

ELECTION 2016

GOP celebrate supermajorities on national, state levels

BY CAROLE GRAVES
TML Communications Director

It was a night for the GOP - both nationally and across Tennessee.

Aside from Donald Trump's upset in the Presidential election, Republicans held their majorities in both the U.S. Senate and the U.S. House, giving Republicans a supermajority and prime spot for selection of as many as four U.S. Supreme Court Justices.

In Tennessee, all incumbent Congressmen easily won their re-election bids. The only new face in the crowd is David Kustoff, who was elected with 69 percent of the votes to be the next representative for House District 8, formerly held by Rep. Stephen Fincher, who chose not to run again.

On the state level, 99 state representatives, and 16 state senators were up for re-election. Of those, 62 seats in the House and six in the Senate were contested.

The most watched races included House District 13 rematch between Rep. Eddie Smith (R-Knoxville) and Democrat Gloria Johnson, and in Senate District 20 between Sen. Steve Dickerson (R-Nashville) and Democrat Erin Coleman. Both incumbents kept their seats.

Republicans also picked up one seat (74-25) in the House in District 43, where incumbent Democrat Kevin Dunlap fell to Republican challenger Paul Sherrill.

The only bright spot in the night for the Democrats was in House District 96, where incumbent Republican Steve McManus fell to his Democrat challenger Dwayne Thompson by some 400 votes.

State Senate - District 2

Overbey, Doug (i) (R)

State Senate - District 4

Lundberg, Jon (R)

State Senate - District 6

Massey, Becky (i) (R)

State Senate - District 8

Niceley, Frank (i)

State Senate - District 10

Gardenhire, Todd (i) (R) 39,277

Wilkinson, Khristy (D) 31,019

State Senate - District 12

Yager, Ken (i) (R)

State Senate - District 14

Tracy, Jim (i) (R) 52,996

Jordan, Gayle (D) 18,222

State Senate - District 16

Bowling, Janice (i) (R) 46,803

Winton, Mike (D) 22,193

State Senate - District 18

Haile, Ferrell (i) (R)

State Senate - District 20

Dickerson, Steven (i)(R) 52,895

Coleman, Erin (D) 41,110

State Senate - District 22

Green, Mark (i) (R) 41,476

Cutting, David (D) 20,392

State Senate - District 24

Stevens, John (i) (R)

State Senate - District 26

Gresham, Dolores (i)(R)

State Senate - District 28

Hensley, Joey (i) (R) 51,222

Norman, Joey (Ind) 17,449

State Senate - District 30

Kyle, Sara (i) (D)

State Senate - District 32

Norris, Mark (i) (R)

State House - District 1

Crawford, John (R)

State House - District 2

Hulse, Bud (i) (R) 19,595

Moore, J.S. (D) 4,687

State House - District 3

Hill, Timothy (i) (R) 18,993

Kawula, Gary (Ind) 3,078

State House - District 4

Holsclaw, John (i) (R)

State House - District 5

Hawk, David (i) (R)

State House - District 6

Van Huss, Micah (i)(R) 18,185

Baker, John (D) 6,798

State House - District 7

Hill, Matthew (i) (R) 14,360

Fischman, Nancy (D) 6,833

State House - District 8

Swann, Art (i) (R)

State House - District 9

Hicks, Gary (i) (R) 15,507

Neubert, John (Ind) 4,509

State House - District 10

Goins, Tilman (i) (R)

State House - District 11

Faison, Jeremy (i) (R) 15,306

Ramsey, Marjorie (D) 4,370

State House - District 12

Carr, Dale (i) (R)

State House - District 13

Smith, Eddie (i) (R) 11,160

Johnson, Gloria (D) 11,006

State House - District 14

Zachary, Jason (i) (R) 24,840

Hacker, Scott (D) 9,234

State House - District 15

Staples, Rick (D) 9,241

Drew, Pete (Ind) 4,968

State House - District 16

Dunn, Bill (i)

State House - District 17

Farmer, Andrew (i) (R)

State House - District 18

Daniel, Martin (i) (R) 15,568

Price, Brandi (D) 10,740

State House - District 19

Brooks, Harry (i) (R)

State House - District 20

Ramsey, Bob (i) (R) 19,077

Duck, Sam (Ind) 4,656

See **ELECTION** on Page 6



From left to right are: Cleveland Mayor Tom Rowland, Portland Mayor Ken Wilber, Nashville Mayor Megan Barry, Tennessee Speaker of the House Beth Harwell, Lt. Gov. Ron Ramsey, Ben Smith, Bettye Seivers, Debra Seivers Smith, Charles "Bones" Seivers, Emily Seivers, Chelsea Seivers, Livingston Mayor Curtis Hayes, Evan Seivers, Vanessa Seivers, and David Seivers. (See Pages 6 & 7 for more event photos.)

Captiol Boulevard Building named after Bond Fund pioneer

Friends, family, colleagues and officials from across the state turned out to celebrate the naming of the Charles G. "Bones" Seivers Capitol Boulevard Building.

The Tennessee Municipal League purchased the building in 1992. At the time, the building was owned by the Boston Five Cents Savings Bank (FSB) and TML was one, of many, agencies who were building tenants.

FSB was interested in selling the building. With the assistance of the TML Risk Management Pool, Seivers negotiated the price and purchase of the building.

His quick response in purchasing the building, his keen financial know-how, and his artful negotiating skills have resulted in not only a sound investment for the League, but also helped stabilize and secure the League's future.

For some 54 years, Seivers has tirelessly worked for municipal governments—first as an alderman on the city of Clinton's Board of Mayor and Aldermen, later elected as mayor of Clinton, and then appointed as the city's first administrator and city manager—a role he served in for 20 years.

Throughout his tenure with the city of Clinton, he was always an active supporter and participant in the Tennessee Municipal League and worked tirelessly as an advocate for both large and small municipalities.

In 1979, TML made history when it founded America's first statewide municipal liability pool. Seivers served as one of the founding members on the TML Insurance Pool Board of Trustees, now known as the TML Risk Management Pool.

In 1985, he recognized the need for municipalities to obtain low-cost

financing for capital improvement needs. He worked to bring municipalities and the state together and helped create the Tennessee Municipal Bond Fund. Bones served as chairman of the board for the first eight years of its existence. Upon his retirement from the town of Clinton in 1993, he continued to serve municipalities as President and CEO of Tennessee Municipal Bond Fund.

In 1995, the Bond Fund was asked by the Tennessee County Services to structure a similar program for counties, resulting in the formation of the Tennessee County Services Loan Program.

Now, after more than 25 years, the Municipal Bond Fund and the County Loan Program have made more than 1,000 loans totaling \$3.4 billion—and having saved cities and counties \$400 million in interest costs alone.

In 49 states, income boost outpaces economic growth, big gains in Tenn.

BY TIM HENDERSON
Stateline

The sharp gain in median household income last year, one of the largest increases on record, may also signal a turning point in the decades-old disconnect between middle-class earnings and overall economic growth.

In 49 states, median income increased at a faster rate than per capita gross domestic product, according to a *Stateline* analysis of census data and figures from the U.S. Bureau of Economic Analysis. The one exception was New Jersey, which is feeling the effects of a slumping casino industry, declining interest in suburban office parks, and many communities' slow recovery from Superstorm Sandy in 2012.

Analysts across the ideological spectrum have noted the "great decoupling" between earnings and economic growth, which has existed nationally since the 1970s. The gap grew after the recession: Between 2009 and 2012, U.S. GDP grew by 4 percent, while inflation-adjusted median income fell by 4 percent. In 2010, the gap hit a single-year peak of 5 percentage points, as GDP grew 2.2 percent and income fell 2.8 percent.

"Economic abundance, as exemplified by GDP, has remained on an upward trajectory, but the income and job prospects for typical workers have faltered," Erik Brynjolfsson of the MIT Sloan School of Management wrote last year.

Cumulative economic growth, as measured by the change in GDP, outpaced median income growth

in every state from 2000 to 2014. Some states, in some years, bucked the trend, but 2015 marked the first time that median income had outpaced GDP in as many as 49 states, since state-by-state numbers became available, in the 1980s.

Lane Kenworthy, a University of California at San Diego economist who has studied the gap between income and GDP, said the one-year change was heartening but likely not the start of a new trend.

"It's good news, to be sure," Kenworthy said. "But I don't see any sign that the deep-seated obstacles to shared prosperity have abated. So I'm not optimistic."

In 2015, a tightening labor market gave workers more bargaining power and thus higher pay, Kenworthy said. But he predicted that deeper economic trends, such as the diminishing power of labor unions and the rise in new technology that could replace workers with machines, would continue to erode pay over the long term.

Mark Perry, a University of Michigan economist who is affiliated with the conservative American Enterprise Institute, agreed that it's too soon to determine whether 2015 was "a change in direction or a one-time blip."

Perry also pointed out that the median income measure may be misleading, because it doesn't capture other forms of compensation, such as health insurance and stock options. "Even during the years when median household income was stagnant, I'm sure the median household compensation was rising," Perry said.



Tennessee

Difference between growth in median household income and GDP per capita,
2014 to 2015: 5.2 percent
2000 to 2014: -12.4 percent

Median household income 2015: \$47,275
Change since 2014: 6.4 percent

Dramatic gains in Montana and Tennessee

Montana and Tennessee had the largest increases in median household income in 2015, and in both states median income gains easily outpaced GDP growth.

William Fox, director of the University of Tennessee's Center for Business and Economic Research, said his state had seen a tightening job market, as more people flock to Nashville, Knoxville and Memphis.

"People go where there's jobs, and we've had a lot of job creation," Fox said, pointing out that Tennessee had surpassed its 2008 pre-recession jobs peak, in 2014, and gained another 94,100 jobs in 2015.

Much of Tennessee's job growth has been in business and professional services, he said. Some companies, like Bridgestone, in Nashville, and FedEx, in Memphis, have expanded corporate operations in Tennessee. See **INCOME** on Page 3

Saturday, Nov. 26, is Small Business Saturday—a day to celebrate and support small businesses and all they do for their communities.

Shop Small encourages people to shop at local businesses. Each year on the Saturday after Thanksgiving, millions of individuals, businesses, and communities have embraced this concept by supporting their local economy.

The day became official in 2011 when the United States Senate unanimously passed a resolution of support for Small Business Saturday. Since then, every state in the United States has championed the cause, including governors, mayors, and President Obama.

By shopping small, your city or town is encouraging shoppers to stay local and keep tax dollars in your town. When residents (and visitors) shop in your city, sales tax dollars are "invested" to help pay for parks and recreation, police officers, streets, libraries, and other important government services.

This Nov 26, join the celebration and keep the momentum going. For ideas on how you can get your community involved in your Small Business Saturday celebration, visit www.americanexpress.com/us/small-business/shop-small/about

NEWS ACROSS TENNESSEE



ATHENS

E & E Manufacturing of Tennessee, LLC will expand its Athens facility, investing \$23.5 million and creating 123 jobs in the area. The automotive components manufacturer is a Tier 1 automotive supplier and has been in business for more than 50 years. The company manufactures high-quality stamped and welded components for many prominent automotive companies. E & E Manufacturing will expand production capabilities at its Athens facility to keep up with the company's growing demand. This expansion will add 76,000 square feet to the current facility which will create a total space of 285,000 square feet.

