

**Millersville Board of Commissioners  
Work Session Agenda**

**Monday, May 6, 2019 at 5:00 P.M. at City Hall**

1. Call to Order.
2. **Ordinance 19-721**, an ordinance to rezone property on Long Drive, identified as Sumner County Map 140, Parcels 84.01 and 84.02, from Industrial I-1 to Industrial I-2. (Passed 1<sup>st</sup> Reading 4/16/19.)
3. **Ordinance 19-722**, an ordinance to rezone property on Flat Ridge Road, identified as Sumner County Map 118, Parcel 48.00, from Residential R-2 to Residential R-4. (Passed 1<sup>st</sup> Reading 4/16/19.)
4. **Ordinance 19-723**, an ordinance to amend the 2018-19 Fiscal Year Budget (Ordinance 18-697) to provide funding to purchase property. (Passed 1<sup>st</sup> Reading 4/16/19.)
5. Discussion on Resolution 19-R-06 regarding the sale of city-owned property in Cimmaron Trace Subdivision, identified as Lot 169.
6. Review and discuss FEMA's Proposed Flood Hazard Determinations and Public Notice.
7. General discussion.
8. Citizen comments.
9. City Manager comments.
10. Commissioner comments.
11. Adjournment.

CITY OF MILLERSVILLE, TENNESSEE  
ORDINANCE 19-721

**AN ORDINANCE TO REZONE TWO PARCELS OF LAND ON LONG  
DRIVE, SUMNER COUNTY MAP 140, PARCELS 084.01 & 084.02, FROM  
INDUSTRIAL I-1 TO INDUSTRIAL I-2.**

**WHEREAS**, two vacant parcels of land, identified as Sumner County Map 140, Parcels 084.01 & 084.02 located on Long Drive, are currently zoned Industrial I-1; and

**WHEREAS**, the owners of these parcels are requesting an amendment of the zoning designation Industrial I-2 to allow for more intense development; and

**WHEREAS**, the proposed zoning designation is complimentary to and transitional with other Industrial zoning designations and uses in the vicinity; and

**WHEREAS**, it is in the City of Millersville's best interest to amend the zoning designation of this particular parcel to allow for the highest and best use; and

**WHEREAS**, the Planning Commission voted unanimously to recommend the rezoning of this parcel to Industrial I-2 on April 9, 2019.

**NOW THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the City of Millersville, Tennessee, that the parcels specifically identified as Sumner County Map 140, Parcels 084.01 & 084.02, are hereby rezoned to Industrial I-2. (Legal Descriptions attached hereto as part of the Ordinance)

**THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON  
PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

Passed First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Timothy F. Lassiter, Mayor

Attest:

By: \_\_\_\_\_  
Holly L. Murphy, City Recorder

Approved as to form and legality:

By: \_\_\_\_\_  
Robert G. Wheeler, Jr., City Attorney



**City of Millersville  
Development Services**

**City Commission**

**Summary & Recommendation**

**Date:** April 16, 2019

**Reviewer:** Michael Barr, Development Services Director

**Subject:** Rezone 103-107 Long Dr (SC Map 140 Parcels 084.01 & 84.02) from Industrial I-1 to I-2

**Background:** The subject parcel's owner is requesting to rezone the subject two parcels from Light Industrial I-1 to Intermediate Industrial I-2. These parcels are currently vacant but are proposed for a concrete batching plant. This proposed use is permitted in the I-2 zoning district Sec. 90-213.

The Long Drive area of the City is mostly zoned I-1 although most of its current uses are more intense. Most of these uses were active prior to the adoption of the current Zoning Map and zoning designations. There is only one parcel in this area zoned otherwise. This parcel is zoned Commercial C-1 and has one single-family home on it. Please note this area borders with the City of Goodlettsville including parcels nearby zoned Commercial-General and Residential R-40 (40,000 sf lots). The portion of the R-40 zoned property abutting Long Dr is very steep and unlikely to be developed.

The subject parcels meet the minimum standards and restrictions of the proposed I-2 zoning designation. This proposed rezoning to I-2 is transitional with other parcels in this area.

**Attachments:** Area map with zoning designations  
Legal Description  
Section 90-213 – Intermediate industrial district I-2

**Public Notice Sign Posted:** n/a

**Recommendation:** Approval by the City Commission to amend the City's Zoning Map designations for these parcels from Industrial I-1 to I-2.

