper's Fork Village is located on the edge of the Western Highland Rim and the Outer Nashville Basin and the characteristics of each eco-region can be seen.<sup>2</sup> The Western Highland Rim is characterized by dissected, rolling terrain of open hills, with elevations of 400 to 1000 feet. The geologic base of Mississippian-age limestone, chert, and shale is covered by soils that tend to be acidic and low to moderate in fertility. Streams are characterized by coarse chert gravel and sand substrates with areas of bedrock, moderate gradients, and relatively clear water. The oak-hickory natural vegetation was mostly deforested in the mid to late 1800's, in conjunction with the iron ore related mining and smelting of the mineral limonite, but now the region is again heavily forested. Some agriculture occurs on the flatter areas between streams and in the stream and river valleys: mostly hay, pasture, and cattle, with some cultivation of corn and tobacco.

The Outer Nashville Basin is a more heterogeneous region than the Inner Nashville Basin, with a rolling and hilly topography and slightly higher elevations. The region encompasses most all of the outer areas of the generally non-cherty Ordovician limestone bedrock. The higher hills and knobs are capped by the more cherty Mississippian-age formations, and some Devonian-age Chattanooga shale, remnants of the Highland Rim. The region's limestone rocks and soils are high in phosphorus, and commercial phosphate is mined. Deciduous forests with pasture and cropland are the dominant land covers. Streams are low to moderate gradient, with productive nutrient-rich waters, resulting in algae, rooted vegetation, and occasionally high densities of fish. The Nashville Basin as a whole has a notable and distinctive fish fauna.

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<sup>2</sup> All Geologic Information provided by the Tennessee Department of Environment and Conservation (TDEC). <http://tn.gov/environment/>

## Land Use Inventory and Assessment

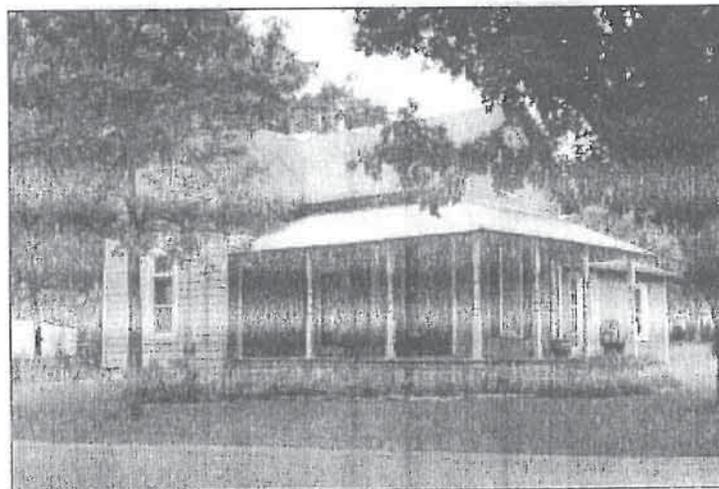
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The Leiper's Fork Village contains 109 parcels, which make up about 848 acres in total, excluding right-of-way. Based on a land use inventory undertaken by County Planning Staff, land uses have been summarized in two categories: land use by parcels and land use by acreage. The chart below illustrates both categories in a side-by-side comparison.

LAND USE	Parcels	Percent of Total Use	Acreage	Percent of Total Acreage
Single-Family Residential	73	67%	93.25	11%
Agricultural	10	9%	664.63	78%
General Commercial	17	16%	18.68	2%
Institutional	4	4%	54.02	6%
Vacant / Open Space	4	4%	13.68	2%
Cemetery	1	1%	3.26	1%
<b>Total</b>	<b>109</b>	<b>100.0%</b>	<b>847.52</b>	<b>100.0%</b>

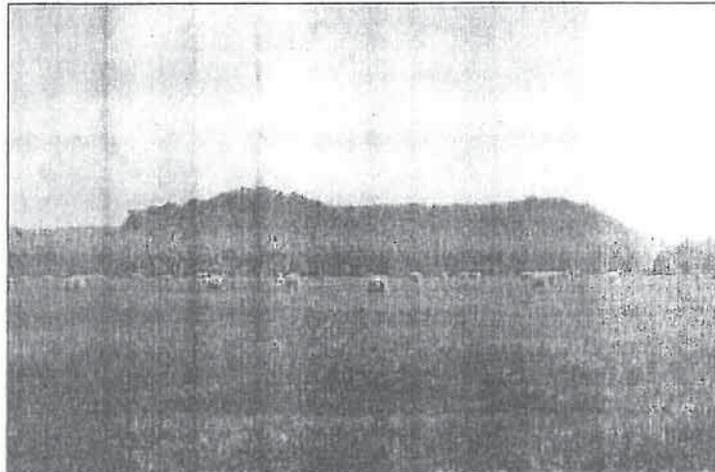
*Single-Family Residential*

Based on the land use inventory for the Village, single-family residential uses are the most predominant. Single-family residential housing makes up approximately 73 parcels, consuming approximately 93 acres. This is approximately two-thirds of the total amount of land uses within the Village; however, it only consumes 11% of the acreage.



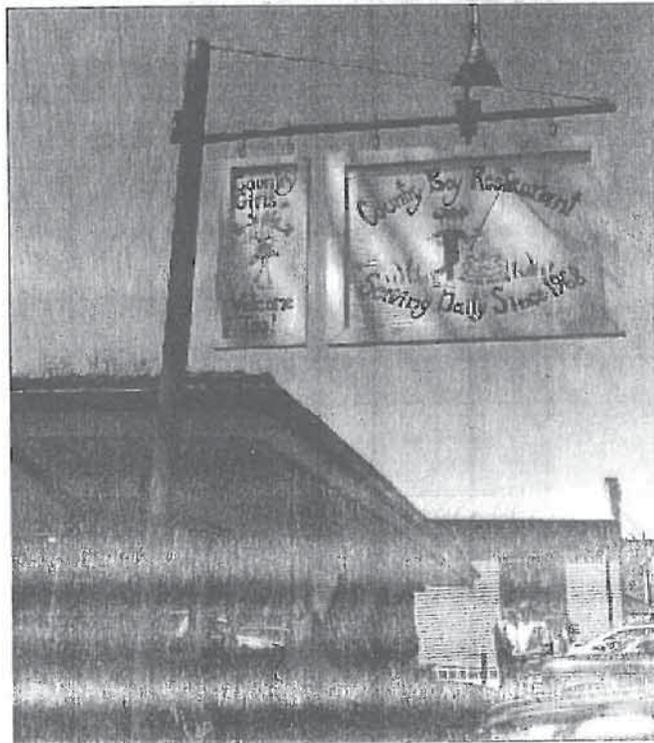
### *Agricultural*

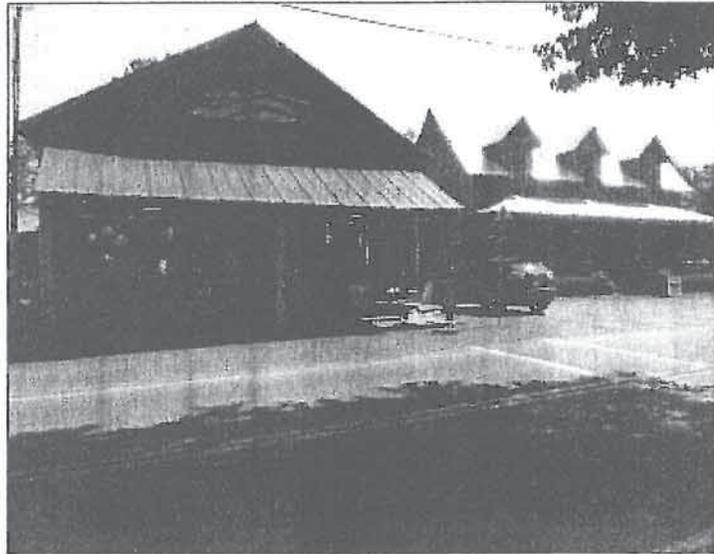
Agriculture appears to have somewhat of a strong showing in the Leiper's Fork Village, with large tracts of land existing in the south and west portions (of the Village). This is not surprising given the amount of land needed for farming and the raising of livestock. While there are only 10 parcels that are classified as being used for agricultural activities, it consumes about 665 acres or 78% of the total land use. These mostly open settings are crucial in defining the rural character of the Village, as well as providing a reminder of its former agrarian-based economy.

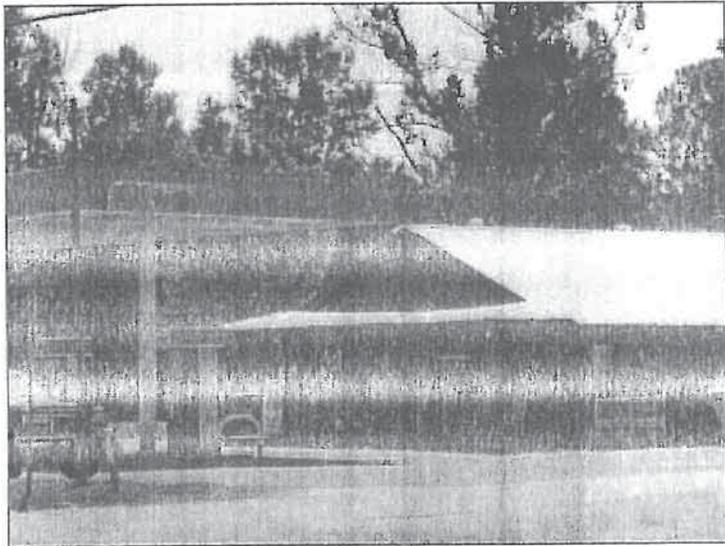
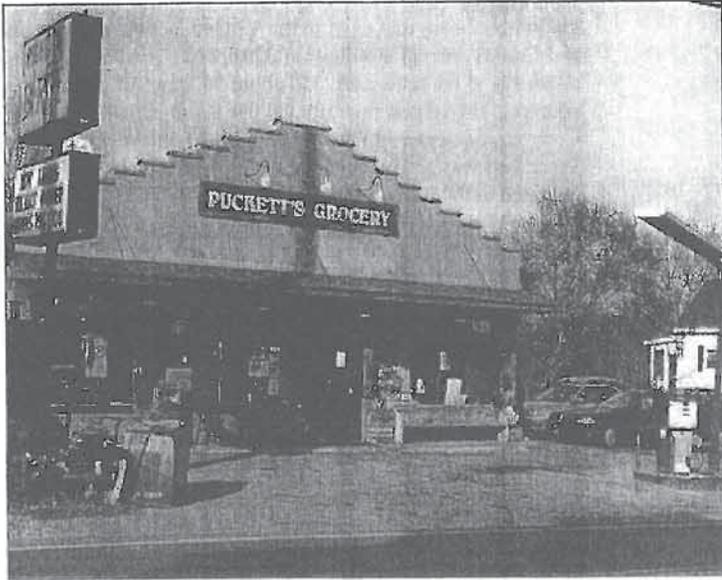


### *Commercial*

As historical crossroads, Villages have usually led the way for more commercial uses than in their rural surroundings. Commercial uses have been a part of the Leiper's Fork Village for most of its history, and it should be no surprise to see that commercial uses are the third highest use. Commercial uses vary greatly, from antique stores, woodworking shop, art galleries, inns, real estate offices, and restaurants. Staff estimates that there are approximately 17 parcels that classify as a strictly commercial use, which is approximately 16% of the total use but only 2% of the total acreage at 19 total acres.