COVINGTON

Hydratrek, Inc., recently cut the ribbon for a new expansion at their Covington facility. The company manufactures high-quality amphibious vehicles that are in demand by first responders, utility companies, oil and gas contractors, military personnel and outdoor enthusiasts for providing access to wetlands, flood zones, and other hard-to-reach areas. The new 157,000-square-foot facility better equips the company to continue its trajectory of growth and allow for future expansion. Several research and development projects are currently underway, and Hydratrek seeks to further enhance their products and markets.

GALLATIN

Bennett Tool & Die will be moving its manufacturing operations to Gallatin, bringing more than 50 jobs. The company operates production plants in Nashville and Kansas City, Kan., and will be moving its Nashville operations to Airport Road in Gallatin. Company officials said they have outgrown their facility in East Nashville and will be moving to Gallatin so the company can continue to grow. Bennett Tool & Die's services include fabrication, stamping, machining, assembly, and - as the name says - tool and die. Bennett Tool & Die was family owned from 1951 until 2013 when it was purchased by a group of private investors.

GERMANTOWN

The Germantown Planning Commission has approved the final phase of TraVure, a massive mixed-use development on the city's western edge. The plans call for a more than 47,000-square-foot office building that will provide office space, retail units, a private gym for office tenants, hotels, and multi-deck parking on 10 acres. Officials project the project's fourth and final phase will be complete in summer of 2018. The upscale development was initially approved by the Germantown Board of Mayor and Aldermen in 2015, including plans for the initial three phases.

GREENEVILLE

The town of Greeneville's credit rating has increased from A+ to an AA- as the result of continued improvement to the town's financial performance and sustained very strong reserve levels as reasons for the improved rating. Standard and Poor's said the town's strong budgetary performance, budgetary flexibility and operating surplus of 7 percent of expenditures in the general fund and of 4 percent across all governmental funds in fiscal 2015 were among the reasons for the improved ratings. The city's liquidity and debt and contingent liability profile were also taken into consideration as part of the new rating.

KNOXVILLE

HTS International Corporation will invest \$21.4 million to establish its global headquarters and new U.S. manufacturing facility in Knox County's Pellissippi Corporate Center, which will be HTS International's first facility in the U.S. The advanced manufacturer plans to create 200 jobs during the next four years. HTS International provides engineered thermal management solutions for tooling components in the injection molding and die casting industries. The company's customers include OEMs, Tier 1 automotive suppliers as well as large players in the consumer products and packaging industries. In addition to its global and North American headquarters, HTS International plans to house an R&D lab, a metallurgical lab and industrial metal

additive manufacturing equipment for production in the facility. The facility will include 10,000 square feet of office space and between 50,000 and 60,000 square feet for R&D and production. Construction of HTS International's new facility is expected to begin in early 2017.

LENOIR CITY

The Lenoir City Council has voted unanimously to make the position of city mayor full time, effective Jan. 1. As a result, Mayor Tony Aikens will take on a larger role in city government. City leaders said rapid growth in the area and the need to have someone available to represent the city and its council at events were the main reasons for the decision to make the mayor's role a full-time position. As part of the resolution, the mayor cannot have another full-time job. The decision to make the mayor a full-time position has been discussed by the council for several years.

MEMPHIS

AT&T is expanding its fiber internet service in the Memphis area to include 1 gigabit service. The service will also be offered in parts of Arlington, Collierville, and Germantown. Memphis joins 66 cities which have AT&T fiber service. The company says it plans to expand the ultra-fast service to parts of Bartlett and Southaven in the future. The service has previously been available to business owners, hospitals and schools in the area but will now be available to the wider public.

MURFREESBORO

The city of Murfreesboro's Water & Sewer Department (MWSD) has been designated as a Utility of the Future as part of the Utility of the Future Today Recognition Program. The program celebrates the progress and exceptional performance of our nation's wastewater utilities while supporting the widespread adoption of the innovative UOTF business model. The department was one of only two utilities in the Kentucky-Tennessee region to receive the accolade. MWSD's Organizational Culture was recognized for the intentional establishment of organizational excellence that inspires and embraces positive change and empowers the workforce to imagine, create, test, and implement innovative approaches from everyday work to extreme challenges. According to the program, MWSD's focus on Watershed Stewardship has produced dramatic water quality improvement through multiple stormwater management initiatives, elimination of illicit discharges, and process and operational improvements at the Sinking Creek Treatment Plant. Hydrologic and biological assessments of the West Fork Stones River have shown significant improvements in stream health resulting in the removal of segments of the river from the State's 303d impaired streams list.

NASHVILLE

Nashville is one of the 16 cities chosen to participate in the latest round of the Bloomberg Philanthropies' What Works Cities Initiative. Launched in 2015, the initiative will enable the city to receive technical assistance on use of data and evidence to improve services, inform local decision-making and engage residents. The charitable organization was founded by former New York City Mayor Michael Bloomberg, and provides cities with assistance on data from outside experts to focus on improving open data practices to make government data more accessible. Another goal of Nashville's What Works program is to create a system to track and share progress toward citywide priorities. Metro's Chief Data Officer Robyn Mace has been tapped to help lead Nashville's efforts regarding the What Works Cities initiative. The newest round of 16 cities brings the total number of What Works cities to 55, representing 33 states. Nashville was also chosen by the organization and the Washington, D.C.-based Aspen Institute to be one of five global cities chosen for an autonomous vehicles initiative. The program, called the Bloomberg Aspen Initiative on Cities and Autonomous Vehicles, includes Nashville, Austin, Los Angeles, Paris and Buenos Aires, along with five other cities to be added this year. The cities will have access to data and coaching from urban planners and technologists meant to

help them prepare for self-driving cars and use them to address city challenges.

SPRING CITY

Huber Engineered Woods LLC (HEW) will reopen its manufacturing facility in Spring City. A leading manufacturer of specialty building products, the company will create 141 new jobs as part of the reopening. HEW's Spring City facility, located northeast of Chattanooga, is currently undergoing upgrades in preparation of manufacturing specialty panel products including AdvanTech subflooring and ZIP System sheathing products beginning in April 2018. The facility is one of only five continuous press operations in North America dedicated to the production of oriented strand board (OSB) products. The facility originally opened in 1997, but halted production during the housing market downturn in 2011. Huber Engineered Woods will begin hiring at its Spring City facility in early 2017, with the mill scheduled to begin full production in April 2018.

SPRING HILL

The Tennessee Chapter of the American Planning Association (TAPA) recently awarded the city of Spring Hill with a 2016 Outstanding Planning Award for the Crossings Circle Transportation Study conducted by city-commissioned consultants, Kimley-Horn and Associates Inc. The award for the Crossings Circle study was given in the "Project/Program/Tool for Small Community" category during the TAPA Annual Meeting awards luncheon. The Crossings Circle Transportation Study was also featured at the TAPA annual meeting as a technical session. The project was designed to extend Crossings Circle South to Kedron Road to create a second exit and entrance for The Crossings, the city's largest shopping center, as well as a complete east-west connection between Main Street/U.S. Highway 31 and Port Royal Road.

SPRING HILL

Armada Nutrition will expand its Spring Hill operations, investing \$2.1 million and creating 310 new jobs during the next five years. The food packaging company will be taking over an existing 300,000-square-foot facility, previously owned by Capstone Nutrition. The new facility will be primarily used for contract blending and packaging of sports nutrition products. The company will be adding new machinery and data equipment to the facility over the next five years, and with this expansion, Armada will also create 310 new jobs as well as retain 111 jobs from Capstone Nutrition. Founded in 2015, Armada Nutrition is a contract manufacturer for high-quality nutritional powders dedicated to providing customers with innovative formulations and turnkey products.

SWEETWATER

A new heliport has opened in Sweetwater to help provide aid in emergency situations. Dallas-based MedTrans, the company that manages the University of Tennessee Lifestar helicopters, moved the Sweetwater Lifestar helicopter to its new base near Interstate 75. The helicopter had been based at Sweetwater's Fire Hall No. 2 for the past 11 years. The new heliport facility cost \$750,000 to complete. In addition to housing the helicopter itself, the heliport will also be home to the permanent on-site crew for the rescue helicopter.

TULLAHOMA

The Tullahoma Police Department has received a Governor's Highway Safety Office grant that will help fund the installation of new tablets in the city's police cruisers and helping pay DUI checkpoint costs. Of the 14,819.60 grant, \$10,000 will purchase the new Panasonic Toughbook tablets while the rest will go toward the checkpoints, helping the city and county taxpayers from footing the bill for overtime hours utilized during the DUI checks and saturation patrols. Each checkpoint typically costs \$1,200 in overtime. The department typically conducts at least two checkpoints or saturation patrols each month, which can lead to an increase in overtime for officers. The amount of overtime can vary depending on how long the checkpoint enforcement takes.

Tullahoma receives GFOA awards



The city of Tullahoma's Finance Department has received the Government Finance Officers Association (GFOA) awards for Distinguished Budget Presentation and Certificate of Achievement for Excellence in Financial Reporting. The awards were presented to Finance Director Susan Wilson, Accounting Supervisor Donna Graham and the finance department staff. The city has received the distinguished budget presentation award for 17 years and has received the certificate of achievement for excellence in financial reporting for 22 years. Only 15 municipalities in the state of Tennessee received both awards.

Southwest Tennessee Development District officials receive NADO 2016 Innovation Award



Southwest Tennessee Development District based in Jackson has received a 2016 Innovation Award from the National Association of Development Organizations (NADO) for its Retail Academy. The project is designed to assist rural cities in recruiting retail business through education and market analysis. NADO is a Washington, D.C.-based association that promotes programs and policies that strengthen local governments, communities, and economies through regional cooperation, program delivery, and comprehensive strategies. From left: SWTDD Executive Director Joe W. Barker, Chester County Mayor and SWTDD Vice Chairman Dwain Seaton, NADO President Jeff Kiely, Retail Strategies Vice President of Retail Academy Laura Hudson, and Henderson Mayor and SWTDD Immediate Past Chairman Bobby King.

Kingston installs new boat dock along city waterfront



Kingston's new floating docks and boat slips have arrived at 58 Landing, providing covered spaces for 18 boats in time for the 2017 boating season. The boat slips are part of an ongoing development project along the city's waterfront, which has already included the installation of a covered pavilion and restroom facilities. Installation of the boat slips follows a months-long process of review and approval that involved Tennessee Valley Authority and the U.S. Army Corps of Engineers. (Photo by Goose Lindsay/Roane Newspapers)

Tennessee Aquarium opens region's first facility for freshwater research



To help preserve the state's aquatic biodiversity, the Tennessee Aquarium in Chattanooga has opened a 14,000-square-foot facility along the Tennessee River through the efforts of the Tennessee Aquarium Conservation Institute (TNACI). The facility is the first of its kind in the Southeastern region and includes equipment for morphology and genetics laboratories to help consolidate statewide efforts to preserve and conserve Tennessee's aquatic flora and fauna. In addition to research, the facility will have a teaching lab to encourage high school and college students to learn more about science and preserving Tennessee's wildlife.

Income surpasses economic growth

INCOME from Page 1

over the past several years, attracted by a relatively low cost of living and the central locations.

The state's 2014 offer of free community college tuition, which drew 58,000 applications that first year, also might have attracted employers, Fox said.