**Conditions, if any:** None.



Legal Description for the parcel known as Sumner County Map 140 Parcel 084.01

Land lying in the Sixth Civil District of Sumner County, Tennessee, and designated as Tract No. 1 on a survey by J. Bruce Rainey, Surveyor, Reg. No. 823, dated October 22, 1991, and known as Job No. 910270, and described as follows:

BEGINNING at an iron pin set in the northerly margin of Long Drive, said point being the Southwest corner of the herein described tract and also being the Southeast corner of the John and Bessie Long property, of record in Deed Book 132, page 495, register's Office for Sumner County, Tennessee; thence, leaving Long Drive and running with a fence line and Long's west property line North 14°41' 11" East 252.24 feet to an iron pin set in a fence line; thence, North 11° 19' 56" East 163.16 feet to an iron pin set in a fence line; thence, North 27° 11' 47" East 487.60 feet to an iron pin set in a fence line; thence, North 45° 21' 05" East 64.07 feet to an iron pin set in a fence line; thence, leaving the fence line and Long's line South 04° 47' 54" East 866.28 feet to an iron pin set on the northerly margin of Long Drive, said point being the southeast corner of the herein described tract and also being the southwest corner of Tract No. 2; thence, with the northerly margin of Long Drive South 87° 27'06" West 437.34 feet to the point of BEGINNING.

BEING part of the same property conveyed to Top of the World Music Investment and Holding Co. Inc. by Deed from James Samuel McGuire, Virginia Gail McGuire and Jeremy Edward McGuire, a minor, of record in Record Book 276 page 679 Register's Office for Sumner County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

This conveyance shall be subject to the Reservation Easement for Ingress, Egress and Regress and for future installation of Public Utilities, as of record in Record Book 268, Page 278, and as amended in Record Book 274, page 784, both of record in the Register's Office for Sumner County, Tennessee.

And

Legal Description for the parcel known as Sumner County Map 140 Parcel 084.02

Land lying in the Sixth Civil District of Sumner County, Tennessee, and designated at Tract No. 2 on a survey by J. Bruce Rainey, Surveyor, Reg. No. 823, dated October 22, 1991, and known as Job No. 910270, described as follows:

Beginning at an iron pin set in the northerly margin of Long Drive, said point being the southwest corner of the herein described tract and also being the southeast corner of Tract No. 1, said point also being located approximately 1,825 feet along Long Drive from the intersection of Long Drive and Highway 31, said point also being located approximately 437.34 feet from the southeast corner of the John and Bessie Long property of record in Deed Book 132, page 495 R.O.S.C., TN; thence leaving the northerly margin of Long Drive with the common line between Tracts 1 and 2 North 04 degrees 47 minutes 54 seconds West 866.28 feet to an iron pin set in a fence line said point being the northwest corner of the herein described tract the northeast corner

of Tract No. 1 and a point in the easterly property line of the John and Becky Long property of record in Deed Book 132, page 495, R.O.S.C., TN; thence with a fence line and Long's easterly property line North 45 degrees 21 minutes 05 seconds East 321.11 feet to an iron pin; thence North 45 degrees 44 minutes 30 seconds East 166.28 feet to an iron pin set in a fence line; thence North 34 degrees 08 minutes 53 seconds East 39.93 feet to an iron pin set in a fence line, said point being the Northeast corner of the herein described tract, the northwest corner of Tract No. 3 ; thence leaving Long's line and the fence line and running with the common line between Tracts 2 and 3 South 04 degrees 47 minutes 54 seconds East 1,195.64 feet to an iron pin set on the northerly margin of Long Drive said point being the southeast corner of the herein described tract and the southwest corner of Tract No. 3, thence with the northerly margin of Long Drive South 83 degrees 09 minutes 40 seconds West 385.38 feet to an iron pin set; thence South 87 degrees 27 minutes 06 seconds West 14.87 feet to the point of beginning.