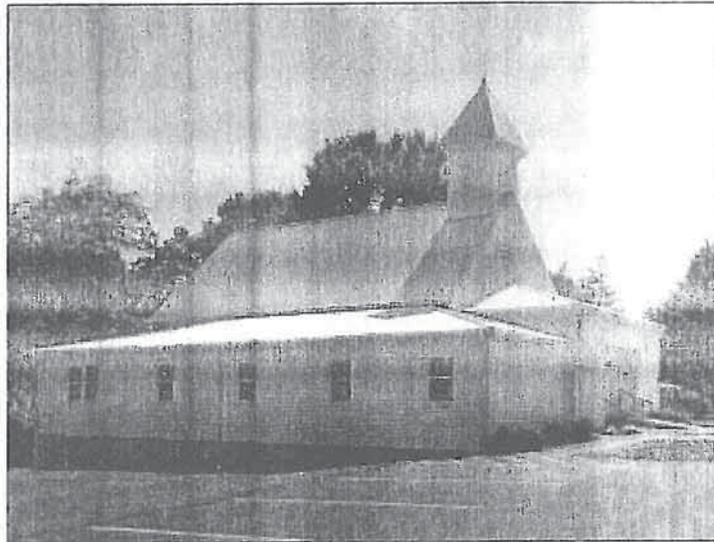
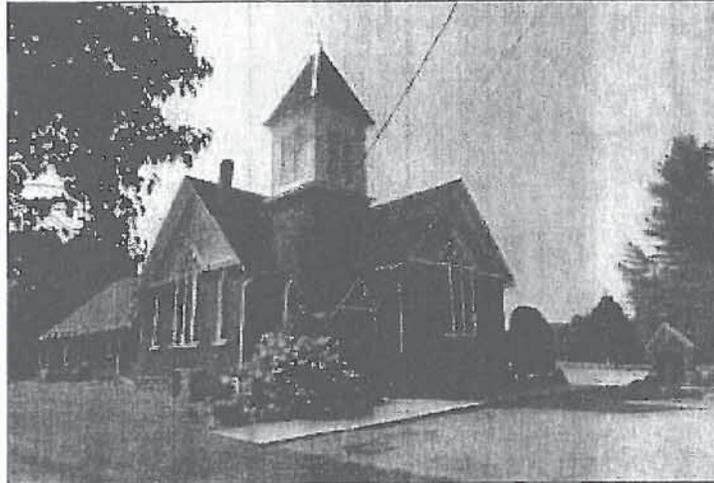






***Institutional***

Institutional uses that exist in the Village include schools, churches, parks, and County-owned buildings and property. Institutional uses make up about 4% of the total uses, and about 54 acres, or just over 6 % of the total acreage. The largest institutional use is the Hillsboro-Leiper's Fork Community Center. Pinewood Heights Elementary School and Natchez Trace Parkway are just outside the Village's boundaries, thus are not included in the calculation.



## Transportation and Infrastructure Inventory and Assessment

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### Road Network

The road network for the Leiper’s Fork Village includes two arterial roads, as well as multiple collector and minor roads. These roads range in function, from servicing local residents and businesses to providing an access point to locations outside of Williamson County. Due to an increase in growth outside of the Village, these roads will receive future pressure to continue their dual roles of providing a high level of service, while addressing the transportation needs of local and regional users. The chart below lists the classifications for all public roads in the Village.

Leiper's Fork Village Special Area Plan – Village Road List				
Street Name	Arterial	Collector	Minor	Speeds
Old Hillsboro Road	•			
Southall Road			•	
Old Highway 96		•		
Joseph Street			•	
Sycamore Street			•	
Elm Street			•	
Bailey Road		•		
Pinewood Road	•			
Leipers Creek Road		•		

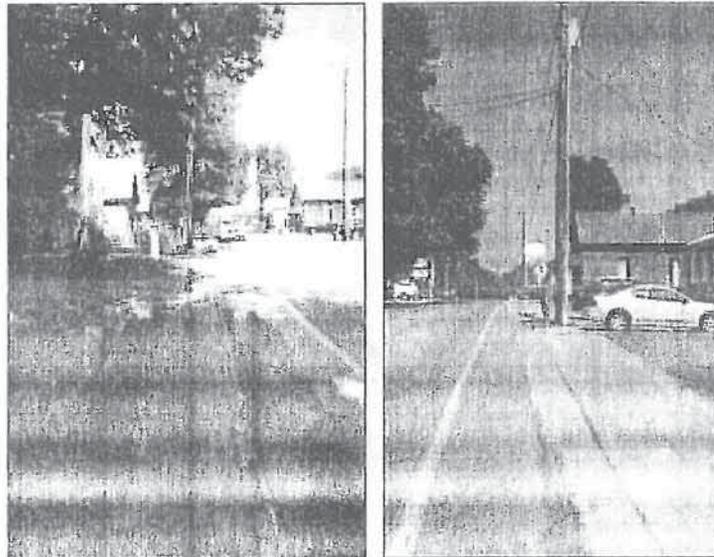
The Leiper's Fork Village is primarily laid out in a grid pattern to the north, and also contains larger parcels with direct access to Old Hillsboro Road as illustrated in the following aerial map:

[INSERT AERIAL MAP WITH ROAD LISTINGS]

*Sidewalks and Bike Lanes*

Throughout several visits by Staff to the Leiper's Fork Village, a moderate amount pedestrian activity, which greatly increases on the weekends. The activity that was clearly apparent appears to occur on all streets, even Old Hillsboro Road, which is classified as an arterial. It is worth noting that the speeds of all roads in the Village are posted at low speeds of below 35 mph. This is important in maintaining the safety of the pedestrian and driver.

While conducting the inventory of the existing physical conditions, it was determined that sidewalks and authorized crosswalks are very limited in their existence throughout the Village. The lack of both sidewalks and additional authorized crosswalks causes potential safety issues.



According to the Transportation Improvement Plan (TIP), no road improvements, sidewalks, or bicycle lanes are proposed for the village from 2008 to 2011.

### ***Water and Sewer Utilities***

Water to Leiper's Fork is serviced by the Hillsboro and Thompson's Station Utility District. The main water pipes run along Old Hillsboro Road, and split off onto the smaller streets. Pipe sizes range from 2 to 6 inches, and adequately service the Village residents. However, increases in demand for service caused by future growth and development would likely require sizes of pipes to be increased. The utility district has expressed immediate plans for a water line upgrade along Old Hillsboro Road to better serve the Village.

Sewer service is not available for the Village, and there are no current plans to extend sewer lines to this part of the County. Parcels are served by on-site septic systems, and the degree of their effectiveness is varied. Because of the geology of the land varies greatly in the Village, some parcels do not have adequate soils for new or upgraded systems.

## **Community Facilities Inventory and Assessment**

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Leiper's Fork has a long history of providing resources to its citizens. In the early years, these facilities came in the form of churches and schools. Once businesses were established, they also helped to provide community gathering places. Upon the relocation of the Village's original public school, that campus was converted into a library and recreational space. However, there are numerous places throughout the Village where community events take place, ranging from outdoor movies to festivals and concerts.

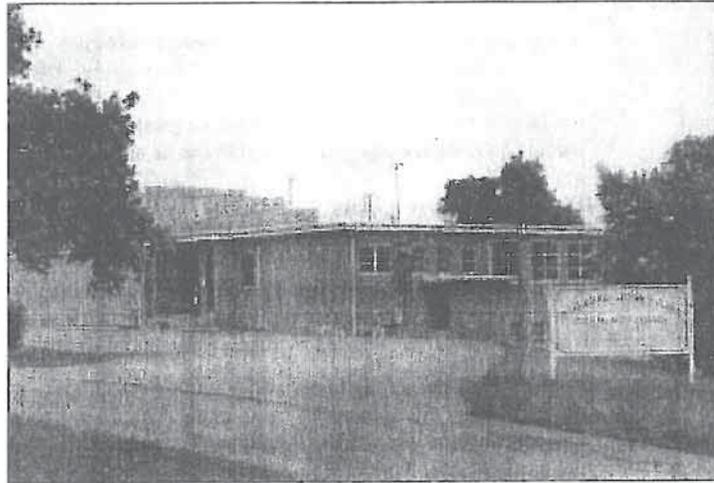
### **Education, Recreation and Social Facilities**

The heart of any community is its school. In 1873, a school was located below the present Country Boy Restaurant near the creek. In 1890, Hillsboro High School, a private academy for grades 1-12, was opened by Professor William Anderson. The academy closed in 1904. The following year the County school board purchased the building and campus and it served both Leiper's Fork and the surrounding communities.