Montana has benefited from wage growth in all industries, said Barbara Wagner, the state's chief economist. Technology and research companies around Bozeman, home of Montana State University, are doing particularly well, she said.

At the other end of the spectrum, New Jersey's median income increased less than half a percent in 2015, the lowest rate of any state, even as the state's GDP increased by 2 percent.

Last year, New Jersey still had fewer jobs than it did before the recession, despite adding 69,200 of them. James Hughes, dean of the Edward J. Bloustein School of Planning and Public Policy at Rutgers University, said the state's economy is still suffering from the effects of Superstorm Sandy in 2012 and from the consolidation of the casino industry in 2014.

Another factor, Hughes said, is that many businesses no longer want to be in suburban office parks, and New Jersey has plenty of them.

"The office growth is now in the 24/7 cities, like Manhattan, Boston and Washington, D.C., on the East Coast," Hughes said. "That suburban stock is languishing. It used to be the driving force that made New Jersey a regional economic powerhouse."

In some states, however, surging income growth in relation to GDP was not a sign of good times. In North Dakota, GDP declined by 4.4 percent, largely because of falling oil prices. But median income grew by 2.5 percent, creating a 6.8 point gap, the largest among the states. (The changes in GDP and in median income have been rounded.) Because of the way the U.S. Census Bureau asks about income, the North Dakota income data may reflect relatively high energy prices in late 2014.

A Sign of Inequality?

When economic growth outpaces median income, it indicates that the fruits of prosperity are not being distributed widely, said Gary Burtless, an economist at the Brookings Institution.

"It might be that a lot of the extra income went to the top 1 percent or the top 20 percent, and the middle didn't get as much of the gain. They didn't get their fair share. That's usually how it's interpreted," Burtless said.

Growing income inequality has spurred many cities and states to raise the minimum wage. But the largest planned increases are still being phased in and were unlikely to have had an effect on median income so soon, said Dean Baker, an economist at the Center for Economic and Policy Research.

Jackson Walk shining example of healthy, sustainable city

By VAUGHN CASSIDY
TDEC Office of Sustainable Practices

The Jackson Walk development in downtown Jackson is a shining example of how healthy and sustainable a community can be. The winner of the 2015 EPA National Award for Smart Growth Achievement in Corridor or Neighborhood Revitalization and the 2016 Governor's Environmental Stewardship Awards in the category of Land Use, the Jackson Walk is a 20-acre development that is changing what people expect in a community.

Crime-ridden, polluted and ripped apart by the 2003 tornadoes, the area was the last place you would want to take a walk, much less live, work, play, or invest in a business. Today, however, this area is known as a national example of how smart growth can impact a community.

"When we had our first concert at our amphitheatre, we expected about 300 people," said Hal Crocker, the CEO of Healthy Communities LLC, and the primary developer of Jackson Walk. "Instead, we had 1,500 people with their families and children in an area that just a few years ago you would be scared to come to after dark."

The true power of Jackson Walk comes from integrating and combining the uses people desire in an environment that is attractive, desirable, and promotes a sense of safety and community.

Jackson Walk is the result of a public-private partnership in developing a community centered on health and wellness. The area's master developer, Healthy Communities, LLC, was created and selected by the Jackson Community Redevelopment Agency (CRA) in response to the need for building an integrated community.

Before the Jackson Walk development, the area was the abandoned site of the Citizens Gas and Light property, a manufactured gas plant that operated from 1871 to 1931. The Jackson Walk would not have been possible if not for the work of the Tennessee Department of Environment and Conservation Division of Remediation. In 2005 the city of Jackson won a \$200,000 Brownfields 104(k) Cleanup Grant for redevelopment of the area that had been contaminated by creosote, cyanide, acetone, and many other pollutants.

A multi-disciplinary team from the Jackson Energy Authority, the Tennessee Department of Environment and Conservation (TDEC), the city of Jackson, U.S. EPA, and the private sector worked together to remove 610 tons of coal-tar impacted soils. More than \$250,000 in additional funds were leveraged to complete the clean-up.

"The remarkable renewal of Jackson Walk is a source of great pride to the citizens of Jackson and the surrounding community," said Betty Maness, environmental consultant with the Tennessee Department of Environment and Conserva-



Living in a Fit Tennessee starts at the LiFT Center. The \$30 million investment by West TN Healthcare was the first development at the Jackson Walk.

tion Division of Remediation. "The soil remediation and installation of a proper soil cover layer allowed for the development of the park area of Jackson Walk to progress along with the rest of the area."

Only after those chemicals were removed and the area made safe to develop again, could the city of Jackson and their many partners move forward to create the Jackson Walk's amphitheatre, known as The Amp, and the Jackson Walk Dog Park.

The firm of Looney Ricks Kiss was the master planner for the overall site development and architect for the Jackson Walk. Development began in 2009 and culminated with the inclusion of Grubbs Grocery in 2015 which provides the area residents with a rich variety of healthy foods.

"Grubbs is offering the people of this community something that wasn't available in Jackson before," said Chris Felder, Grubbs Grocery owner. "What we bring to Jackson is a full service natural foods grocery store. The nearest competitor is over an hour away."

Grubbs Grocery works with the Jackson Farmer's Market, which is just outside the boundaries of the Jackson Walk and less than 100 yards from Grubbs. Far from being considered as competition, Grubbs Grocery features many of the vendors' products in their store.

A complete community addresses the overall health of its residents. Jackson Walk had as its first resident business, the LiFT Wellness Center. The word "lift" stands for Living in a Fit Tennessee. The LiFT is an 80,000 square foot facility that includes an impressive range of fitness options like exercise equipment, multiple pools, a running track, gymnasium, and a climbing wall. The LiFT also has a complete doctor's clinic and classrooms for demonstrations on exercise, healthy cooking, and overall health.

Memberships at the LiFT Well-



The Amp outdoor amphitheatre was built in the same location as the polluted and abandoned Citizens Gas and Light property.



The 149-apartment Jackson Walk filled to capacity within a year of opening.



The Jackson Walk also includes a community dog park.

ness Center were initially projected to be 1,000 members in 12 months, and 1,800 in 18 to 24 months. Memberships are at 3,150 and growing by 100 plus members per month, just 16 months after opening.

"For overall synergy, we automatically make anyone that chooses

to live at the Jackson Walk a member of the LiFT Center," said Hal Crocker.

Leasing at Jackson Walk Apartments is at 85 to 90 percent just 12 months after the first building opened and four months after the last building was completed. Jackson Walk is also capturing higher rents than any other multifamily development in Jackson. People are choosing to live in an area that Jackson residents previously shunned.

A community cannot be considered complete unless it provides quality recreation, preferably outdoors. One of the amenities many people fail to appreciate is the restored creek which runs through the Jackson Walk area.

Once a polluted run of mostly concrete, the quarter-mile section of Sandy Creek running through the Jackson Walk has been restored by removing the old remnants of concrete culverts and allowing native plants like cattails, water lilies, and smart weed to filter the water. Residents can now hear frogs in the spring time and see fish in the water as they travel along the trails over a walking bridge.

Around the restored creek, the walking trail, sidewalks, and park areas are utilized by the public for exercise. The site also connects to a 3-mile downtown walking trail and serves as the starting and finishing line of many local 5K runs.

With the autumn series of free concerts underway at the Amp, lots of people are coming to the Jackson Walk. They are taking a stroll along the restored creek, shopping at the Farmer's Market and Grubbs Grocery and maybe even bringing their pets to the Jackson Walk Dog Park.

Many of these visitors will, no doubt, consider making the Jackson Walk their new home.

Today, the Jackson Walk is known as one of the best examples of just how smart a community can be.

constraints, investing in high-paying green jobs in renewable energy technology, construction, manufacturing, recycling and other fields will solve two problems at once, sparking economic growth while at the same time improving quality of life.

Transportation produces over 30 percent of the nation's carbon dioxide emissions and is the fastest-growing source of greenhouse gas emissions. Next to improving energy efficiency of buildings, the biggest impact larger cities can have in reducing their carbon footprint is to increase public transportation options and to use alternative fuels such as compressed natural gas, electric vehicles and biodiesel. The author contends that for every \$1 million in public transportation spending produces an average of 36 jobs.

The author adds that cities have two options in increasing building energy efficiency. They are setting efficiency standards for new buildings and undertaking initiatives to improve the efficiency of existing buildings and infrastructure through performance energy contracting. This concept is now being explored by many of our rural cities in Tennessee and there are plenty of resources and providers available. All in all, though this book is technical in nature, it is appealing to city officials because the book provides a comprehensive overview of how integrating

ment.

In *Emerald Cities*, Joan Fitzgerald examines five areas – renewable energy, energy efficiency, green building, waste management and alternative transportation; and she identifies several kinds of approaches cities can pursue within these areas.

These approaches include connecting strategies that link sustainability to economic development goals. Examples include Los Angeles' energy retrofitting and transformational strategies that enable existing businesses to expand into green markets or services, and Toledo's move from glass to solar panel production. The author also provided a case study where Cleveland's offshore wind production initiative created a new sector in green technology.

The author also points out that larger Emerald Cities such as Chicago, New York, Portland, San Francisco and Seattle have taken the lead in addressing the interrelated challenges of environmental and energy dependence.

Cities are major sources of pollution. But because of their population density, reliance on public transportation, and other factors, the author argues that they are uniquely suited to promote and benefit from green economic development.

For cities facing tighter budget

BOOK REVIEW

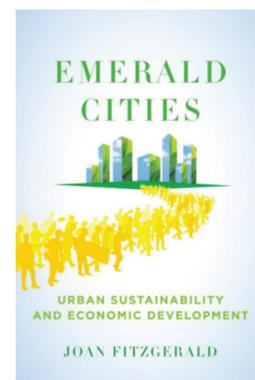
Emerald Cities examines how American cities excel in sustainability, economic development

BY JOAN FITZGERALD
REVIEWED BY WARREN NEVAD
MTAS Management Consultant

The cost of energy to operate city hall, utilities, parks, streets and municipal fleets account the second highest component of a city's operating budget next to labor. Many city officials who work with the University of Tennessee Municipal Technical Advisory Service (MTAS) and the Tennessee Renewable Energy & Economic Development Council (TREEDC) are often surprised at how much energy related costs eat up their budgets.

Also, many new jobs in Tennessee have recently been created by the emergence of production facilities for polysilicon used to build solar panels, installation of compressed natural gas stations, and the production of electric vehicles.

With these trends in mind, I wanted to share a book with our municipal customers that illustrates strategies and case studies on how cities are linking clean energy efficiency technology with operational performance enhancement and economic development. In this spirit of linkage, Joan Fitzgerald, examines how American cities a.k.a. "Emerald Cities" are leading the way toward greener, cleaner and more sustainable forms of economic develop-



public-private partnerships can yield positive economic development returns by leveraging clean energy initiatives. The book contains many how-to examples in which a city can create a niche in sustainability through linking sustainability and economic development. The book is a must read for any sustainability official and urban planner in Tennessee.

This book can be borrowed from the MTAS Watson Information and Research Center by emailing Dawn McMillen, MTAS Senior Library Associate, at dawn.mcmillen@tennessee.edu or calling at 865-974-8970.

Contact me at 865-974-9839 if your city needs assistance.