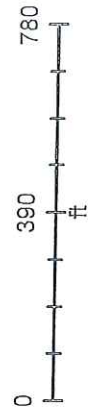
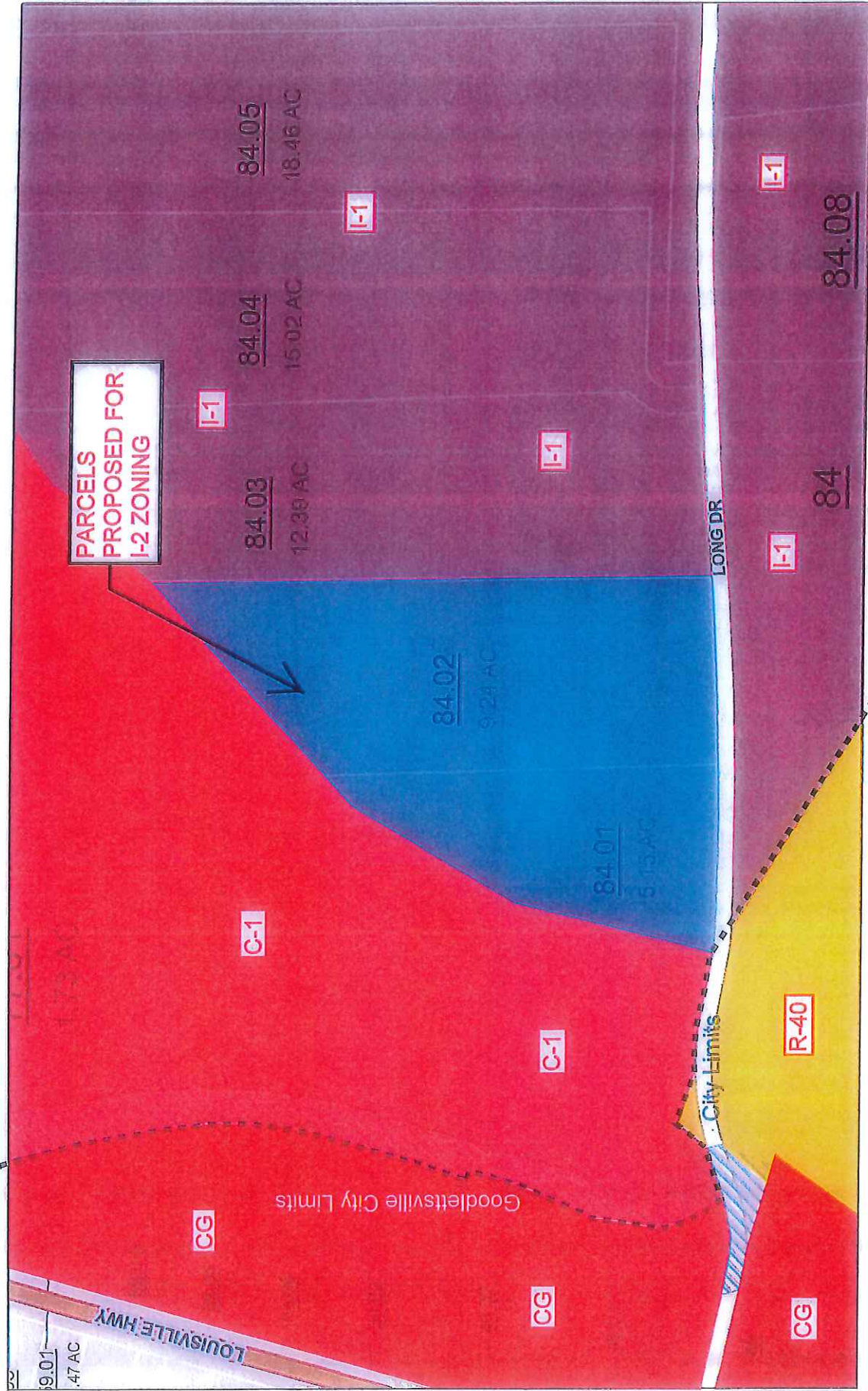
Being part of the same property conveyed to Top Of The World Music Investment & Holding Co., Inc. by deed from James Samuel McGuire, Virginia Gail McGuire and Jeremy Edward McGuire (a minor), of record in Record Book 276 page 681, Register's Office for Sumner County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property.

This conveyance shall be subject to the Reservation of Easement for Ingress, Egress and Regress and for future installation of Public Utilities, as of record in Record Book 268, Page 278, and as amended in Record Book 274, Page 784, both of record in the Register's Office for Sumner County, Tennessee.



# SC 140 084.01 & 084.02 Parcel Map



City Limits

**SUMNER COUNTY, TENNESSEE**



DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: April 3, 2019



**Sec. 90-213. - Intermediate industrial district I-2.**

- (a) *Intent.* This district is intended for industrial uses that create a center for employment, but also possess a limited impact on the community or environment as a function of their business operation.