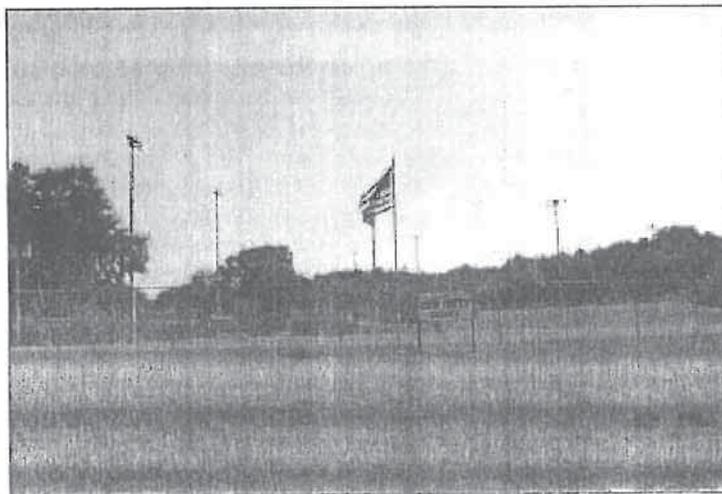
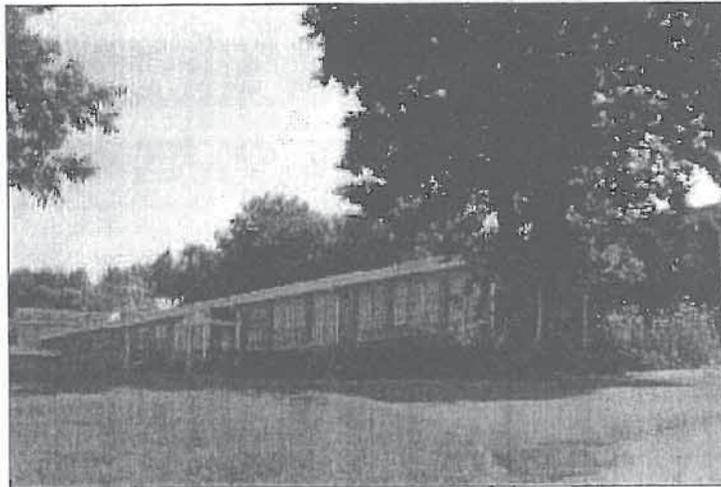
In 1930, the facility was victim to a lightning storm, which caused it to burn to the ground. In 1931, a new building was constructed at the same location, which contained not only classrooms, but also a gymnasium. Local businesses helped to raise money and building materials to construct the gym. The school grew throughout the 1940s to the 1970s, and in

1979, a new school was built to replace the outdated and undersized facility.

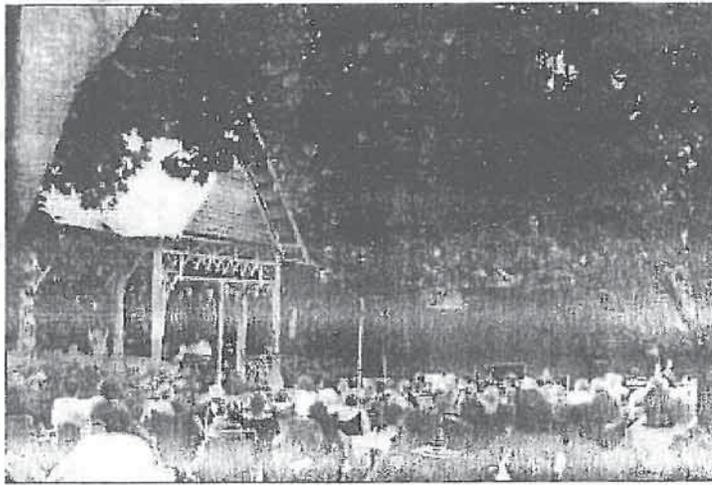
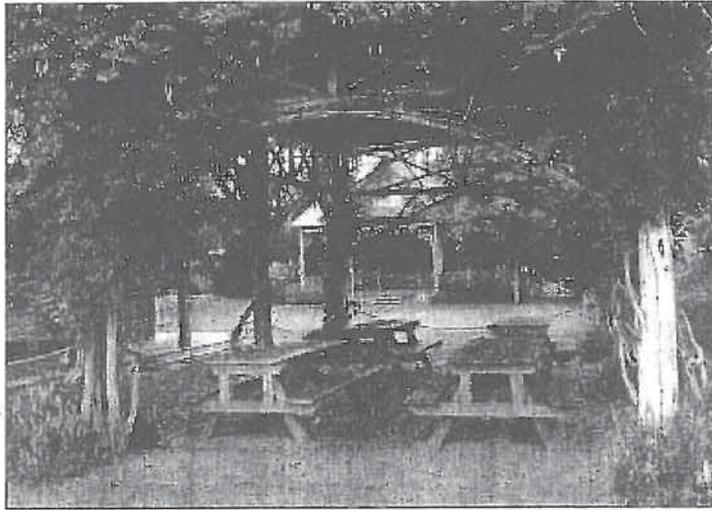
In 1998, the old Hillsboro School was converted into a community center, now known as the Hillsboro-Leiper's Fork Community Center, which is operated by the Williamson County Parks & Recreation Department. This facility provides recreational facilities, and hosts a senior center and a branch of the public library.



In 1981, a new facility was constructed, which is located at the western end of the Village boundary. This site, Hillsboro School, provides education to students in grades K – 8. Though the site location has changed throughout the years, there has been continuous education and school facilities in Leiper's Fork, providing over 100 years of education to the youth of the Village and its surrounding areas.



The amenities offered by the center include a public library, a senior center, a gymnasium, a fitness center, and various rooms within the center for arts and educational classes. The campus surrounding the Community Center offers youth baseball fields, an outdoor playground and pavilion, and a walking trail.



The Lawnchair Theater, which sits just behind the Leipers Creek Gallery, is a major focal point for community events and gatherings. Events range from outdoor movies to concerts. Community and social events also occur at other local businesses and locations throughout the Village.

## Chapter 4

### Key Themes



#### Introduction

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Early in the planning process, citizens were asked to identify what they felt were the most important planning issues facing Leiper's Fork and to articulate their vision for the future of the Village. While a fairly broad range of issues were identified during these exercises, a number of key themes emerged. These themes, which reflect the issues identified by the community as being the most important needs within the Village, include the following:

- Retain the Village's unique charm and small town character;
- Maintain a vibrant business community;
- Ensure that new development is compatible with existing character;
- Preserve historic and natural resources;
- Promote safe and efficient vehicular traffic;
- Address parking issues;
- Improve pedestrian-friendliness;
- Address wastewater issues; and
- Encourage community events and activities

## Plan Categories

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The specific issues raised by community members at the initial public involvement meeting (See Appendix A: 11/16/10 meeting), as well as the key themes listed above, tended to fall into one of three primary categories, which became the major focus of the Plan's Vision, Goals and Objectives. The three Plan categories are:

- Design and Character;
- Land Use; and
- Infrastructure/Accessibility

### Design and Character

Leiper's Fork's unique architectural, natural and cultural resources combine to give the Village a special character. Many of the predominant themes that emerged during public participation meetings and discussions with citizens relate to the need to preserve that character and the many attributes that contribute to the Village's exceptional quality of life.

The National Register of Historic Places has designated much of the Leiper's Fork Village as a National Register Historic District. This designation is a tribute to Leiper's Fork's cultural heritage and historic architectural fabric. Collectively, the Village's historic structures contribute greatly to the special character valued by citizens and set the stage for the economic vitality that the Village enjoys. The continued sensitive preservation of its historic resources will play a key role in maintaining Leiper's Fork as a distinctive and vital place for its citizens, businesses and visitors.

It is important to recognize that some new growth and development within the Village is inevitable, and even desirable. It is crucial, however, that such growth occur in a way that is sustainable and environmentally sensitive. Additionally, new buildings should be designed to compliment and build upon the existing architectural and historic character of the Village, so as to reinforce the Village's unique charm and small town ambiance. Cohesive streetscape improvements can serve to unify the Village from an appearance standpoint.

The bucolic setting in which Leiper's Fork is located is a significant aspect of the Village's identity. The desire of the community to preserve open space and natural resources was another key theme that emerged from public meetings. Fortunately, the Natchez Trace Parkway and lands that have been placed in conservation easements form much of the boundary of

the Village, ensuring that these areas will remain undeveloped. Additional open space and natural resources can be protected in a variety of ways. First, infill development and the adaptive reuse of existing buildings should be encouraged within a compact Village core as a means to relieve development pressure – and therefore help preserve open space – outside of the core. Secondly, zoning regulations should allow and encourage a variety of agricultural and agri-tourism uses outside the Village core, providing property owners with economically viable options for developing property in such a way that preserves rural character. Finally, the community should educate landowners regarding the various options for, and benefits of, the voluntary conservation of open space lands.

#### **Land Use**

Leiper’s Fork is a vibrant, mixed use center and visitor destination, housing a wide array of residential and non-residential uses in a relatively compact, walkable area. This mixture of uses is one aspect of the Village that sets it apart from most other areas of the unincorporated County. One of the key themes that were echoed by citizens during the planning process was the need to maintain and enhance Leiper’s Fork as a vibrant business community. To that end, a variety of complimentary uses, such as retail, restaurants, offices, and single-family residences, should continue to be encouraged. Additionally, streetscape improvements, outdoor dining, shared parking, and other improvements to the public space can create a lively, pedestrian environment and foster additional private investment.

There was consensus among the public and the Advisory Committee that new buildings should be in scale with existing buildings and that residential uses, agricultural uses and open space (within which passive recreational uses and community events could occur) should surround the Village core.

#### **Infrastructure/Accessibility**

The final major category that the Plan addresses is infrastructure and accessibility issues. Transportation concerns center around the safety and efficiency of vehicular traffic and the need to improve the overall pedestrian-friendliness of the Village. One of the themes identified by citizens during public participation meetings is the desire to address parking needs within the Village in a way that meets both current and future parking demand and that reinforces the Village core as a destination for visitors.

A major hindrance to new development within the Village is the lack of sewer service in the area. Traditional septic systems are the only form of wastewater treatment and disposal currently available in the Village. In addition, the use of septic systems is limited on many properties due to a lack of suitable soils. One potential way to address sewer availability is through the use of a non-traditional wastewater treatment and disposal system, which treats wastewater in a central location and utilizes land to dispose of the treated effluent. Such a system could potentially be developed by the community as a means to retrofit existing substandard septic systems and to accommodate new development that is consistent with the Vision articulated in this Plan.

## Chapter 5

### Vision Statement, Goals, and Objectives

#### Introduction

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This Chapter articulates a Vision for the future of the Leiper's Fork Village and outlines a set of Goals and Objectives that are geared toward making that Vision a reality. While the Vision Statement answers the question "*What do we want?*", the Goals and Objectives describe "*how we can get there?*". The Vision Statement and Goals and Objectives were based on both an understanding of the issues facing the community as well as the desires of the community as expressed during multiple public involvement meetings (see Appendices A and B).

The Goals and Objectives are organized around several categories that were established early in the process of the Plan's development. These categories are:

- Design/Character
- Land Use
- Infrastructure/Transportation

## Leiper's Fork Village Vision Statement

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The Leiper's Fork Village will maintain and strengthen its status as a vital residential and business community and a vibrant destination, while preserving its unique character and exceptional quality of life. The many attributes that make Leiper's Fork special, including its historic, cultural, architectural, and natural resources, will be preserved and enhanced. Sustainable new development will contribute to the long-term vitality of the Village, and will be designed to complement, rather than detract from, its strong identity and sense of place. The preservation of open space will reinforce the Village's distinctive rural character and will provide locations for passive recreation and community events. A Village-wide parking strategy, coupled with improved pedestrian connectivity, will help solidify Leiper's Fork as an accessible, pedestrian-friendly destination. A comprehensive wastewater strategy will be pursued as a means to support compatible development that is consistent with this Vision.