PEOPLE

Dr. Ellis Counts has been selected to fill a vacancy on the Huntland Board of Mayor and Aldermen after a previous member moved outside of the town limits. Counts recently retired as the transportation and safety director for Franklin County Schools after serving for 35 years with the school system.



Ellis Counts

Bonnie Daugherty has been selected as the new general fund bookkeeper for the city of Dayton. She previously worked for Rhea County as both deputy director of the county's finance department and interim director of the finance department. She brings more than 13 years of financial experience to the city of Dayton.



Bonnie Daugherty

Lt. Detective Shannon Hunt has been selected by the Gordonsville City Council as the city's new police chief, stepping into the shoes of retiring Chief Wayne Harris. Hunt will officially take his new position on Jan. 1, 2017. A graduate of Gordonsville High School, Hunt has been working with the Smith County Sheriff's Department for 22 years. He began working with the sheriff's department in 1994 as a jailer and then became a deputy with the county in 1998.



Shannon Hunt

Avery Johnson has been unanimously elected as vice mayor of the Cleveland City Council. An at-large councilman, Johnson has previously served as the city's vice mayor from 2000 to 2014. Johnson was first elected to the Cleveland City Council in 1993. During his time on the council, he served as district director for the Tennessee Municipal League in 2007 and 2008, and has served on the Southeast Tennessee Development District board since 2006 to present. He retired from Maytag Cleveland Cooking Products in 2005 after nearly 44 years of service.



Avery Johnson

Karen McKeehan, a civil engineer with the city of Knoxville, has received the 2016 Young Engineer Award by the Tennessee section of the American Society of Civil Engineers (ASCE). The Young Engineer Award was instituted by the Tennessee section of the ASCE in 1988. The award is given to an outstanding member of



Karen McKeehan

the ASCE who is age 35 or younger. McKeehan began working with the city in 2006 as a civil engineer, and since 2013 has overseen the city's pavement program. She earned a bachelor's degree in civil engineering from Tennessee Technological University in 2004 and a master's degree in environmental engineering in 2006 from the University of Tennessee.

Ken Pendleton has been sworn in as a member of the Huntland Board of Mayor and Aldermen after a previous member had to resign from the board after moving out of town. Pendleton is a graduate of Gaffney Senior High School in South Carolina and served in the U.S. Navy. He has a degree in business IT management from the University of Phoenix and worked as a systems engineer at Lockheed Martin before opening his own business in Huntland.



Ken Pendleton

Kirstine Tallent has been selected as the new assistant city administrator and chief financial officer for the city of Franklin. She will begin her tenure with the city of Franklin in January 2017. Currently, Tallent serves as the director of management and budget for the city of Maryville. She earned a bachelor of arts degree from Maryville College and obtained her master's in public policy and management from Carnegie Mellon University. Prior to her work in Maryville, Tallent worked as a budget director for Gwinnett County, Ga., and in the private sector as a senior managing consultant for Public Financial Management. She was recently selected as an Executive committee member for the Tennessee Government Finance Officers Association (TGFOA) and has been appointed to the prestigious Debt Committee of the Government Finance Officers Association (GFOA). She is also a board member of the Tennessee Chapter of Women in Public Finance.



Kirstine Tallent

Russ Truell, assistant city administrator and chief financial officer for the city of Franklin, plans to retire on Dec. 15 after 13 years with the city. During his tenure, Truell has overseen the city's water management, sanitation and environmental services, finance, information technology, municipal court, purchasing, and transit departments. After earning a bachelor's degree in engineering from Vanderbilt University and a master's degree from the University of London, Truell worked in both the private and public sectors. He came to work for the city of Franklin in 2004 as the finance director. His title was changed to assistant city administrator for finance in 2007.



Russ Truell

Moore to retire as Athens city manager

BY KATE COIL

TML Communications Specialist

After more than 17 years of service, Athens City Manager Mitchell Moore will be retiring at the end of the year.

Though he has been with the city for nearly two decades, Moore said his career path didn't begin in government. A native of Sweetwater, Moore graduated from Austin Peay State University in 1975 with a degree in business administration.

"In the late 1970s, I was in pharmaceutical sales, but I really wanted to get into management," Moore said. "I chose to go back to school at East Tennessee State in the city management program. I had a choice between going to graduate school for city management or as a hospital manager. I liked ETSU better, because that was the area I was from."

He first came to Athens as an intern while obtaining his master's degree in city management from East Tennessee State University. After he obtained his master's in 1980, he was hired by the city as an assistant city manager, working in that position until 1984. Moore returned to Athens in 1999 as the city manager.

During his tenure, Moore has overseen projects like the building of downtown Athens' Market Park Pavilion, the creation of Wetlands and Rain Gardens in high flood areas of the city, efficiently managing the city's finances, and helping to streamline the planning and development process for local businesses and builders.

"I enjoy being able to see things that I've been involved in go from being on a piece of paper or on a drawing board to coming out of the ground and see the betterment of the community as a whole," Moore said. "I have really enjoyed being part of our rails-to-trails project, the Eureka Trail. It was an abandoned rail line from Englewood into the city of Athens. We have now finished more than four miles of it, and within the next couple of years we will open the remaining portion of it."

Moore said much of his success is a credit to both his staff and the other city officials across the state he gets to work with.

"If I didn't have a good staff I would have been gone a long time ago," he said. "I would put my staff up against just about anybody's. Tennessee is a great state to work in and to live in. Our local officials need to keep reminding the state legislature that without us, the state wouldn't run very well."

Tennessee Municipal League Executive Director Margaret Mahery was the mayor of Athens when Moore was hired in 1999. After working with MTAS on the city manager search, Mahery said Moore was one of five finalists picked to meet with city employees, take a tour of the city and be interviewed by the city council. Moore was ultimately selected for the position.

"The first day he came on the job, I took him on a walk downtown. We went through some of our businesses so I could introduce him," she said. "At the same time, we were also looking at sidewalks and other things that might need repairs downtown. That is kind of how we got started working together. From that point on, I left him alone, and he was the manager of the city. The city council were the folks



Athens City Manager Mitchell Moore and his wife Sandy after receiving the City Manager of the Year Award from the Tennessee City Manager's Association at the 2015 Tennessee Municipal League Conference in Nashville.

who passed the ordinances and set the goals for the city. Once we did that, we got out of the way because we knew the city manager and his department heads would take care of it."

Mahery said he was always willing to help her and council members understand issues the city was facing.

"If I ever had any questions or concerns about anything, I always knew I could go to Mitch's office to discuss them," Mahery said. "I had a full-time job as director of the Tennessee Technology Center, so the best time for me to go see him was when I was off work. Often times, that was at 4 p.m. on a Friday afternoon, but he would always work with me."

Even when facing economic downturns or issues like flooding, Mahery said Moore always managed to help the city and its leaders find new and beneficial projects.

"He has served Athens well," she said. "The evidence of that is seen by the department heads he has hired over the years and the healthy budget and cash on hand that the council has. He is a very good manager of the city's financial issues."

Athens Mayor Ann Davis has worked with Moore for eight years, first as a city council member and then as the city's mayor.

"As the city manager for the city of Athens, Mr. Moore has gained state wide recognition as a top-quality manager involved on both the state and national level," Davis said. "His expertise has lead Athens to receive recognition for 16 years for sound financial accountability, plus developing award winning fire and public works departments. He prepared and led our city through the past recession in exemplary fashion while positioning the city for the present exceptional growth in both business and industrial development. It has been a pleasure and honor to work with Mr. Moore, and his retirement will be felt in many segments of this city."

For those considering or just beginning government service careers, Moore said attitude can be everything.

"If you will do your job, be committed and have a great work ethic, you can be successful in any city," he said. "You have got to have an 'I care' attitude."

During his retirement, Moore said he plans to get in plenty of hiking and the occasional round of golf. He has plans to visit Idaho and attend the National Association of Intercollegiate Athletics (NAIA) World Series there as well as the NCAA Men's Baseball Championship College World Series in Omaha on his way back to Athens.

Moore is one of several longtime employees with the city of Athens who is retiring at the end of this year. Athens Police Chief Charles "Chuck" Ziegler announced he will be retiring at the end of the year after serving more than 45 years with the Athens Police Department. Athens Human Resources Director Rita Brown will also be leaving the city at the end of the year after more than 28 years of service.

Athens Mayor Ann Davis also announced she will not be seeking re-election. Davis was first elected to the Athens City Council in 2008 and was selected as the city's mayor in 2014.

TENNESSEE TOWN & CITY

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STATE BRIEFS



Tennesseans showed up in strong numbers to vote early for the Nov. 8 general election. A record-breaking 1,675,679 people voted early or cast absentee ballots across the Volunteer State's 95 counties from Oct. 19 through Nov. 3. That turnout easily beat the record set during the 2008 presidential election when 1,579,960 Tennesseans voted early in person or by mail. In March, a record 1.24 million Tennesseans voted during the March 1 presidential preference primary or "SEC Primary."

Tennessee's preliminary unemployment rate for September was 4.6 percent, increasing two-tenths of a percentage point from the previous month's revised rate. Unemployment rates decreased in 21 counties, increased in 46, and remained the same in 28 counties. Davidson County had the state's lowest major metropolitan rate at 3.9 percent, increasing from 3.8 percent the previous month. Williamson County had the overall lowest unemployment rate of any county at 3.7 percent. No county in the state had an unemployment rate higher than 8.5 percent. The U.S. preliminary rate for September was 5 percent, increasing one-tenth of a percentage point from the previous month.

The Tennessee Department of Economic and Community Development has announced five new Select Tennessee Certified Sites. The sites include the 231 North Business Park in Shelbyville, the Christos Industrial Site in Lewisburg, the Industrial Park South Site Five in Pulaski, the Adamsville-McNairy North Industrial Park in Adamsville, and the Pellissippi Corporate Center Lots 11 and 12 in Knoxville. The Select Tennessee program has certified 44 in 34 counties since it began in 2012. Of these certified sites, eight have landed projects for nearly \$979 million for a combined in private sector investment and more than 3,600 jobs committed in the state.

Commercial Façade Improvement Grants awarded to nine communities

Gov. Bill Haslam and Economic and Community Development Commissioner Randy Boyd recently approved nearly \$750,000 in Commercial Façade Improvement Grants to assist Tennessee communities with downtown improvements.

Commercial Façade Improvement Grants are derived from Tennessee's federal Community Development Block Grant (CDBG) funds and are used to improve commercial buildings in downtown districts that have active revitalization programs in place through the Tennessee Main Street and Tennessee Downtowns programs.

Grants can be used for improvements including new awnings and signs, painting, windows and doors, brick repair and other upgrades.

"The downtown area is the heartbeat of a city and these communities are taking steps to help their downtowns thrive," Haslam said. "I congratulate the nine communities awarded the Commercial Façade Improvement Grants this round. They are moving their downtowns in the right direction and helping us reach our goal of making Tennessee the No. 1 location in the Southeast for high quality-jobs."

"With the assistance of the CDBG Commercial Façade Im-

provement program, these communities will be able to improve their downtown districts and attract new business," Boyd said. "With renovations like these, the nine communities that were awarded these grants will be able to succeed in our state which will promote future growth in each community."