No sound, associated with the uses below, shall have objectionable intermittence, volume, beat frequency or shrillness that is transmitted beyond their property lines greater than 80 decibels.

Any outside storage, incidental to the primary operation, shall be so screened by ornamental walls and fences so that it cannot be seen from adjoining public streets or adjacent lots when viewed by a person standing on the ground level.

All buildings in this district must comply with the most current version of the Commercial, Industrial, and Multi-family Design Review Criteria.

- (b) *District regulations.* Within all I-2 districts, the following regulations shall apply:

(1) **Permitted uses**

- a. All the uses permitted by right in the light industrial district LI-1.
- b. Amusement, athletic, or similarly related recreational enterprises.
- c. Automobile service stations and vehicle repair facilities.
- d. Bus terminals and other public transportation facilities compliant with the storm water ordinance complete with storm water filtration devices.
- e. Manufacture, processing, repair, compounding, packaging, assembly, or treatment plants or facilities for equipment, materials, or products—excluding those expressly prohibited below. The processing element of such facilities must be in a fully enclosed building. Accessory and storage uses must fully enclosed or fully concealed from public view.
- f. Public utility buildings and services, electric transportation and distribution substations and public utility service centers.
- g. Recycling centers with fully enclosed operations.

(2) *Uses permitted by special exception.*

- a. Group assembly.

(3) *Uses prohibited.* All uses of land and space that are not permitted by right or special exception. Additionally the following uses are expressly prohibited in the intermediate industrial district (I-2).

- a. Blast furnaces.
- b. Chemical manufacturing of all types and kinds.
- c. Distillation or manufacture of bones, coal, wood, tar or their products.
- d. Drop forges for all metallurgy.
- e. Excavation and mining uses.
- f. Fat, grease, lard or tallow manufacturing or processing.
- g. Manufacturing, processing, or storage of explosives or fireworks.
- h. Nuclear processing of type or kind.
- i. Production or refining of petroleum or other inflammable liquids and the storage of raw hides or skins.
- j. Slaughtering or eviscerating plants or stockyards.

k. Tanning, curing or storage of raw hides or skins.

l. Waste processing and/or incineration operations except by the city or its agents.

- (4) *Lot area, lot width, yards and building area.* The principal structures in the I-2 district shall be located to comply with the following requirements:

*Lot area, lot width, and side yard setbacks:*

Minimum lot area ..... 2 acres

Minimum lot width and building lot line ..... 100 feet

Minimum front yard setback ..... 65 feet

Minimum side yard setback ..... 25 feet

Minimum rear yard setback ..... 35 feet

Corner lots shall be considered to possess two front yards.

- (5) *Building area.* No more than 50 percent of any I-2 lot shall be covered or occupied by the total area of the combined square footage of all buildings on the lot.
- (6) *Height.* All structures in the I-2 lot shall have their heights limited to two stories, or to the current capacities of the Millersville Fire Department as determined by the planning commission.
- (7) *Location of accessory structures.* With the exception of signs, accessory structures in the I-2 district shall not be erected in any required front yard, and shall be located at least ten feet from any lot line from any building on the same lot, and be constructed with the approved materials detailed in the commercial, industrial, and multifamily design review criteria.
- (8) *Parking space provisions.* Parking space provisions in the I-2 district are as regulated in the industrial zoning section located in article III, division 11, subdivision II of this chapter.
- (9) *Landscaping.* All I-2 lots must be landscaped to 15 percent of the total lot. That total must include a well-maintained landscaped strip at least ten feet wide along all public rights-of-way.

When abutting commercial or residential districts, the most strict yard setbacks, between the two, shall apply to the most recent neighbor, or building. Additionally, a buffer strip, planted to the standards of the zoning chapter definition, must be installed by the latest neighbor, or building. The buffer strip shall be in addition to the required landscaping percentage.

- (10) *Fencing.* All fencing shall be opaque, ornamental, and not permissible in the front of any principal building.
- (11) *Dumpsters.* All efforts shall be made to locate dumpsters and compactors out of view from public rights-of-way, and be entirely screened by architectural masonry, or solid wooden (including gate) at least six feet in height.
- (12) *Monument ground signs,* lit by exterior lighting only, are the only permissible signage allowable in the I-2. The maximum height is seven feet (from grade), the maximum length is 11 feet. If the sign is less than the maximums then the required ratio of length to height is 11:7.