## Design/Character Goals and Objectives

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*Goal A: Preserve and enhance the Village's small town charm and rural character.*

- Pursue visually cohesive streetscape improvements to foster a distinct, small town identity and create a pedestrian environment that is pleasant, visually interesting, and welcoming to visitors. Streetscape elements could include sidewalks, street lamps, signage, landscaping, street furniture and other features.
- Development standards should encourage outdoor dining and other elements that create a lively streetscape and pedestrian environment.
- Enhance gateway entrances into the Village through signage, landscaping, public art, and/or other design features.
- A business and/or community organization(s) should promote interaction between citizens and the business community and work toward initiatives such as streetscape improvements and the establishment of greenways, trails, and community event venues.

*Goal B: Ensure that new development is compatible in size, scale, and character with existing buildings and patterns of development.*

- Create a tailored set of development standards to ensure that new development is compatible with the existing character of the Village. These standards should:
  - Identify “sub-areas” within the Village to reflect the distinct differences in land uses and character between the Village core and the surrounding Village area;
  - Include contextual requirements that address setbacks, scale, massing, and other elements that are fundamental to ensuring that new structures are compatible with their surroundings; and
  - Preserve the integrity of residential areas.

- The community should create a set of “best practices” for new development and redevelopment (beyond those contained in the Zoning Ordinance) that illustrates the design features that are consistent with the character of the Village.
- Promote sustainable design and construction methods for both public and private sector development and redevelopment within the Village.

***Goal C: Ensure the protection of the Village’s historic, cultural, and natural resources.***

- New development standards should incorporate enhanced criteria for natural resource protection, while also promoting environmentally-friendly development practices.
- Consider the establishment of a set of voluntary design guidelines for historic structures to help ensure the preservation of the Village’s historic fabric.
- Protect the historic fabric through infill development that is sensitive to the character of older buildings.
- Recognize and promote the Village’s unique cultural heritage through promotion and marketing materials.

## **Land Use Goals and Objectives**

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***Goal A: Guide the character and location of new development so as to preserve and reinforce the Village’s unique, small town atmosphere.***

- Create a tailored set of development standards to ensure that new development is compatible with the existing character of the Village. The standards should:
  - Identify “sub-areas” within the Village to reflect the distinct differences in land uses and character between the Village core and the surrounding Village area;
  - Include contextual requirements that address setbacks, scale, massing, and other elements that are fundamental to

ensuring that new structures are compatible with their surroundings; and

- o Preserve the integrity of residential areas.
- The community should create a set of “best practices” for new development and redevelopment that illustrates the design features that are consistent with the character of the Village.

*Goal B: Promote a variety of complementary land uses (e.g. retail, restaurants, offices, personal services, and single-family residential), while reinforcing the established development pattern of the Village.*

- Development standards should encourage a mix of small-scale uses that will be compatible with those uses currently existing in the Village and that can also provide needed services to the surrounding rural area.
- Encourage the highest concentration of non-residential and mixed uses to occur within the Village core.
- Allow and encourage multiple uses to exist on single parcels, and even within individual buildings, within the Village core.
- Encourage the first floor of the buildings within the Village core to be occupied retail, restaurant, and other pedestrian-oriented uses.

*Goal C: Foster the preservation of open space and agricultural uses, particularly on the periphery of the Village, to help reinforce the Village’s distinct, rural character.*

- Allow and encourage a variety of agricultural and agri-tourism uses, while reinforcing the Village core as the focal point for new development.
- Educate landowners regarding the options for, and the benefits of, the permanent conservation of open space lands.

*Goal D: Encourage low-impact recreational and community entertainment uses within open space areas.*

- Pursue the development of a greenway/trail system that would link open space with various civic, residential and non-residential focal points within the Village.
- Pursue the development of formal and informal gathering places and entertainment venues within open space areas.
- Development standards should allow and encourage year-round community events and similar activities.

*Goal E: Discourage land uses that would detract from the established character of the Village.*

- Development standards should prohibit land uses that are not consistent with the character of the Village.
- Protect neighborhoods from adverse impacts of both new and re-development.

## **Infrastructure/Accessibility Goals and Objectives**

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*Goal A: Improve the safety and efficiency of vehicular traffic within the Village.*

- Pursue the design and installation of appropriate traffic calming measures within the Village.
- Ensure that road lanes and stopping points are appropriately marked.
- Provide a clear demarcation between vehicular and non-vehicular modes of transportation.
- Survey and identify areas that need better signage and other safety tools.
- Consider the creation of an access management plan for the Village to improve the efficiency and safety of driveway entrances.

*Goal B: Address Village-wide parking needs in a way that meets the current and future demand and that reinforces the Village core as a multi-location destination.*

- Pursue the creation of conveniently located and sensitively designed public parking areas to foster and support existing businesses, as well as new development within the Village core.
- Development standards should reduce the amount of parking required on individual lots within the Village core.
- Development standards should allow and encourage shared parking between properties.

*Goal C: Improve the overall pedestrian-friendliness and non-vehicular connectivity within the Village.*

- Create an inter-connected pedestrian network of sidewalks and trails to provide recreational amenities, as well as to link residential areas and visitor parking to the various destination points within the Village.
- Identify areas for crosswalks and other pedestrian-oriented safety design elements.

*Goal D: Explore wastewater solutions to address current limitations and deficiencies, as well as to support compatible new development that is consistent with the Vision for the future of the Village.*

- Consider the development of a community-wide, non-traditional wastewater treatment and disposal system to serve the current and future needs of the community.
- Pursue creative opportunities to address existing septic system deficiencies within the Village.



## Implementation

---

The Leiper's Fork Village Special Area Plan articulates a Vision for the future of the community and provides specific Goals and Objectives to help guide development in the Village over the next 20 years.

The successful implementation of the Plan will require the buy-in, commitment, and participation of multiple groups and individuals. The County alone can only implement or help to foster some of the many Goals and Objectives contained in the Plan. It is incumbent upon the public and private sector to share in the responsibility and ensure that the Leiper's Fork Village reaches its full potential. The planning process was a combined effort between Williamson County and the Leiper's Fork community. Therefore, while Williamson County will play a key role in the implementation of the Plan, residents, business and property owners, private developers and other entities with an interest in the future of the Village must be active participants.

Williamson County's primary role in implementation efforts will be to work with the community in developing a Leiper's Fork Village zoning district and accompanying development standards to help ensure that future development in the Village is consistent with the desires of the community and the Vision articulated by the Plan.

Residents, business and property owners, and private developers should use the Plan as a guide for making decisions regarding development on private property as well as Village-wide improvements that are driven by the private sector. Establishing community consensus and awareness regarding the Vision, Goals and Objectives contained in the Plan is also a role that private-sector stakeholders can play.

With the combined efforts of the County and the community, the shared Vision for a preserved and enhanced Leiper's Fork Village can be realized.

# Appendix A

## 12/06/2010 Meeting Notes

### Visioning Exercise Notes

---

What are the most important Planning, Preservation, and Development Issues facing the Leiper's Fork Village?

- Septic
  - Walkability
  - Bicycle Accommodation / Plan
  - Lighting – Appropriate
  - Parking
  - Impact of 840
  - Public Restrooms
  - Utility District
  - Preservation – Do not widen road/creek/minimal
  - Handicap Accessibility
  - Signage
  - Limits on Building Sizes / Architectural Integrity
  - Bypass
  - Reduce Speed Limit – 20 MPH
- 
- Maintain, Extend & Repair Brick Walkways
  - Handicap Accessibility – Parking
  - More Parking
  - Signage – Develop Specific for Leiper's Fork
  - Building Site Size
  - Maintain Architectural Integrity
  - Resolve Septic Issues
  - Heavy Truck Traffic in Town – Bypass?
  - Reduced Speed Limit in Historic District – 20 MPH

- Planning:
  - Waste Management
  - Establish a Utility District
  - Low Volume System Purchased for under \$500,000 (private or cooperative)
  - Would allow for more food services, medical, beauty (water usage)
  - How will inclusion be determined?
  - Will be mainly commercial
  - Next serve whole community – carefully bounded & controlled Historic District, could go across creek
  - Where to place it (12-15 in. required)
  - Designated by lot size (densest area of LFV)
- Preservation
  - Preserve the un-built area
  - Conserve what is currently open space
  - Not widen road (create bypass?)
  - Village characteristics
  - Creek!!!
  - Historical society for homes
- Development
  - As little as possible
  - Sidewalks
  - Designated commercial/non-commercial zones
- Adequate Parking
- Address traffic – vehicle & pedestrian
- Preservation guidelines
- Balance between residences & businesses

**What is your vision for the next 20 years in the Leiper's Fork Village?**

- Maintain Charm & Character
  - Vibrant Business Community
  - Performing Arts Center
  - Upgrade Exercise (Facility)
  - Continue Improvements to Library
  - Be a Model Community for Sustainable Living
  - Cemetery
  - Aesthetic Liturgical Experience
  - Organic Farm / Farmers Market
  - Greenway Connecting School / Village / Community Center
  - No Subdivisions
  - Public Education
  - Family Doctor
  - Senior Assisted Living
  - Parks
  - No Trucks
- 
- Maintain Historical Integrity
  - Bypass for Trucks Around Town
  - Bike and Walking Trails along Leiper's Creek
  - Horse Trails
  - Antique Period Lighting
  - Bury Power / Phone Lines
  - Larger Outdoor Entertainment Venue
  - Expanded Leiper's Fork Library
  - Expand Hours of Community Center
  - Continue to Have Lots of Community Events & Family Events
- 
- Golf cart / cane shop
  - Sewer problems solved!
  - Holistic public education
  - Family – practice doctor
  - Hover – round lane
  - Senior Assisted Living Center nearby
  - Walkable passageways throughout
  - State of the art auditorium – architecturally appropriate
  - Refurbished and active community center

- Expanded parks
- Move county landfill to Triune
- Spa
- Turn Moss Farm into agri-tourist something
- Hooters
- Public swimming pool @ rec center
  
- Need a community parking lot (1 new caution light)
- Pedestrian parking that does not impede traffic
- Maintain current zoning laws – commercial zone with conditional use