The Tennessee State Parks system was named the 2016 Government Recycler of the Year at the Tennessee Recycling Coalition's annual banquet in Oak Ridge. In 2015, Tennessee State Parks and the Tennessee Department of Environment and Conservation's (TDEC) Office of Sustainable Practices launched the "Go Green With Us" initiative. The program encourages park staff and visitors to increase their sustainability efforts, beginning with recycling. Teams of supporters for each park were assembled, educational materials were created, and recycling and waste numbers were tracked. Efforts paid off and in 2015, park visitors recycled 616,997 pounds of various materials.

A record number of high school seniors graduating in 2017 have applied for the Tennessee Promise scholarship, with a total of 60,780 participating. The program provides high school graduates two years of community or technical college free of tuition and fees. In 2015, the program had 59,621 applicants while 58,286 students applied in 2014, the first year of the program. Presently, the state needs to secure 9,000 mentors before the Nov. 20 deadline.

The 2016 Commercial Façade grantees are:

• Athens	\$100,000
• Bolivar	\$79,250
• Dyersburg	\$100,000
• Lebanon	\$100,000
• Mountain City	\$50,000
• Rogersville	\$100,000
• Savannah	\$100,000
• Smithville	\$100,000
• Tiptonville	\$20,000

Seven of the nine grantees are accredited Tennessee Main Street communities, and two are Tennessee Downtowns communities. Each is required to provide a 25 percent match for the funds and administer the façade improvement programs.

This is the fourth annual round of Commercial Façade Improvement Grants. Each application was supported by the community's senator and representatives in the Tennessee General Assembly.

Tennessee receives Triple A ratings from all three credit rating agencies



Members of the State Funding Board returned from New York City where they had the opportunity to visit with Fitch Ratings, Moody's Investor Services, and Standard & Poor's Ratings Services. Tennessee now has AAA (Triple A) ratings from all three credit rating agencies. Only 11 states in the country have this distinction. Every year, state officials have the opportunity to make a presentation on the state's economy and fiscal responsibility. Funding Board members include Gov. Bill Haslam, Tennessee State Treasurer David Lillard, Tennessee State Comptroller Justin Wilson, Tennessee Secretary of State Tre Hargett and Tennessee Commissioner of Finance and Administration Larry Martin. Pictured above are Comptroller Wilson, Senate Finance Chair Randy McNally, and Jason Mumpower, chief of staff with the state comptroller's office.

Newly certified firefighters graduate TN Fire Academy to serve five cities

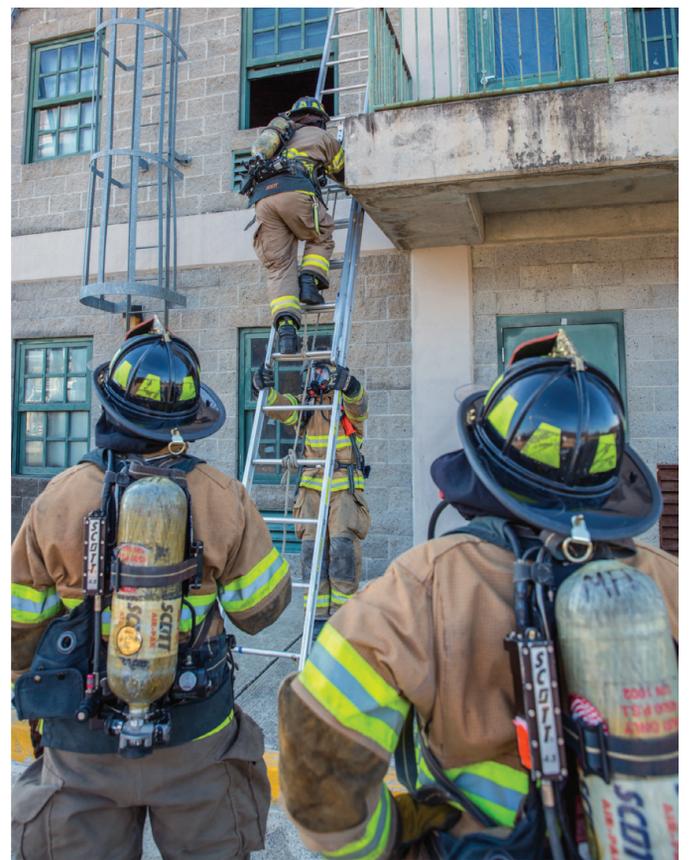
Eighteen firefighter recruits from five fire departments across Tennessee graduated Nov. 4 from the Tennessee Fire Service & Codes Enforcement Academy (TFACA) in Bell Buckle.

The graduation marks the conclusion of the 10-week Firefighter Recruit program which focuses on providing an understanding of the basic roles and responsibilities of a firefighter. The program requires a high degree of physical fitness and the ability to cope with physically and mentally demanding situations. The course began August 29.

"TFACA is committed to providing thorough and progressive fire service training," said TFACA Fire Service Program Director Jeff Elliott. "We commend these students for completing the challenges posed by this rigorous program. The firefighting skills learned as a recruit will serve them well as they progress in their fire service career."

The graduating recruits will serve the following five fire departments: Murfreesboro Fire & Rescue, Brentwood Fire & Rescue, Smyrna Fire Department, Lebanon Fire Department, and Hendersonville Fire Department.

For more information about the Tennessee Fire Service & Codes Enforcement Academy, visit their website www.tennessee.gov/commerce/section/fire-service-codes-enforcement-academy-tfaca, or call 931-294-4111.



Eighteen graduating firefighter recruits will serve the following five fire departments: Murfreesboro Fire & Rescue, Brentwood Fire & Rescue, Smyrna Fire Department, Lebanon Fire Department, and Hendersonville Fire Department.

Tennessee Natural Gas and Propane Vehicle Grant Program

Apply for TN Natural Gas and Propane Vehicle Grants

October was National Energy Awareness Month, which serves to underscore how critical energy is to our prosperity, security, and environmental well-being.

In Tennessee, the transportation sector accounts for about 30 percent of all energy consumed. By reducing transportation related end-use energy consumption, we can improve our economy and energy security while also reducing emissions. As such, TDEC's Office of Energy Programs invites public, non-profit, and private Tennessee-based fleets to apply for the Tennessee Natural Gas and Propane Vehicle Grant Program.

FUNDING:

- \$2.5 million is available under this competitive funding opportunity.
- Each grant will provide up to 50 percent of the incremental purchase cost of eligible vehicles, with a maximum grant of \$25,000 for each eligible vehicle.
- The maximum amount that may be awarded to a grantee shall not

exceed \$250,000

ELIGIBILITY:

- A project must propose to receive funding for a minimum of three vehicles.
- Eligible vehicles must be purchased new, from an original equipment manufacturer (OEM) or OEM-authorized dealer. The vehicles purchased must be fully equipped by the manufacturer or by a third party at the direction of the manufacturer to operate on an alternative fuel prior to the initial purchase and registration of the vehicle.
- Vehicles must be registered within the state of Tennessee, unless the vehicle is to receive International Registration Plan (IRP) apportioned registration. In the case of the latter, the entity applying for a grant must submit a letter, certifying the percentage of time that the vehicle is expected to operate within the State of Tennessee.
- Eligible vehicles include ded-

icated compressed natural gas vehicles, dedicated liquefied natural gas vehicles, and dedicated propane-powered vehicles.

- Vehicles must be classified as "medium-duty" or "heavy-duty," and must therefore have a gross vehicle weight rating of at least 14,000 pounds. Examples of "medium-duty" vehicles that would be considered eligible are shuttle buses, delivery trucks, and some bucket trucks. Examples of "heavy-duty" vehicles that would be considered eligible are school buses, tractor trailers, and waste collection vehicles.
- Applicants must intend to maintain operations in Tennessee for a minimum of six years.

Applications must be received by 8 p.m. CST on Dec. 16, 2016. Awards are expected to be announced by Jan. 16, 2017, and the expected timeframe for award negotiations will be March 2017. If you have questions, please contact Alexa Voytek at alexavoytek@tn.gov or 615-532-0238.

NATIONAL BRIEFS



The U.S. labor market is showing signs of growth with 161,000 jobs added in September. Economists predict employers added an estimated 173,000 jobs in October, which would be on pace with monthly job gains posted over the past years. Annual wage growth has also surged to levels not seen since before the Great Recession. The unemployment rate dipped to 4.9 percent in October, down from 5 percent in September.

The U.S. economy has grown at its strongest pace in two years, according to data recently released by the U.S. Commerce Department. The nation's growth domestic product expanded at an annualized rate of 2.9 percent between July and September, surpassing economists' expectations. In the past two years, the GDP growth has remained below 2.7 percent. The rebound was driven by a surge in American exports, which rose

10 percent in the past quarter – the biggest increase in three years. Consumer spending, which accounts for two-thirds of the U.S. economy, also experienced growth in the spring and summer.

Violent crime rates have dropped nationwide, according to a recently released survey by the U.S. Department of Justice. The rate of violent crimes dropped from 23.2 victims per 1,000 people in 2013 to 18.6 per 1,000 people in 2016. The survey, conducted by the Bureau of Justice Statistics, found no statistically significant change in the rate of violent crime, which includes rape, assault and robbery, between 2014 and 2015. However, Rape and sexual assaults increased from 284,350 in 2014 to 431,840 in 2015. Since the survey began in 1993, violent crime rates have dropped by nearly 76 percent.



Charles G. "Bones" Seivers Capitol Boulevard Building

Charles G. "Bones" Seivers

Chelsea Seivers, granddaughter; Bones and Bettye Seivers, Vanessa Seivers, daughter-in-law, Evan Seivers, grandson; David Seivers, son; and Evan's wife Emily.

At right:
Beth Harwell, Speaker of
the Tennessee House of
Representatives



Far right:
Lt. Gov. Ron Ramsey



Metro Nashville Mayor Megan Barry and former State Senator Douglas Henry.



Above David Seivers and former Chief Justice of the Tennessee Supreme Court Gary Wade.



At left: Manchester Mayor Lonnie Norman; Terry Dendy, Manchester citizen liaison; Bolivar Mayor Barrett Stevens; and Shelia Dellinger, Bolivar city administrator.



Clinton Fire Chief Archie Brummitt; Steve Queener, former Clinton city manager; Bones Seivers; Clinton City Manager Roger Houck; and Bill Riggs, Clinton senior staff administrator.



Cleveland Mayor Tom Rowland



Ben and Debra Seivers Smith, son-in-law and daughter, and Steve Corbitt.



Lt. Gov. Ron Ramsey and Wade Morrell, executive vice president and CFO of the Tennessee Municipal Bond Fund.



Tommy Pedigo, Morristown city councilmember; Hoyt Jones, Sparta alderman; Kay Senter, Morristown vice mayor; Madeline Rogero, Knoxville mayor; and Paula Sedwick, Bartlett alderman.



Gatlinburg Mayor Mike Werner, Sandra Rowland, and Carol Green.



David Connor, executive director of Tennessee County Service Association, Dr. Herb Byrd, vice president of the University of Tennessee Institute for Public Service; Charles Curtiss, executive director of the Tennessee County Commissioners Association; Ralph Cross, UT-Municipal Technical Advisory Service finance consultant, and Richard Stokes, UT-Municipal Technical Advisory Service human resources consultant.



Livingston Mayor Curtis Hayes



CLASSIFIED ADS

Advertising: \$9.25 per column inch. No charge to TML members. Send advertising to: TT&C Classified Ads, Carole Graves, 226 Capitol Blvd. Suite 710, Nashville TN 37219; e-mail: cgraves@TML1.org; or fax: 615-255 4752.

COMMUNITY DEVELOPMENT SPECIALIST

BRISTOL. The city of Bristol, TN, is accepting applications for a community development specialist. Salary Range: \$37,400 - \$57,900 Under the direction of the director of community development, the purpose of the position is to administer the Community Development Block Grant and HOME Investment Partnership Grant the city receives from the Department of Housing and Urban Development. Employees in this job classification are responsible for process and compliance issues related to funding agency regulations and standards, and oversees adherence to administrative, fiscal and accounting policies and procedures related to grant funds. This position maintains detailed files for projects in connection with program funds, provides staff assistance to the Community Development Advisory Committee, conducts pre-bidding and bidding of rehabilitation/reconstruction projects, communicates with project applicants, coordinates with First Tennessee Development District regarding the administration of HOME funds, oversees and maintains financial records of the program, and researches to secure additional grant funds. This candidate must have a bachelor's degree in urban planning, development or related field; supplemented by two years responsible funds accounting experience in grants or funding within a similar government institution; or an equivalent combination of education, training and experience. Candidates must apply online (application & upload resume): <http://bristoltn.org/jobs.aspx>. EOE.

FINANCE DIRECTOR

BELLE MEADE. The city is currently seeking an experienced individual to serve as its full-time finance director. This person

is responsible for all governmental fund accounting operations and related support services under the general supervision of the city manager. The finance director must manage and carry out all municipal accounting activities which include, but are not limited to: purchasing, accounts payable, accounts receivable, general ledger bookkeeping, auditing, fixed assets, revenue collection services and activities, cash management, internal control, payroll and payroll-related HR tasks. In addition, this person performs a variety of professional level financial management responsibilities including analysis, preparation, and maintenance of the annual budget, financial records, monthly fund statements, investment reports, and other forms of documentation, with significant responsibility and interaction regarding the annual financial audit. This position requires a broad based knowledge of governmental accounting (GAAP, GASB and GAAFR) and methods of financial control and reporting as well as outstanding organizational skills and a focus on timely delivery of reports and projects. This person is responsible for financial compliance and therefore must have a thorough understanding of all TCA and city code statutes related to financial activities (investing, purchasing, bidding, internal control, revenue collection, etc.), and familiarity with the Tennessee Open Records law. Instructions to the employee are general and the employee must routinely use independent judgment when performing tasks. The employee must possess the ability to analyze situations and consider different courses of action. The uniform accounting code and governmental accounting procedures must be followed in order to complete tasks. May be required at times to supervise the work of other employees. Prefer a candidate with a Bachelor's degree in accounting or at least three years' experience in accounting (preferably governmental fund accounting), including proficiency in using accounting and payroll processing software. Must possess Tennessee Certified Municipal Finance

Officer designation or be able to successfully complete the 2-year CMFO program. A full job description, employment application, salary range and benefit detail is posted on the city's website, www.citybellemeade.org, under City Hall tab, "Employment Opportunities". Position open until filled. EOE.

STREET DIRECTOR.

JONESBOROUGH. The town of Jonesborough is accepting applications for the street director position. Beginning salary - \$53,862. The position is responsible for all aspects of the operation of the Street Department including supervisory and technical work in construction, maintenance and repair of streets, bridges and related public works, planning, organizing, snow removal, etc., assigning and reviewing the work of a group of skilled, semi-skilled and unskilled workers. An application and position description can be obtained from the Administrator's Office at Town Hall, 123 Boone Street, Jonesborough, TN 37659. Applicant information can also be obtained through the Town of Jonesborough's website www.jonesboroughtn.org. EOE

TRAINING AND DEVELOPMENT MANAGER.

UT-MTAS. The University of Tennessee Municipal Technical Advisory Service (MTAS) has an opening for a training and development manager in our Knoxville office. MTAS is an agency of the University of Tennessee Institute for Public Service that provides technical assistance, training and research for Tennessee towns and cities, related associations, and state government. This position oversees and manages all aspects of MTAS training and continuing education activities. The position supervises the training staff and designs, develops, and delivers training programs and courses primarily for city officials. In addition to providing direct client assistance, this position develops and teaches training courses, and assists others in the agency in the performance of individual and team projects. The training and development manager serves as both a supervisor and as a team leader, leading and participating in project teams, and performs other special project work as assigned by the assistant director and the executive director. This position requires a master's degree in adult education, human resource development, organizational development, public administration or related field. This position requires five years of experience in developing curricula, evaluating training programs, performing logistical development, and in delivering training programs with increasing supervisory responsibility. Work experience in a governmental environment preferred. This position requires a knowledge of training methodology, techniques and principles; a knowledge of adult learning techniques; knowledge of research methodology as applied to adult education and training; knowledge and understanding of issues faced by municipal officials; ability to write clearly and concisely; ability to effectively use teaching aids and techniques; ability to successfully coordinate multiple programs; excellent group presentation skills; and ability to work effectively with agency colleagues, city officials and university staff. Excellent managerial, conceptual and interpersonal skills are essential. Certification from the Association for Talent Development or other professional training certification preferred. Experience working with a learning management system, online course delivery and other current technologies in the field of adult education or related field is also preferred. Applicants are encouraged to review the full job description requirements prior to applying. Applicants should apply electronically to <http://humanresources.tennessee.edu/> recruitment and submit a cover letter, resume and references. Position is open until filled. The University of Tennessee is an EEO/AA/Title VI/Title IX/Section 504/ADA/ADEA institution in the provision of its education and employment programs and services



ELECTION from Page 1

State House - District 21
Matlock, Jimmy (i) (R) 21,060
Weston, Pamela (D) 5,441
Vandever, William (Ind) 916

State House - District 22
Howell, Dan (i) (R) 20,059
Grabowski, Anna (D) 4,486

State House - District 23
Forgety, John (i) (R) 19,980
Housley, Daniel (Ind) 3,333

State House - District 24
Brooks, Kevin (i) (R)

State House - District 25
Sexton, Cameron (R) 22,333
Barnett, Judy (D) 6,077

State House - District 26
McCormick, Gerald (i) (R)

State House - District 27
Hazlewood, Patsy (i) (R) 20,975
Gordon, Steve (D) 8,135

State House - District 28
Favors, JoAnne (i) (D)

State House - District 29
Carter, Mike (i) (R)

State House - District 30
Gravitt, Marc (i) (R) 17,032
Cowley, Katie (D) 8,614
Hickey, Patrick (Ind) 913

State House - District 31
Travis, Ron (i) (R)

State House - District 32
Calfee, Kent (i) (R) 15,613
Overstreet, Tyler (Ind) 5,829
Stafford, Corey (D) 3,407

State House - District 33
Ragan, John (i) (R) 15,736
McKamey, Michael (D) 8,055

State House - District 34
Rudd, Tim (R) 19,937
Bohling, Laura (D) 9,919

State House - District 35
Sexton, Jerry (i) (R)

State House - District 36
Powers, Dennis (i) (R) 13,883
Fannon, Bob (D) 5,295

State House - District 37
White, Dawn (i) (R) 14,720
Goff, Becky (D) 9,622

State House - District 38
Keisling, Kelly (i) (R) 16,981
Campbell, F. Mike (D) 3,839

State House - District 39
Alexander, David (i) (R) 15,906
Silvertooth, Nancy (D) 7,519

State House - District 40
Weaver, Terri Lynn (i) (R) 20,352
Hendrix, Gayla (D) 7,438

State House - District 41
Windle, John (i) (D) 12,227
Butler, Ed (R) 10,002

State House - District 42
Williams, Ryan (i) (R) 17,467
Powers, Amos (D) 5,979

State House - District 43
Sherrell, Paul (R) 11,671
Dunlap, Kevin (i) (D) 10,209

State House - District 44
Lamberth, William (i) (R) 17,999
Dunn, Lloyd (D) 5,640

State House - District 45
Rogers, Courtney (i) (R)

State House - District 46
Pody, Mark (i) (R) 19,752
Hippis, Amelia (D) 6,575

State House - District 47
Matheny, Judd (i) (R)

State House - District 48
Terry, Bryan (i) (R) 16,370
Miller, Justin (D) 8,707

State House - District 49
Sparks, Mike (i) (R) 13,519
Thomas, Brandon (D) 8,585

State House - District 50
Mitchell, Bo (i) (D) 15,172
Massey, Nathan (R) 13,852

State House - District 51
Beck, Bill (i) (D)

State House - District 52
Stewart, Mike (i) (D)

State House - District 53
Powell, Jason (i) (D) 12,432
Blalock, Davette (R) 9,173

State House - District 54
Gilmore, Brenda (i) (D) 19,722
Sawyers, Robert (Ind) 3,226

State House - District 55
Clemmons, John (i) (D)

State House - District 56
Harwell, Beth (i) (R) 21,041
Moth, Chris (D) 15,201

State House - District 57
Lynn, Susan (i) (R) 24,380
Farmer, Trisha (D) 10,843

State House - District 58
Love, Harold (i) (D)

State House - District 59
Jones, Sherry (i) (D)

State House - District 60
Jernigan, Darren (i) (D) 15,083
Glover, Steve (R) 11,779

State House - District 61
Sargent, Charles (i) (R)

State House - District 62
Marsh, Pat (i) (R) 15,920
Edwards, Sharon (D) 4,809

State House - District 63
Casada, Glen (i) (R) 28,371
Rogers, Courtenay (D) 11,115

State House - District 64
Butt, Sheila (i) (R) 19,972
Gray, James (Ind) 7,513

State House - District 65
Whitson, Sam (R) 21,629
McCall, Holly (D) 8,940

State House - District 66
Kumar, Sabi (i) (R) 18,428
Proffitt, Larry (D) 6,586

State House - District 67
Pitts, Joe (i) (D) 10,558
Warner, Mike (Ind) 6,554

State House - District 68
Johnson, Curtis (i) (R)

State House - District 69
Curcio, Michael (R) 14,126
Evans, Dustin (D) 7,377

State House - District 70
Doss, Barry (i) (R) 15,359
Moore, Calvin (D) 5,643
Waldrop, Roy (Ind) 2,000

State House - District 71
Byrd, David (i) (R)

State House - District 72
McDaniel, Steve (i) (R)

State House - District 73
Eldridge, Jimmy (i) (R)

State House - District 74
Reedy, Jay (i) (R) 11,256
Porch, Andy (D) 8,013

State House - District 75
Wirkau, Tim (i) (R) 14,798
Powell, Daniel (D) 5,766
Hart, James (Ind) 1,913

State House - District 76
Holt, Andy (i) (R) 13,025
Callis, Angela (D) 4,322
Castleman, Bennie (Ind) 3,212

State House - District 77
Sanderson, Bill (i) (R) 16,320
Reasons, Tom (Ind) 3,808

State House - District 78
Littleton, Mary (i) (R) 18,669
Staten, Travis (D) 6,535

State House - District 79
Halford, Curtis (i) (R)

State House - District 80
Shaw, Johnny (i) (D)

State House - District 81
Moody, Debra (i) (R) 15,521
Reed, Deborah (D) 4,835

State House - District 82
Fitzhugh, Craig (i) (D) 10,437
Cole, Andy (R) 8,213

State House - District 83
White, Mark (i) (R) 16,599
Pivnick, Lawrence (D) 9,301

State House - District 84
Towns, Joe (i) (D)