# Appendix B

## 01/18/2011 Meeting Notes

### Ranking the Issues Exercise Notes

What are the most important Planning, Preservation, and Development Issues facing the Leiper's Fork Village?	# of Green Votes	# of Red Votes	Total
TRANSPORTATION / ACCESSIBILITY / INFRASTRUCTURE			
Walkability	3		3
Bicycle Accommodation / Plan	1	1	2
Handicap Accessibility	0	0	0
Septic	19	4	23
Parking	8	5	13
Impact of 840	0	0	0
Public Restrooms	2	0	2
Utility District	0	0	0
Bypass	1	0	1
Reduce Speed Limit -- 20 MPH	2	0	2
Greenway Connecting School / Village / Community Center	0	0	0
No Trucks	0	0	0
Maintain, Extend, & Repair Brick Walkways	7	0	7
Handicap Accessibility - Parking	0	0	0
More Parking	0	0	0
Resolve Septic Issues	3	0	3
Heavy Truck Traffic in Town -- Bypass?	0	0	0
Reduced Speed Limit in Historic District -- 20 MPH	0	1	0
Bypass for Trucks around Town	1	0	0
Bike and Walking Trails along Leiper's Creek	1	0	0
Horse Trails	0	0	0
Planning (ALL comments included): • Waste Management; • Establish a Utility District; • Low Volume System Purchased for under \$500,000 (private or cooperative); • Would allow for more food services, medical, beauty (water usage); • How will inclusion be determined?; • Will be mainly commercial; • Next serve whole community -- carefully bounded and controlled Historic District, could go across creek; • Where to place it (12 -- 15 in. required); • Designated by lot size (densest area of LfV)	9	0	9

Development (comments in BLACK only): • • Sidewalks; •	0	0	0
Sewer problems solved!	1	1	2
Hover-round lane	0	0	0
Walkable passageways throughout	0	0	0
Adequate Parking	6	0	6
Address traffic – vehicle & pedestrian	13	1	14
Need a community parking lot (1 new caution light)	0	0	0
Pedestrian parking that does not impede traffic	0	0	0
<b>TOTAL</b>	<b>77</b>	<b>13</b>	<b>87</b>
<b>LAND USE</b>	<b># of Green Votes</b>	<b># of Red Votes</b>	<b>Total</b>
Public Restrooms	5	0	5
Impact of 840	1	0	1
Vibrant Business Community	2	1	3
Upgrade Exercise (Facility)	1	0	1
Continue Improvements to Library	4	1	5
Be a Model for Sustainable Living	2	1	3
Cemetery	2	1	3
Organic Farm / Farmers Market	0	1	1
No Subdivisions	7	0	7
Family Doctor	2	0	2
Senior Assisted Living	0	0	0
Parks	0	0	0
Performing Arts Center	0	0	0
Building Site Size	0	0	0
Larger Outdoor Entertainment Venue	0	0	0
Expanded Leiper's Fork Library	0	0	0
Continue to Have Lots of Community Events & Family Events	6	2	8
Golf cart / cane shop	0	0	0
Family – practice doctor	0	0	0
Senior Assisted Living Center nearby	0	0	0
State of the art auditorium – architecturally appropriate	1	0	1
Refurbished and active community center	3	1	4
Expanded parks	2	0	2
Move County landfill to Triune	0	0	0
Spa	0	0	0
Turn Moss Farm into agri-tourist something	0	0	0
Hooters	0	5	5



Preservation (comments in BLACK only): Not widen road (create bypass?); • Village characteristics; • Creek!!!; • Historical society for homes;	8	0	8
Development (comments in BLACK only): • As little as possible;	0	0	0
Preservation guidelines	0	0	0
<b>TOTAL</b>	<b>65</b>	<b>3</b>	<b>68</b>
<b>OTHER ISSUES</b>	<b># of Green Votes</b>	<b># of Red Votes</b>	<b>Total</b>
Public Restroom	0	0	0
Impact of 840	0	1	1
Vibrant Business Community	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>1</b>	<b>1</b>

## Establishing a Vision Statement Exercise Notes

---

With your group, please come up with a Vision Statement for the Leiper's Fork Village Special Area Plan.

Leiper's Fork will be a rural community that incorporates a charming residential home town with sustainable business interests. A high value is placed on preserving the current character and charm. Infrastructures will be improved to allow for safe traffic flow and expansion of businesses and community activities.

To preserve the unique rural & historical & close to nature character of our community, while making specific improvements that enhance the quality of life for residents & guests:

- Lil' mo' seasonin'
- Perfectly Imperfect
- More Cattle, Less Hat

The Leiper's Fork Village Special Area Plan vision provides for historic preservation and vibrant business and residential communities supported by a functional and maintainable infrastructure. This includes:

- Intentional efforts for communication between the business and residential communities through regular meetings, activities, and events
- Striking balance between preservation and growth
- Finding solutions that encourage tourism yet have safe and fluid traffic patterns for pedestrians as well as vehicles.

Leiper's Fork will maintain and enhance its unique character by:

- Preserving historic architecture
- Supporting a vibrant business district
- Encouraging community participation
- Protecting natural resources

Preserve the historical integrity of the vibrant, unique character of the Village Center while incorporating ecologically sound uses within the Leiper's Fork Special Area.

## Establishing Goals Exercise Notes

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With your group, please develop a series of Goals that will allow the Vision Statement to be achieved. Keep in mind that while the Vision Statement answers the question of “*What do we want the Leiper’s Fork Village to be?*” the Goals will define “*how do we get there.*”

### INFRASTRUCTURE / ACCESSIBILITY / TRANSPORTATION:

- Establish a waste water infrastructure that will support both the current and future needs of the Leiper’s Fork community
- Develop an overall parking plan to allow for the safe flow of pedestrian and vehicular traffic
- Hold what we got, walkable, vehicular, by protecting our core village center
- Waste management that creates a healthier environment and more commerce
- Safer, more fluid traffic flow
- Develop a waste management program
- Develop a plan for pedestrian friendly / handicap access throughout the village
- Community wide cooperation & support of local parking
- Develop comprehensive, enforceable guidelines to address speed limit, truck & bicycle traffic
- Develop adequate infrastructure to support business, residents, guests and future expansion

### LAND USE:

- Develop a plan for better utilization of the Recreation/Community Center and its grounds for community family events
- Preserve what we have by absence of residential subdivisions & general commercial development
- Preserve open space and limit development
- Use open space for events and entertainment
- Encourage sustainable land use plans
- Develop a greenspace plan
- Turn off Christmas lights...now
- Explore practicality of Private Utility (wastewater)
- Encourage expansion of Public Library
- Preserve and enhance rural spaces and create areas for community & family events
- Expand & improve the Village business district

#### DESIGN/CHARACTER / HISTORIC PRESERVATION:

- To preserve and protect the current Leiper's Form community from encroachment of other municipalities while maintaining its unincorporated status
- Encourage residential & business vitality within the context of our story & setting
- Create design & architectural standards based on current characteristics and historic preservation trends
- Encourage healthy dependency between residential and commercial
- Develop guidelines for exterior/interior of businesses
- Develop "buy local" campaign
- Preserve architectural integrity and character of the Village
- Enhance roads and creeks for pedestrian and recreational use

Resolution No. 11-11-3  
Requested by: Sheriff's Department

**RESOLUTION APPROPRIATING AND AMENDING THE 2011-12  
SHERIFF'S DEPARTMENT BUDGET BY \$49,300.00 - REVENUES  
TO COME FROM STATE GRANT FUNDS**

WHEREAS, highway traffic safety grant funds are available through the Tennessee Department of Transportation; and,

WHEREAS, the Sheriff's Department has applied for and received grant funds through this program, which can be utilized for expenses associated with conducting random sobriety checkpoints and saturations at random times, including a network coordinator for the Governor's Highway Safety Office; and,

WHEREAS, these grant funds are based on reimbursements and received on a quarterly basis;

NOW, THEREFORE, BE IT RESOLVED, that the 2011-12 Sheriff's Department budget be amended, as follows:

**EXPENDITURES:**

Salaries-overtime (101.54110.187)	\$ 30,000.00
Tactical Equipment (101.54110.716)	<u>19,300.00</u>
	\$ 49,300.00

**REVENUES:**

Other State Grant-DUI Checkpoints (101.46980.016)	\$ 49,300.00
--	--------------

  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

<u>Law Enfcet/Public Safety Committee</u>	For <u>6</u>	Against <u>0</u>
<u>Budget Committee</u>	For <u>5</u>	Against <u>0</u>

Commission Action Taken: For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson County Clerk

\_\_\_\_\_  
Jack Walton - Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson - County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-4  
Requested by: Sheriff's Department

**RESOLUTION APPROPRIATING AND AMENDING THE 2011-12  
SHERIFF'S DEPARTMENT BUDGET BY \$10,000 - REVENUES  
TO COME FROM STATE GRANT FUNDS**

WHEREAS, highway traffic safety grant funds are available through the Tennessee Department of Transportation-Governor's Highway Safety Office; and,

WHEREAS, the Sheriff's Department has applied for and received grant funds through this program, which can be utilized for expenses associated with the following:

- \* participation in law enforcement activities to reduce speeding, aggressive driving, driving under the influence, and on-seat belt usage for children and passengers, as well as activities to promote high visibility highway safety campaigns;
- \* provide training to increase skills and knowledge, including, but not limited to: At-Scene traffic Crash Investigations; SFST, Traffic Stops, radar Training, Officer Spanish Communication; and,
- \* education and networking opportunities for law enforcement officials and other community stakeholders;

WHEREAS, these grant funds are based on reimbursements and received on a quarterly basis;

NOW, THEREFORE, BE IT RESOLVED, that the 2011-12 Sheriff's Department budget be amended, as follows:

**EXPENDITURES:**

Salaries-overtime (101.54110.187) \$10,000.00

**REVENUES:**

Other State Grant-Highway Safety \$10,000.00  
(101.46980.006)

  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Law Enfc't/Public Safety Committee For 6 Against 0  
Budget Committee For 5 Against 0

Commission Action Taken: For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson County Clerk

\_\_\_\_\_  
Jack Walton - Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson - County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-5

Requested by: Director - Office of Public Safety

**RESOLUTION APPROPRIATING AND AMENDING THE 2011-12  
CAPITAL PROJECTS BUDGET BY \$30,000 TO TRANSFER  
EXISTING HOMELAND SECURITY GRANT FUNDS FROM CAPITAL EXPENSES  
TO THE COUNTY GENERAL FUND OFFICE OF PUBLIC SAFETY**

**WHEREAS,** Williamson County received approval of Homeland Security Grant funding totaling \$516,561.65 in 2009, which was approved by the Board of Commissioners for use for various capital expenditures (Res. No. 11-09-13); and,

**WHEREAS,** in accordance with the contract, said grant funds are to first be expended by the local government and submitted for reimbursement; and,

**WHEREAS,** it has been determined that a portion of these funds can be utilized for reimbursement of personnel costs and sufficient funds are available for said purpose; and,

**WHEREAS,** there is a need to transfer the appropriation of funds from Capital Projects expenditures to the County General Fund Office of Public Safety operating budget for salaries for part-time personnel;

**NOW, THEREFORE, BE IT RESOLVED,** that the 2011-12 Capital Projects Budget be amended, as follows:

**TRANSFER FROM:**

Revenues:

Federal Funds Thru State-Homeland '09 \$30,000.00  
(171.46980.007)

Expenditures \$30,000.00  
Homeland '09 Grant  
(171.91130.790.058)

**TRANSFER TO:**

Revenues:

Other State Grants-Homeland Security \$30,000.00  
(101.46980.026)

Expenditures:  
Homeland '09 Grant \$30,000.00  
(101.54410.524.004)

  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Law Enfcet/Public Safety Committee For 6 Against 0

Budget Committee For 5 Against 0

Commission Action Taken: For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson - County Clerk

\_\_\_\_\_  
Jack Walton - Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson - County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-7  
Requested by: General Sessions Judges' Ofc

**RESOLUTION APPROPRIATING AND AMENDING THE 2011-12  
GENERAL SESSIONS BUDGET BY \$1,410 - REVENUES TO  
COME FROM PROBATION FEES**

WHEREAS, the 2011-12 budget for evaluation and drug testing expenses are currently exceeding budgeted projections; and,

WHEREAS, these funds are necessary to effectively monitor compliance by probationers with the terms of their probation; and,

WHEREAS, sufficient probations fees have been collected to offset this expense;

NOW, THEREFORE, BE IT RESOLVED, that the 2011-12 General Sessions budget be amended, as follows:

**EXPENDITURES:**

Evaluation & Testing \$1,410.00  
(101.53300.322)

**REVENUES:**

Probation Fees \$1,410.00  
(101.43393)

  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Law Enfct/Public Safety Cmte. For 6 Against 0  
Budget Committee For 5 Against 0  
Commission Action Taken: For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson-County Clerk

\_\_\_\_\_  
Jack Walton - Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson - County Mayor

\_\_\_\_\_  
Date





RESOLUTION NO. 11-11-12

Requested by: Board of Education

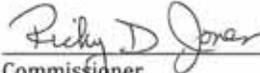
**RESOLUTION AMENDING THE 2011-2012 GENERAL PURPOSE SCHOOL BUDGET  
\$260,586.94 FOR SPED BUS PURCHASES FROM ADDITIONAL STATE REVENUE**

WHEREAS, the Student Support Services Department will need at least 3 replacement buses for Special Education; and

WHEREAS, we have received more revenue than the amount budgeted for high cost students for 2011-2012, and we will use these additional funds for this purchase;

NOW, THEREFORE BE IT RESOLVED, that the Williamson County Board of County Commissioners meeting in regular session on November 14, 2011 approve and amend the 2011-2012 General Purpose School Fund budget in the following manner:

<b>Revenue</b>			
141.47143	SPED Grants to State-High Cost	\$212,652.07	
141.47145	SPED grants to State-Pre-K	47,934.87	
<b>Expenditure</b>			
141.72220.579000	Other Equipment-Buses		\$260,586.94
	<b>Total</b>	<u>\$260,586.94</u>	<u>\$260,586.94</u>

  
Commissioner

Committees Referred to & Action Taken

- 1. School Board Yes 11 No 0 Pass
  - 2. Education Yes 5 No 0 Pass
  - 3. Budget Yes 5 No 0 Pass
- COMMISSION ACTION TAKEN: Yes      No      Pass      Out

\_\_\_\_\_  
Elaine Anderson-County Clerk

\_\_\_\_\_  
Jack Walton -Commission Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rogers Anderson-County Mayor

RESOLUTION NO. 11-11-13  
 Requested by: Board of Education

**RESOLUTION APPROPRIATING IN THE GENERAL PURPOSE SCHOOL 2011-12 BUDGET  
 \$12,742 ADDITIONAL FEDERAL/STATE FUNDS FOR INSTRUCTION FOR THE BOARD'S  
 ADULT EDUCATION PROGRAM**

WHEREAS, the federal/state grant for the Adult Education program is a two year award; and

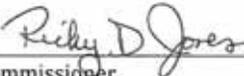
WHEREAS, it has now been determined that an additional amount can be budgeted for this program based on the amount of revenue that can be carried forward; and

WHEREAS, these funds will be used to pay for instructional needs of the program; and

WHEREAS, no additional local funds will be necessary since the county has provided its required share through the normal budgeting process;

NOW, THEREFORE BE IT RESOLVED, that the Williamson County Board of County Commissioners meeting in regular session on November 14, 2011 approve and amend the 2011-2012 General Purpose School Fund budget as follows:

<b>Revenue</b>			
141.46590	Other State-Adult Ed	\$3,185	
141.47120	Federal-Adult Ed	9,557	
<b>Expenditure</b>			
141.71600.511600.96. G4930	Teachers	\$11,836	
141.71600.520100.96. G4930	FICA	889	
141.71600.521200.96. G4930	Medicare	17	
	<b>Total</b>	<u>\$12,742</u>	<u>\$12,742</u>

  
 Commissioner

<b>Committees Referred to and Action Taken</b>		
School Board	Yes <u>11</u>	No <u>0</u>
Education	Yes <u>6</u>	No <u>0</u>
Budget	Yes <u>5</u>	No <u>0</u>
Commission	Yes <u>  </u>	No <u>  </u>

\_\_\_\_\_  
 Elaine Anderson-County Clerk

\_\_\_\_\_  
 Jack Walton - Commission Chairman

\_\_\_\_\_  
 Rogers Anderson-County Mayor

\_\_\_\_\_  
 Date

Resolution No. 11-11-17  
Requested by: Parks & Recreation Director

FILED 10/31/11  
ENTERED 11:30 a.m.  
JW

**RESOLUTION APPROPRIATING AND AMENDING THE 2011-12  
PARKS & RECREATION BUDGET BY \$27,371.50 - REVENUES  
TO COME FROM DONATIONS**

WHEREAS, the Parks & Recreation Department has received donations totaling \$27,371.50 from several Community Associations to be utilized to offset expenses for the hiring and scheduling of umpires and supervisors that work at the various association's Youth Softball Leagues, and;

WHEREAS, these funds were unanticipated during the budget preparation process;

NOW, THEREFORE, BE IT RESOLVED, that the 2011-12 Parks & Recreation budget be amended, as follows:

**EXPENDITURES:**

Part-time Officials \$27,371.50  
(101.56700.169.001)

**REVENUES:**

Donations \$24,171.50  
(101.48610)

Undesignated Fund Balance 3,200.00  
(Prior Year Donation)

(101.3900) \$27,371.50

  
\_\_\_\_\_  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Parks & Recreation Committee For 5 Against 0  
Budget Committee For 5 Against 0

Commission Action Taken: For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton - Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson - County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-18  
Requested by: Parks & Recreation Director

**RESOLUTION APPROPRIATING AND AMENDING THE 2011-12  
PARKS & RECREATION BUDGET BY \$1,700 - REVENUES  
TO COME FROM DONATIONS**

WHEREAS, the Parks & Recreation Department has received a donation totaling \$1,700 to be utilized to offset the expenses of hosting the Parks & Recreation Department's annual "Haunted Trails" and "Touch A Truck", and;

WHEREAS, the funds were not anticipated during the budget preparation process, and;

NOW, THEREFORE, BE IT RESOLVED, that the 2011-12 Parks & Recreation budget be amended, as follows:

**EXPENDITURES:**

Special Events \$1,700  
(101.56700.599)

**REVENUES:**

Donations \$1,700  
(101.48610)

  
\_\_\_\_\_  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Parks & Recreation Committee For 5 Against 0  
Budget Committee For 5 Against 0

Commission Action Taken: For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton - Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson - County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-19  
Requested by: Parks & Recreation Director

**RESOLUTION APPROPRIATING AND AMENDING THE 2011-12  
PARKS & RECREATION BUDGET BY \$1,000 - REVENUES  
TO COME FROM DONATIONS**

WHEREAS, the Parks & Recreation Department has received a donation totaling \$1,000 from Spotless Carriage Carwash to be utilized to offset the expenses of hosting the Parks & Recreation Department's annual "Crafts Bazaar" and "Car Show", and;

WHEREAS, the funds were not anticipated during the budget preparation process, and;

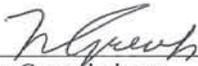
NOW, THEREFORE, BE IT RESOLVED, that the 2011-12 Parks & Recreation budget be amended, as follows:

**EXPENDITURES:**

Special Events-Crafts Bazaar & Car Show \$1,000  
(101.56700.599)

**REVENUES:**

Donation-Spotless Carriage Carwash \$1,000  
(101.48610)

  
\_\_\_\_\_  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Parks & Recreation Committee For 5 Against 0  
Budget Committee For 5 Against 0

Commission Action Taken: For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton - Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson - County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-20  
Requested by: Library Director

**RESOLUTION APPROPRIATING AND AMENDING THE 2011-12  
LIBRARY BUDGET BY \$12,000 - REVENUES  
TO COME FROM DONATIONS**

WHEREAS, from time-to-time, the Williamson County Public Library receives donations from individuals and organizations to assist with library services and collections; and,

WHEREAS, it is necessary to appropriate these funds into the operating budget to be expended;

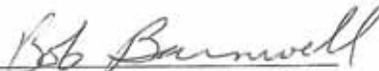
NOW, THEREFORE, BE IT RESOLVED, that the 2011-12 Library Budget be amended, as follows:

**REVENUES:**

Donations-Friends of the Library (101.48610.003) \$ 12,000.00

**EXPENDITURES**

Library Books (101.56500.432.001) \$ 12,000.00

  
Bob Barnwell - County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Budget Committee For 5 Against 0  
Library Board of Directors For 5 Against 0  
Commission Action Taken: For      Against      Pass      Out     

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton - Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson - County Mayor

\_\_\_\_\_  
Date

RESOLUTION No. 11-11-21  
Requested by: Community Development

**A RESOLUTION TO PROVIDE FUNDING IN THE AMOUNT OF \$8,962 FOR A TRAFFIC SIGNAL FEASIBILITY STUDY IN ORDER TO ESTABLISH AN ESTIMATED COST FOR THE SIGNALIZATION OF LEWISBURG PIKE (STATE ROUTE 106) AND HENPECK LANE**

- WHEREAS,** As a result of a citizen request, Tennessee Department of Transportation conducted a signal warrant analysis at the above noted intersection on May 19, 2011; and
- WHEREAS,** As a result of this signal warrant analysis, Tennessee Department of Transportation found that Warrants #2 and #3B were satisfied; and
- WHEREAS,** Tennessee Department of Transportation in their agreement to the signalization of this intersection noted that all costs associated with the design, construction and maintenance of this signal would be borne by Williamson County Government; and
- WHEREAS,** The signalization of this intersection and the costs associated with the same were not anticipated in FY 2011-12 Budget of Williamson County Government; and
- WHEREAS,** In order to ascertain an estimate for the costs associated with this signalization project, Williamson County Government has solicited "Requests for Proposals" from interested and qualified firms; and
- WHEREAS,** Upon the evaluation of these Requests for Proposals, it was concluded that TransSystems most clearly satisfied the criteria established herein; and
- WHEREAS,** Based on this Request For Proposal, the fee for this service was fixed at \$8,962; and
- WHEREAS,** As the intersection of Lewisburg Pike and Henpeck Lane is located within Traffic Shed #24; and
- WHEREAS,** Funds within this Traffic Shed account are both sufficient and intended for a traffic study of this nature; and
- WHEREAS,** The results of this study will provide Williamson County Government the opportunity to compare the costs of the proposed signal against the benefit of this improvement might have to the health, safety and welfare of the citizens of Williamson County prior to bidding and subsequent expenditure of design and construction funds.