State House - District 85
Turner, Johnnie (i) (D)

State House - District 86
Cooper, Barbara (i) (D) 14,728
Edwards, George (R) 5,387

State House - District 87
Camper, Karen (i) (D)

State House - District 88
Miller, Larry (i) (D) 14,805
Williams, Orrden (Ind) 2,807

State House - District 89
Kane, Roger (i) (R) 19,728
Hensley, Heather (D) 8,303

State House - District 90
Deberry, John (i) (D)

State House - District 91
Akbari, Raumesh (i) (D) 14,448
Watkins, Sam (R) 3,096

State House - District 92
Tillis, Thomas (R) 16,445
King, Tamra (D) 5,683

State House - District 93
Hardaway, G. A. (i) (D) 13,688
King, William (Ind) 2,643

State House - District 94
Gant, Ron (R) 19,540
Harris, Daniel (D) 5,937

State House - District 95
Lovell, Mark (R)

State House - District 96
Thompson, Dwayne (D) 13,972
McManus, Steve (i) (R) 13,599

State House - District 97
Coley, Jim (i) (R)

State House - District 98
Parkinson, Antonio (i) (D)

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2016 Elected Officials Academy Level I in Upper East TN

**December 1 -2, 2016
Farmhouse Gallery and Gardens
121 Covered Bridge Lane, Unicoi TN**

The University of Tennessee Municipal Technical Advisory Service (MTAS) is holding an Elected Officials Academy Level I. The EOA provides training on municipal services and leadership, and is targeted to new (and often not-so-new) mayors, councilmembers, aldermen, and others, including interested staff. Past graduates attribute their early success to the information and relationships they gained through the academy.

This Academy will be held at the Farmhouse Gallery and Gardens in Unicoi, TN. To get there take I-26 South to Exit 27. At the bottom of the ramp turn left to a dead-end at Roan Street. Turn right on Roan and go 2 miles. Look for the covered bridge entrance to Farmhouse Gallery and Gardens on your left. Meals include a catered BBQ dinner on Thursday, and a continental breakfast on Friday. Dress is casual. The cost is \$200 per person (including meals). For further information, call Pat Hardy at (423) 854-9882.

SCHEDULE OF SESSIONS

Participants must complete all five sessions to receive the Elected Officials Academy Level I certificate.

Dates/Times

Thursday, December 1

- Introductions 12:30 p.m.
- Ethics and Open Meetings 1 - 3 p.m.
- Charter, Code, and Open Records 3 - 5 p.m.
- Dinner 5 p.m.
- Foundations and Structure 5:30 - 7:30 p.m.

Friday, December 2

- Continental Breakfast 7:30 a.m.
- Council at Work 8 - 10 a.m.
- Municipal Finance 10 - 12 a.m.

Register by any of these methods:

1. Contact Doug Brown at (865) 974-9140.
2. Go to: <http://www.mtas.tennessee.edu/web2012.nsf/Web/Training+Course+Calendar> (and register for each of the 5 sessions).



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Understanding fundamental principles of Robert's Rules Who's in charge here, anyway?

BY ANN G. MACFARLANE
JurassicParliament.com

Clashes between the mayor and city council sometimes have a devastating impact on a city's well-being. A few simple principles can keep the lines of authority clear.

After 15 years in this business, it seems to me that questions of authority are some of the hardest to resolve. I often find city councils and other governing bodies struggling with the question, "Who's in charge here, anyway?" If a group understands certain fundamental principles, it becomes much easier to resolve those tensions and move forward effectively.

A terrible example

During a recent consultation, this sentence from a set of "council rules and procedures" made my hair stand on end: "All persons present at a meeting must obey the mayor's orders."

This rule is profoundly wrong. It may look legitimate, but it isn't.

The mayor, when running a meeting of the city council, is the presiding officer – not a dictator. The presiding officer runs the meeting as the servant of the members.

The correct rule is similar to the one cited above, but has a subtle and

essential difference: "All persons present at a meeting must obey the legitimate orders of the presiding officer."

Right of appeal

The legitimate orders of the presiding officer are those issued in accordance with the rules and procedures adopted by the group, to serve the group. And, according to *Robert's Rules of Order* and common parliamentary law, those orders are subject to appeal by any two members of the group. For example, if the presiding officer declares that someone is speaking off topic and must stop forthwith, the member can say "I appeal." If another member says "Second," then the group itself will vote to decide whether the member may continue.

The mayor is not the boss

Why don't people know this? Why do councilmembers, county commissioners, directors of special districts, and nonprofit board members allow the mayor, the chair or the president to exercise unquestioned authority over the group, acting as if he or she were the final authority?

We have lost the common understanding of meeting procedure that grew up in this country when America was alive with associations, aston-



Ann G. Macfarlane

ishing the Frenchman de Tocqueville and English authors who toured the continent. We are used to the image of the "captain of industry," the hard-charging boss who carries everyone in her wake. We want to be nice and "get along," and it may seem safer to keep our heads down.

The group is the final authority

But remember, elected officials, citizens appointed to commissions and committees, and volunteers: you have rights, too! Yes, we have to obey the mayor when the mayor is enforcing the rules we chose – but those rules ultimately make the group the final authority.

About the author: Ann G. Macfarlane is a professional parliamentarian who offers fresh insights into *Robert's Rules of Order* at JurassicParliament.com. Follow Ann on Twitter @AnnGMacfarlane.



Nov. 18 - Dec. 31: Chattanooga
TN Valley's Railroad North Pole Limited Adventures. Enjoy a trip to the "North Pole" pulled by a locomotive with refreshments, storytelling, caroling, visits by Santa Claus and more. Evening trains depart from Chattanooga at 5:30 p.m. and 7:30 p.m. Earlier trips on Saturdays have been added departing at 11:30 a.m., 1:30 and 3:30 p.m. During the return ride, Santa makes his way through the train cars to greet every child and presents a keepsake item to all the children. This event has become a family tradition for many and is now in its 18th year. These trips sell out so book early. For more information contact the Chattanooga Convention & Visitors Bureau (423) 894-8028.

Nov. 22 - Jan. 2: Clarksville
Christmas on the Cumberland
Join the city of Clarksville as they celebrate Christmas on the Cumberland's 18th year with a grand opening ceremony on Nov. 22, beginning at 5:30 p.m. at the McGregor Park RiverWalk and Museum. To find out more information about this event, visit www.cityofclarksville.com/events.

Nov. 26: Decatur
Christmas Downtown.
Join us on from 1-6:30 p.m. on the Courthouse Square for a great day of family fun. Food and craft vendors will help you get a head start on your holiday shopping and live music will be throughout the day so make sure to bring a lawn chair. The Annual Christmas Parade will begin at 3 p.m. and the Christmas tree will be lit at 6:30 p.m. For more information, email meigstnchamber@gmail.com

Nov. 26 - Dec. 17: Jonesborough
Christmas in Olde Jonesborough
Each Saturday features free activities for the whole family. Santa will be in his sleigh for pictures and will be accepting new or gently used toys for children in need. Enjoy shopping at the town's many unique stores and at the Christmas Market featuring local art and handmade gifts. Enjoy free gift wrapping inside the Storytelling Center for any purchases made downtown.

Dec. 2-3, 9-10, 16-17: Savannah
Christmas on Main.
5 p.m., nightly. Ice skating rink, horse drawn carriage, Santa's workshop, carolers on the courthouse steps, children's train rides, hot chocolate and cookies and lights strung as far as the eye can see! Join downtown Savannah's first ever "Christmas on Main" series every weekend in December leading up to Christmas.

UT-MTAS NOVEMBER MAP CLASSES

BEST PRACTICES USING SOCIAL MEDIA

There is no question about the fact that social media is here to stay. Is your municipality prepared for all that comes with the use of social media? This class will help attendees assess whether their municipalities should be using social media, if there are improvements that can be made to how it is currently being used, and if the municipality has the appropriate policies in place to address the use of social media by employees and city officials.

Target Audience: elected officials, managers, supervisors, attorneys and all other municipal employees

Dates/Locations/Times
Nov. 15 Knoxville
8:30 a.m. – 12:30 p.m. EST
Nov. 16 Jackson
8:30 a.m. – 12:30 p.m. CST
Nov. 17 Nashville
8:30 a.m. – 12:30 p.m. CST
Credits: 3.5 CLE/4 CPE/CMFO (Other) (PA)

To register for a course, go to www.mtas.tennessee.edu, or fax to 865-974-0423. Credit card payments must register online with the Solution Point System: <http://www.solutionpoint.tennessee.edu/MTAS> or by invoice. For registration assistance, call 865-974-0413. Or for more information, contact Kurt Frederick, training consultant, at 615-253-6385.

CHANGE MANAGEMENT

In an organizational context, just hearing or reading the word "change" is sufficient to create stress and cause staff to worry about their jobs. Today, however, change is constant, and leaders who anticipate change and react rapidly and responsibly are successful. As leaders we must commit to assisting others through complex and difficult change situations. This session will explore the effects of change and what leaders can do to help employees effectively deal with the change.

Target Audience: elected officials, managers, supervisors and all other municipal employees.

Dates/Locations/Times
Nov. 29 Jackson
8:30 a.m. – 12:30 p.m. CST
Nov. 30 Nashville
8:30 a.m. – 12:30 p.m. CST
Dec. 6 Knoxville
8:30 a.m. – 12:30 p.m. EST

To register for a course, go to www.mtas.tennessee.edu, or fax to 865-974-0423. Credit card payments must register online with the Solution Point System: <http://www.solutionpoint.tennessee.edu/MTAS> or by invoice. For registration assistance, call 865-974-0413. Or for more information, contact Kurt Frederick, training consultant, at 615-253-6385.

Credits: 4 CPE/CMFO (Other) (LM)



No loan is too large or too small



The city of Sweetwater closed a \$1.2 million loan for the purpose of refinancing some outstanding debt, renovation of a city building, and for the acquisition of equipment. It is the city's sixth loan through TMBF's various programs.

The city of Jackson closed a variable rate loan through the TMBF loan program in the amount of \$17.4 million to finance its three-year capital improvement plan.



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Smaller cities see savings through solar energy

BY KATE COIL

TML Communications Specialist

Through creative land use, municipalities across Tennessee are showing that smaller cities can get in on the solar energy game – and save big money by doing so.

Warren Nevad, director of Tennessee Renewable Energy & Economic Development Council (TREEDC), said his organization works with rural communities to bring in solar energy because the cost has dropped significantly in recent years. Developers receive a 30 percent tax credit and many creative financing plans are available to cities as a result.

The Solar Energy Industries Association (SEIA) has found the amount of solar installations in the state are on the increase and that the cost of these systems has dropped 66 percent in the past five years. Additionally, the state has 134 solar companies employing nearly 3,800 Tennesseans. As costs drop, more businesses and residents have begun looking into solar energy's potential.

"It can help manage energy costs," Nevad said. "For the typical city, energy is the second highest cost in their budget after labor. It costs a lot of money to provide electricity to your water and sewer plants, parks, fire and police stations, and city hall. Solar can help stabilize rising energy costs, and help cities budget for the future. TVA also offers incentives and payments for the amount of energy solar generates, which means solar can be a revenue source."