Resolution No. 11-11-23  
Requested by: County Trustee

**RESOLUTION APPROPRIATING AND AMENDING THE 2011-12  
COUNTY TRUSTEE'S BUDGET BY \$23,000 - REVENUES TO  
COME FROM UNAPPROPRIATED COUNTY GENERAL FUNDS**

WHEREAS, the Williamson County Trustee's software for receipting and accounting has not been updated since 1994; and

WHEREAS, the Local Government Corporation (LGC) serves over 80% of the trustees in the State of Tennessee; and

WHEREAS, the current software used is provided by LGC and is called FlexGen;

WHEREAS, LGC is in the process of re-engineering the software based upon extensive suggestions for the Trustee's Office and it will be called NextGen; and

WHEREAS, sufficient funds are not available within the current Trustee's budget for purchase of the software and hardware; and

NOW, THEREFORE, BE IT RESOLVED, that the 2011-12 County Trustee's Budget be amended, as follows:

**EXPENDITURES:**

Data Processing \$ 23,000  
(101.52400.317)

**REVENUES:**

Unappropriated County General Fund Balance \$ 23,000  
(101.39000)

  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Budget Committee For 5 Against 0  
For \_\_\_\_\_ Against \_\_\_\_\_

Commission Action Taken: For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson - County Clerk

\_\_\_\_\_  
Jack Walton, Jr., Commission Chairman

\_\_\_\_\_  
Rogers C. Anderson -County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-1  
Requested by Parks and Recreation Director

**RESOLUTION AUTHORIZING THE WILLIAMSON COUNTY MAYOR TO EXECUTE A  
WATER SERVICE AGREEMENT WITH NOLENSVILLE/COLLEGE GROVE UTILITY  
DISTRICT OF WILLIAMSON COUNTY**

**WHEREAS,** Williamson County, ("County"), is a governmental entity of the State of Tennessee and, as such, is authorized to enter into mutually beneficial agreements for the provision of services to its citizens; and

**WHEREAS,** Williamson County desires water services to its County owned park called Osburn Park; and

**WHEREAS,** Nolensville/College Grove Utility District of Williamson County has agreed to provide water to Osburn Park conditioned on the requirements of the agreement being filled; and

**WHEREAS,** Williamson County will install the water system improvements which Nolensville/College Grove Utility District of Williamson County will accept and maintain after one year from the completion of installation; and

**WHEREAS,** the Williamson County Board of Commissioners finds it in the interest of the citizens of Williamson County to enter into the water service agreement with Nolensville/College Grove Utility District of Williamson County:

**NOW, THEREFORE, BE IT RESOLVED,** that the Williamson County Board of Commissioners, meeting in regular session this the 14<sup>th</sup> day of November, 2011, authorizes the Williamson County Mayor to execute the water service agreement with Nolensville/College Grove Utility District of Williamson County, as well as all other related documents necessary to cooperate in the provision of water services to Osburn Park.

  
\_\_\_\_\_  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Parks and Recreation Committee	For <u>4</u> Against <u>0</u> Pass _____ Out _____
Property Committee	For <u>5</u> Against <u>0</u> Pass _____ Out _____
Budget Committee	For <u>5</u> Against <u>0</u> Pass _____ Out _____
Commission Action Taken:	For _____ Against _____ Pass _____ Out _____

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton, Commission Chairman

\_\_\_\_\_  
Rogers Anderson, County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-2  
Requested by Sheriff's Department

**RESOLUTION ACCEPTING DONATION OF EQUIPMENT FROM  
MS. JULIA ROBESON TO THE SHERIFF'S DEPARTMENT**

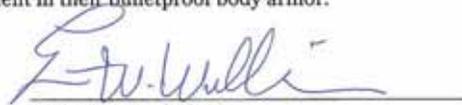
**WHEREAS,** *Tennessee Code Annotated, Section 5-8-101, et. seq.* provides that a county government may accept donations of money, intangible personal property, tangible personal property and real property that are subject to conditional or restrictive terms if the county legislative body accepts them by majority vote; and

**WHEREAS,** the Sheriff's Department has received a generous offer of 10 lightweight multi hit rifle plates to be used by the Sheriff's Department from Ms. Julia Robeson which has an approximate value of \$3,750.00; and

**WHEREAS,** the Sheriff's Department desires to accept the donated items from Ms. Robeson to be used by the Sheriff's Department until such time as it is determined by this body to be surplus; and

**WHEREAS,** the Williamson County Board of Commissioners finds it in the interest of the citizens of Williamson County to accept the generous donation from Ms. Robeson conditioned on the items being used by the Sheriff's Department until such time as they are declared surplus:

**NOW, THEREFORE, BE IT RESOLVED,** that the Williamson County Board of Commissioners, meeting in regular session this the 14<sup>th</sup> day of November, 2011, on behalf of the Williamson County Sheriff's Department, accepts the donation of 10 lightweight multi hit rifle plates from Ms. Julia Robeson to be used by the Sheriff's Department in their bulletproof body armor.

  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Law Enforcement/Public Safety Board	For <u>6</u> Against <u>0</u> Pass ___ Out ___
Budget Committee	For <u>5</u> Against <u>0</u> Pass ___ Out ___
Commission Action Taken:	For ___ Against ___ Pass ___ Out ___

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton, Commission Chairman

\_\_\_\_\_  
Rogers Anderson, County Mayor

\_\_\_\_\_  
Date

**A RESOLUTION TO AMEND RESOLUTION 10-96-10 TO INCREASE THE CO-PAYMENT FOR HEALTHCARE AND PRESCRIPTIONS PROVIDED TO INMATES**

- WHEREAS,** *Tennessee Code Annotated*, Section 41-4-115 provides that a county legislative body, by adoption by a 2/3<sup>rd</sup> majority, may establish and implement a plan to authorize jails or workhouse administrators to charge an inmate in the custody of the jail or workhouse a co-pay amount for any medical care, treatment, pharmacy services or substance abuse treatment by a licensed provider provided to the inmate; and
- WHEREAS,** in October of 1996, the Williamson County Board of Commissioners adopted Resolution 10-96-10, by a 2/3<sup>rd</sup> majority vote, which accessed a co-pay in the amount of \$5.00 per visit for medical services provided by any physician, nurse or other healthcare professional and a \$1.50 co-pay for each prescription provided to an inmate while in the custody of the Williamson County Jail; and
- WHEREAS,** it is the intent of the Board of Commissioners to raise the co-pay that inmates will pay to reflect the amount paid that is substantially equivalent to the amounts paid by county employees at the time of passage of this resolution; and
- WHEREAS,** with the rising cost of healthcare, the Board of Commissioners finds it in the best interests of the residents of Williamson County to raise the co-pay fees for inmates for the provision of medical and pharmaceutical services to inmates while in custody of the Jail:
- NOW, THEREFORE, BE IT RESOLVED,** that the Williamson County Board of Commissioners, meeting in regular session on this the 14th day of November, 2011 by a 2/3<sup>rd</sup> majority vote, amends the policy established by Resolution 10-96-10 to increase the co-pay fees assessed to inmates for the provision of medical and pharmaceutical services as follows:

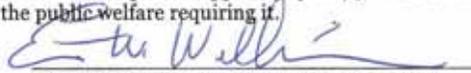
**SECTION 1.** In the event that an inmate incarcerated in the Williamson County Jail requires medical attention, the jail or workhouse administrator of Williamson County shall charge the inmate a co-pay in the amount of \$25.00 per visit for medical services provided by any physician, nurse, or other healthcare professional at the Williamson County Jail, any healthcare facility or physician's office. The jail or workhouse administrator shall charge said inmate a co-pay in the amount of \$10.00 per prescription for pharmacy services provided by Williamson County.

**SECTION 2.** This resolution shall not be construed as authorizing Williamson County to deny medical care or pharmacy services to an inmate who cannot pay the co-payment amount established by this plan.

**SECTION 3.** In the event that an inmate cannot pay the co-pay amounts established by Section 1 of this Resolution, the jail or workhouse administrator shall deduct the co-pay amount from said inmate's commissary account or any other account or fund established by or for the benefit of said inmate while incarcerated.

**SECTION 4.** In the event that an inmate incarcerated in the Williamson County Jail subscribes to a healthcare corporation, is enrolled in TennCare, or is covered by any insurance policy or other source, then the jail or workhouse administrator may seek reimbursement for the expense incurred by Williamson County of providing medical care, treatment or pharmacy services.

**SECTION 5.** This Resolution shall be effective upon its approval by a 2/3<sup>rd</sup> vote of the Williamson County Board of Commissioners, the public welfare requiring it.

  
Ernest W. Williams - County Commissioner

Committee Referred to and Action Taken:

Law Enforcement/Public Safety	For <u>6</u>	Against <u>0</u>
Purchasing & Insurance	For <u>5</u>	Against <u>0</u>
Budget Committee	For <u>5</u>	Against <u>0</u>

Commission Action Taken For \_\_\_\_\_ Against \_\_\_\_\_ Pass \_\_\_\_\_ Out \_\_\_\_\_

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton, Commission Chairman

\_\_\_\_\_  
Rogers Anderson, County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-15  
Requested by County Mayor's Office

**RESOLUTION APPROVING THE TERMS OF THE SALE OF REAL PROPERTY OWNED BY WILLIAMSON COUNTY TO THE CITY OF FRANKLIN AND AUTHORIZING THE WILLIAMSON COUNTY MAYOR TO EXECUTE ALL DOCUMENTS TO COMPLETE THE TRANSACTION**

- WHEREAS,** Williamson County, ("County"), is a governmental entity that owns real property located at 420 Bridge Street, Franklin, TN 37064-2612 which is more particularly described as Deed Book 1060, Page 858, and as Map 78C, Group A, Parcel 04.00; and
- WHEREAS,** both Williamson County, ("County"), and the City of Franklin, ("City"), are governmental entities of the State of Tennessee and, as such, are authorized to purchase and sell real property; and
- WHEREAS,** the City is currently seeking to obtain property interest to assist the State of Tennessee in a road improvement project; and
- WHEREAS,** *Tennessee Code Annotated, Section 12-9-110*, ("Act"), authorizes a county government to transfer real or personal property to another public agency if the governing bodies of both entities approve the conveyance and determine that the terms and conditions set forth in the transferring documents are appropriate; and
- WHEREAS,** property transferred under the Act do not have to be first declared surplus and put up for bids; and
- WHEREAS,** the City has agreed to pay \$3,500.00 for the purchase of 60 square feet and rights to 87 square feet for a landscape easement and 355 square feet for a construction easement as more particularly described in the attached documentation; and
- WHEREAS,** the Williamson County Board of Commissioners finds it in the interest of the citizens of Williamson County that the terms and conditions of the transferring documents are appropriate and authorizes the County Mayor to execute all documents to complete the transaction:

**NOW, THEREFORE, BE IT RESOLVED,** that the Williamson County Board of Commissioners, meeting in regular session this the 14<sup>th</sup> day of November, 2011, approves the sale of property as described in the attached document, finds that the terms and conditions of the transferring documents are appropriate and authorizes the County Mayor to execute all documents to complete the transfer of the property interest to the City of Franklin for a payment of \$3,500.00.

  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Property Committee	For <u>5</u> Against <u>0</u> Pass <u>    </u> Out <u>    </u>
Budget Committee	For <u>5</u> Against <u>0</u> Pass <u>    </u> Out <u>    </u>
Commission Action Taken:	For <u>    </u> Against <u>    </u> Pass <u>    </u> Out <u>    </u>

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton, Commission Chairman

\_\_\_\_\_  
Rogers Anderson, County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-22  
Requested by Commissioner Beathard

**RESOLUTION AUTHORIZING A PROPERTY TAX EXEMPTION FOR NONPROFIT  
COMMUNITY AND PERFORMING ARTS ORGANIZATIONS IN ACCORDANCE WITH  
TENNESSEE CODE ANNOTATED, SECTION 67-5-223**

- WHEREAS,** pursuant to *Tennessee Code Annotated, Section 67-5-223* a county legislative body may, by a 2/3 affirmative majority vote, declare property owned by a nonprofit community and performing arts organization eligible for property tax exemption as a charitable or educational use; and
- WHEREAS,** by adopting this resolution non-profit community arts organizations may submit an application to the Tennessee State Board of Equalization to exempt real and personal property to the extent the property is used for public museums, art galleries, performing arts auditoriums, and theaters, and any uses necessary and incidental to the foregoing; and
- WHEREAS,** the Heritage Foundation has approached the County to adopt the provisions of *Tennessee Code Annotated, Section 67-5-223* to provide them the ability to seek property tax exemption from the Tennessee State Board of Equalization for the Franklin Theatre; and
- WHEREAS,** the Franklin Theatre originally opened in 1937 and operated as a theatre until it's closing in 2007 due to rising costs to operate the theatre; and
- WHEREAS,** after its closing, the Heritage Foundation of Franklin and Williamson County established "Save the Franklin Theatre" campaign to raise money to purchase and rehabilitate the theatre which is currently listed on the National Register of Historic Places; and
- WHEREAS,** after three years of raising funds to save the Franklin Theatre, with the assistance of the community, the Heritage Foundation was able to purchase and rehabilitate the theatre; and
- WHEREAS,** it is the intent of the Franklin Theatre to play a vital role in the community by providing a state of the art multi-use performing center for films, live music, and community events; and
- WHEREAS,** the Franklin Theatre intends to provide professional theatrical Broadway based programs for school children similar to the programs which require the children travel to Nashville to experience; and
- WHEREAS,** the Franklin Theatre's continued operations rely on the efforts and financial contributions of the community, and therefore, the Heritage Foundation desires to seek tax exemption to assist in ensuring the Theatre remains open and part of the community; and
- WHEREAS,** the tax exemption would only apply to the real property to the extent it is used by a qualified non-profit organization for public museums, art galleries, performing auditoriums, and theaters and only to personal property owned and used by the organization to equip and operate the real property; and
- WHEREAS,** prior to becoming eligible for the tax exempt status, the Heritage Foundation will have to meet the requirements contained in *Tennessee Code Annotated, Section 67-5-223* and apply for exemption through the Tennessee State Board of Equalization as required under *Tennessee Code Annotated, Section 67-5-212*; and
- WHEREAS,** the Williamson County Board of Commissioners finds it in the interest of the citizens of Williamson County to adopt the provisions of *Tennessee Code Annotated, Section 67-5-223* to permit qualified non-profit community arts organizations to seek property exemption from the Tennessee State Board of Equalization:

**NOW, THEREFORE, BE IT RESOLVED,** that the Williamson County Board of Commissioners, meeting in regular session on this the 14<sup>th</sup> day of November, 2011, by a 2/3<sup>rd</sup> majority vote, adopts the provisions of *Tennessee Code Annotated, Section 67-5-223* to permit qualified non-profit community arts organizations to seek property exemption as a charitable or educational use from the Tennessee State Board of Equalization conditioned on satisfying the following requirements:

Section 1. The property must be owned and used by the public benefit nonprofit organization established as either a nonprofit corporation or an unincorporated entity operating as an association, a trust or a foundation pursuant to written articles of governance;

Section 2. The organization must be operated and governed by a board of directors of not less than 10 members all of whom are natural persons and all powers and affairs of the organization shall be exercised under the authority of the board of directors;

Section 3. Not more than 3 board members of the organization or its board of directors may be employees

of the organization;

Section 4. Other than as an employee, no member, officer or director shall be compensated for services as such;

Section 5. Other than for services as an employee, no member, director, or officer of the organization, directly or indirectly, may sell or provide, for monetary payment, any goods or services to the organization. "Indirectly" means through a business organization of which the employee, member, director or officer of the organization or a spouse, child, or parent owns more than a 3% interest in the business;

Section 6. No member, director or officer of the organization may lend money to the organization if the loan is secured by the organization's property;

Section 7. Other than for services as an employee, no member, director, or officer of the organization may profit from shows, exhibits or productions of the organization or have any monetary interest in shows, exhibits or productions of the organizations;

Section 8. Should the organization intend to sell any of its property that has been declared exempt from taxation under this resolution, the organization shall notify the Attorney General and Reporter of its intent to sell the property as least 21, but not more than 60, days before the date of sale;

Section 9. The organization shall include these requirements in its articles of governance or specifically incorporated by reference;

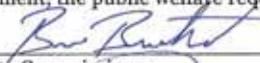
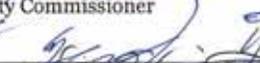
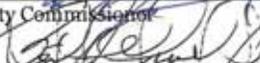
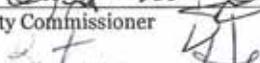
Section 10. The articles of governance of the organization, whether incorporated or not, and all amendments thereto shall be filed with the assessor of property in the county in which the organization owns exempt property. This requirement shall be in addition to all other filing requirements required by applicable law;

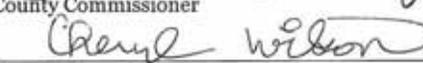
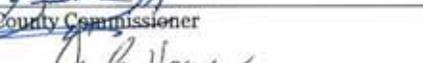
Section 11. The organization shall provide an annual report to the Williamson County Property Assessor by March 1 of each year detailing its activities and uses of the property, current statements of financial condition, and any other information as the Property Assessor may require; and

Section 12. Should the organization later fail to meet all of the requirements contained herein, the organization shall notify the Williamson County Property Assessor in writing within 5 working days of the event including a description of the event.

**BE IT FURTHER RESOLVED**, this exemption shall be effective for county real property taxes due on or after the effective date of this resolution, and until such time as the Williamson County Board of Commissioners shall revoke or amend this resolution, the exemption provided in *Tennessee Code Annotated, Section, 67-5-223*, as amended, shall be applicable in Williamson County.

**AND BE IT FURTHER RESOLVED**, that this resolution shall take effect from and after its enactment, the public welfare requiring.

  
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County Commissioner  
  
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County Commissioner  
  
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County Commissioner  
  
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County Commissioner

  
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\_\_\_\_\_  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Tax Study Committee: For 4\* Against 0 Pass \_\_\_ Out \_\_\_  
\*to defer until FSSD & Franklin BOMA vote  
Budget Committee: For 5\* Against 0 Pass \_\_\_ Out \_\_\_  
\*Defer until FSSD & Franklin BOMA vote  
Commission Action Taken: For \_\_\_ Against \_\_\_ Pass \_\_\_ Out \_\_\_

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton, Commission Chairman

\_\_\_\_\_  
Rogers Anderson, County Mayor

\_\_\_\_\_  
Date

Resolution No. 11-11-24  
Requested by County Mayor's Office

**RESOLUTION AUTHORIZING THE WILLIAMSON COUNTY MAYOR TO EXECUTE A  
PROJECT AGREEMENT WITH THE STATE OF TENNESSEE DEPARTMENT OF  
TRANSPORTATION**

- WHEREAS,** Williamson County, ("County"), is a governmental entity of the State of Tennessee and, as such, is authorized to enter into project agreements with state and federal agencies; and
- WHEREAS,** the grant funds are to be used for regionwide transportation demand management strategies; and
- WHEREAS,** there are no matching funds; and
- WHEREAS,** the Williamson County Board of Commissioners finds it in the interest of the citizens of Williamson County to enter into the project agreement with the Tennessee Department of Transportation:

**NOW, THEREFORE, BE IT RESOLVED,** that the Williamson County Board of Commissioners, meeting in regular session this the 14<sup>th</sup> day of November, 2011, authorizes the Williamson County Mayor to execute a project agreement with the Tennessee Department of Transportation, as well as all other related documents necessary to cooperate in regionwide transportation demand management strategies.

  
\_\_\_\_\_  
County Commissioner

**COMMITTEES REFERRED TO & ACTION TAKEN:**

Budget Committee For 5 Against 0 Pass \_\_\_\_ Out \_\_\_\_

Commission Action Taken: For \_\_\_\_ Against \_\_\_\_ Pass \_\_\_\_ Out \_\_\_\_

\_\_\_\_\_  
Elaine Anderson, County Clerk

\_\_\_\_\_  
Jack Walton, Commission Chairman

\_\_\_\_\_  
Rogers Anderson, County Mayor

\_\_\_\_\_  
Date