Presently, more than half of the state's electricity is coal-generated while 34 percent is generated by nuclear power. According to the Institute for Energy Research, the state does not have large energy reserves and relies largely on coal imported from other states to generate energy.

SEIA ranks Tennessee 28 out of all 50 states when it comes to how much solar energy the state creates, yet the state consistently ranks in the top 20 states for the potential to generate solar power on lists compiled by the U.S. Department of Energy, the U.S. Energy Information Administration, and private-sector research firms.

"We could envision every city in Tennessee using solar to help run their infrastructure in the future," Nevad said. "Tennessee has witnessed production of polysilicon, the material used to make the panels. Wacker Chemical in Cleveland produces it. These panels can pay dividends for years and years."

Nevad said many communities have misconceptions about cost, sturdiness and maintenance needs.

"Solar doesn't have moving parts and is very low maintenance," Nevad said. "Panels are well-built and can withstand bad weather. The average solar panel can last about 25 years. There is a misconception they don't last very long. You don't need a lot of space to set up a solar array. You can set them up at a city hall, a park or a treatment plant. Smaller cities have often put them on city hall because it's very visible. It serves as a good role model for the rest of the community. A city can take the lead in developing solar across the state."

DUCKTOWN

Ducktown is one of the cities that has taken the lead with solar energy. The city began looking into the potential of solar energy in 2009 and built its first 28 kilowatt array near the head of a city walking trail in 2010. Since then, the city added a 50 kilowatt to the same location as its first array and then erected a 10 kilowatt system at Ducktown City Park. The second and third arrays were constructed through partnerships with Atlanta-based Hannah Solar and Pikeville-based Farmer Morgan LLC.

Once a hub for copper mining, Mayor James Talley said much of the area's natural resources and environment had been devastated by industrial use. Once the federal government and other entities helped reclaim these sites, the community was looking for a way to promote stewardship of the local environment.

"Because of our history and the environmental destruction that took place, our community wanted to continue and move forward from that," Talley said. "We wanted to be greener, to have a positive influence on the direction our community took from recovering from that devastation. We started looking into green technology and other things we could use to improve that."

Talley said the city used the \$100,000 it received through the American Recovery and Reinvestment Act (ARRA) to erect the panels. The total cost of the project was \$108,000, and Talley said within a year, the panels had already paid off the money the city invested in the project.

"If we had financed it ourselves, it wouldn't have taken long to get the money back," he said. "If you were to put up a system today – even if you had no grant money and nothing to put into it – your return on investment is about 10 years. And that is just if you are looking at your standard TVA energy rates in our area."

To help further save costs, Talley said a city employee was educated on how to build and maintain the panels.

"We sent one of our municipal workers to school in Dublin, Ga., at a solar manufacturer. They trained him on how to do the installation," Talley said. "We worked with Farmer Morgan and built the systems ourselves. In 2010, the cost was about \$7.14 a watt, and we built the array for about \$3.15. We built it for about half the cost by using our own workers and were able to save on maintenance costs because that worker still maintains them."

The project took relatively little time from start to finish.

"Our first one took longer to put up than it



Top: A Silicon Ranch Corp. worker prepares a solar panel for installation. The company will install 580,000 panels at the Millington solar farm that will span 402 acres of U.S. Navy and adjacent private land. This solar farm will be the largest in the state when completed.

Bottom: Rockwood celebrates the official "plug in" of the new solar park at the Plateau Partnership Park. From left, Tennessee Valley Authority Project Manager Steve Noe, Armando Solis, Restoration Services Inc. President Paul Clay; Vis Solis President and CEO Carlos Mayer; Rockwood Mayor Mike Miller, and Plateau Partnership Park Chairman John Davis.

should have," he said. "It took about probably three months from start to finish. The second installation, we had them built the panels for us. It didn't take three weeks to do the entire thing. You can build and complete a 50-watt system in about a week."

While the panels only took a short time to put up, Talley said the lifespan of solar panels can be decades.

"The panels themselves are warranted for 25 years through most manufacturers, but there are still panels that are still working after 40 or 50 years," he said. "These panels don't really stop working; they just lose their production ability a little bit – I think it's at about 0.7 percent a year. The original panels we put out are still putting out about 95 to 92 percent of what they were. They have no moving parts. In six years, the panels have probably cost us \$100 in maintenance. You just have to clean the panels about once a year."

Ducktown opted to sell the energy to TVA through the Green Power Providers program.

"We use it as a revenue source rather than energy savings," Talley said. "Truly, what we have done with the solar and with our energy efficiency upgrades is offsetting about 65 to 75 percent of our energy costs. That is usually your second biggest line-item in the budget. The 50-watt array earns us about \$9,000 a year. If you can offset just 50 percent of a building's energy use, that can be a massive savings. The sun is going to be there as long as we are. There is nothing you have to worry about. You just plug it in and you're ready to go."

Ducktown's solar project was soon drawing national attention.

"We have gotten a lot of interest," Talley said. "In 2014, we won the EPA Clean Air Awards because of the systems we put in. We were one of eight awards they gave that year, and we were in the running with large communities across the nation."

Talley said the decreasing cost of installing systems as well as the programs offered through TVA and utility companies have made solar more affordable than ever in Tennessee. With more industries embracing solar technology, he said solar energy is a way for municipalities to lead by example.

"I would advise other communities to embrace this," he said. "You can use it as a revenue generator for your community or you can use it

as a cost-savings for energy. You can put them on rooftops, and there are a lot of unusable spaces that are not good for anything else where you can put up solar panels. You can turn that space into a revenue stream or a cost savings to the taxpayers. I've talked with a lot of communities like Kingston and Franklin that have put up solar panels, and I haven't heard anyone really complain about any issues or problems with solar energy."

FRANKLIN

The city of Franklin has also demonstrated how unused city property can gain a new purpose through solar energy. The city's wastewater treatment plant is now home to two solar arrays, one stationary and another that tracks the sun's movement throughout the day. Andrew Orr, a principal planner with the city's department of planning and sustainability, said the solar project was the result of an inventory the city conducted to see the possibility for sustainable projects.

The first 200-kilowatt system was constructed in 2012. Orr said the bulk of time spent on the project was spent on contracts, gaining city approval and approval from TVA and distributors.

"We identified our wastewater treatment plant as a good location for this project," he said. "It sits on a 100-acre parcel. We knew we would grow into some of the land, but we knew we wouldn't use all of it. It was underused land, and I think all cities have some of that. It was a natural fit and a complementary use for the property. The land was flat, out of the floodplain and kind of prime land for solar. We reached out to different solar companies at the time and ended up working with Energy Source partners because they provided project funding."

Energy Source Partners owns and maintains the solar panels there while the city leases the land to the company. Orr said all the power generated at the site is sold back to TVA. He said the city and the company share the revenue generated from the site with the city receiving about \$12,000 a year from the first site alone.

The success of the first project prompted the city to seek out a second partnership for solar panel construction. Finished in April 2016, the second project consists of more than 3,000 panels affixed to a tracking system that follows the sun, generating 22 percent more solar power than the stationary panels.

"The second project is one megawatt in size,



Ducktown installed solar panels on an acre of land at Ducktown City Park in 2011. The city won a 2014 Clean Air Excellence Award for Community Action from the Environmental Protection Agency for its solar projects.

so it's significantly larger than the first one we did," Orr said. "The first one worked out really well. TVA had a solar program that was financially viable, but they were only taking a certain amount of projects. We were able to get in on that program and we had ample property to do so."

Since the panels were erected, the city has used the array to educate others about the potential of solar. Orr said school groups, scout troops, the Citizens Government Academy and others have come to tour the solar array and the wastewater plant.

"No matter the size of your community, there are energy saving efforts you can do," he said. "Your citizens will appreciate it and you can reduce your costs."

While some communities are putting up panels themselves to help save money, other cities have found working with solar energy can help sustain or attract businesses.

ROCKWOOD

In late October, officials with local governments, private sector companies and the Tennessee Valley Authority gathered at the Plateau Partnership Park near Rockwood to celebrate a new economic venture for the area.

Instead of a traditional ribbon cutting, this ceremony was the official "plug-in" of a new solar energy array located at a six-acre parcel on the commercial and industrial development site. The industrial park serves communities in three counties – Cumberland, Morgan, and Roane – and it is hoped the one megawatt solar array will help draw business to the area.

The array in Rockwood is expected to generate enough electricity it could power 175 homes, though the power will be used to help businesses located in the park keep their power costs down. Vissolis, the company who contracted with the Tennessee Valley Authority to build the project, has also erected rooftop solar panels, tracking arrays and ground panels in Fayetteville, Lenoir City and at the Oak Ridge Solar Park.

Rockwood Mayor Mike Miller also works at Rockwood Electric Utility and was on hand to help officially plug in the area's new solar park. The project will sell electric power to the Tennessee Valley Authority (TVA) through an interconnection with Rockwood Electric Utility.

"The solar park will show that we are moving forward and help industry here," Miller said. "It has been a good thing for us. It has been nice to see it up there. What I am really hopeful for is that it helps recruit business and helps put our people to work. Its right by Interstate 40, right by the airport and rail there, so the park has everything you need."

Miller said the entire project took between six and eight months to complete and has demonstrated a dedication to economic development in the area.

"It is so good for our area, for our industrial park, the city and our counties," he said. "It's another bonus to show how great our industrial park is."

MILLINGTON

Rockwood isn't the only community in the state where solar power is being used to attract and sustain business, either. Millington will soon be home the largest solar park in the state as Nashville-based Silicon Ranch Corp., will begin work in 2017 on a solar array located just north of Glen Eagle Golf Course and east of Millington Regional Jetport. Presently, the largest solar array in the state is a two utility-scale solar photovoltaic facilities near Selmer.

The bulk of the electricity will flow onto Memphis Light, Gas and Water Division lines and to the Tennessee Valley Authority grid, but it is also part of a larger U.S. military project to develop renewable power sources at bases. The "One Gigawatt Initiative" being undertaken at the Naval Support Activity Mid-South base near Millington is part of national efforts to provide energy security to the military and therefore ensure national security.

Millington Industrial Development Board Executive Director Charles Gulotta said local officials were more than happy to be involved in the project.

"The base is very important to our economy and our regional economy," Gulotta said. "They have over 7,000 people associated with the base and about a \$330 million economic impact annually. We wanted to do as much as we could to support the economic development function of the Navy."

The Millington Industrial Development Board also sold the bulk of the land being used to develop the more than 400 acre solar park.

"The industrial board is owner financing about 350 acres to the solar developer," Galutto said. "We are selling the land and getting quite a windfall from it. That money is already being reinvested into the community to support various economic development functions. We are becoming financially more secure from our involvement with this solar project."

The more than \$100 million solar project will feature 580,000 photovoltaic solar panels tracking the sun's daily arc and will generate up to 68.5 megawatts of direct current and 53 megawatts of alternating current – enough power to serve 7,500 homes. While the bulk of this power will be going to the naval base, Galutto said the city will see some fringe benefits to the project.

"Right now, Memphis Light, Gas and Water, reserves various electric circuits for the Navy," he said. "The Navy might not use them, but they are reserved for the Navy's use. When the solar farm provides electricity to the Navy, the electric circuits reserved by the Navy will become available to the local area. Millington's key industrial area will have the ability to draw a lot more electricity when the farm is complete. It makes us more attractive and more marketable."