CITY OF MILLERSVILLE, TENNESSEE  
ORDINANCE 19-722

**AN ORDINANCE TO REZONE A PARCEL OF LAND ON FLAT RIDGE ROAD, SUMNER COUNTY MAP 118, PARCEL 048.00, FROM RESIDENTIAL R-2 TO RESIDENTIAL R-4.**

WHEREAS, a single parcel of land, identified as Sumner County Map 118, Parcel 048.00 also known as 165 A&B, 169 A&B, 171 A&B, and 173 A&B Flat Ridge Road, has four existing duplexes and is currently zoned Residential R-2; and

WHEREAS, this parcel of land is proposed to be divided by subdivision plat into 4 parcels, one parcel for each existing duplex; and

WHEREAS, the owner of the parcel is requesting a zoning designation of Residential District R-4 which would allow for the proposed subdivided lots to conform to the minimum standards of this zoning designation; and

WHEREAS, the proposed zoning designation is transitional with other residential zoning designations in the vicinity; and

WHEREAS, it is in the City of Millersville's best interest to amend the zoning designation of this particular parcel to allow for the highest and best use; and

WHEREAS, the Planning Commission voted unanimously to recommend the rezoning of this parcel to Residential R-4 on April 9, 2019.

**NOW THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the City of Millersville, Tennessee, that the parcel specifically identified as Sumner County Map 118, Parcel 048.00, is hereby rezoned to Residential R-4. (Legal Description attached hereto as part of the Ordinance)

**THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

Passed First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Timothy F. Lassiter, Mayor

Attest:

By: \_\_\_\_\_  
Holly L. Murphy, City Recorder

Approved as to form and legality:

By: \_\_\_\_\_  
Robert G. Wheeler, Jr., City Attorney



**City of Millersville  
Development Services**

**City Commission**

**Summary & Recommendation**

**Date:** April 16, 2019

**Reviewer:** Michael Barr, Development Services Director

**Subject:** Rezone 165-173 Flat Ridge Rd, a single parcel (SC Map 118 Parcel 048.00) from Residential R-2 to R-4

**Background:** The subject parcel's owner is requesting to rezone this 4.0 ac +/- parcel from Residential R-2 to R-4. This single parcel currently has 4 duplexes located on it. The owner is proposing to subdivide the master parcel into 4 lots with a single duplex on each lot. Before the subdivision can be approved, the proposed individual lots must meet the minimum zoning requirements. The proposed lots appear to conform to the proposed Residential R-4 Zoning District standards, Sec. 90-155. Ordinarily, duplexes require a Special Exception in this proposed zoning district, however they appear to have been constructed prior to the adoption of the current Zoning Ordinance making them legal non-conforming uses and not requiring Board of Zoning Appeals approval.

There are multiple parcels in this vicinity that are zoned R-1, R-2 & R-3. This proposed rezoning to R-4 is transitional with other parcels in this area and appropriate for its current uses.

**Attachments:** Area map with zoning designations  
Sketch of proposed Subdivision Replat  
Legal Description

**Public Notice Sign Posted:** yes

**Recommendation:** Approval by the City Commission to amend the City's Zoning Map designation for this parcel to from Residential R-2 to R-3.

**Conditions, if any:** None.



Legal Description for the property known as Sumner County Map 118 Parcel 048.00

LAND in Sumner County, Tennessee, described as follows, to wit:

Beginning at a point in the centerline of Flat Ridge Road, said point being a corner of Nichols; thence with the centerline of Flat Ridge Road for four calls as follows: South 76 degrees West 147 feet; South 62 degrees 45 minutes West 125 feet; South 88 degrees 15 minutes West 249 feet; South 58 degrees 15 minutes West 331 feet to a point in the centerline of said road; thence with the line of D. Covington, North 15 degrees East 301 feet to a stake; thence continuing with the line of D. Covington for three more calls, as follows: North 4 degrees 30 minutes East 95 feet to a point; North 80 degrees 20 minutes East 197.7 feet; North 65 degrees 40 minutes East 203 feet to a stake in the line of Nichols; thence with the line of said Nichols, South 42 degrees 30 minutes East 330 feet to the beginning, containing 4.0 acres, more or less.

Being the same property conveyed to Walter R. Dowlen or Jeanine Dowlen, Trustees of the Dowlen Family Trust dated December 14, 2011 by deed from Walter Raymond Dowlen of record in Record Book 3533, Page 649, Registers Office, Sumner County, Tennessee.

This conveyance is subject to all matters on plan of record in Plat Book 9, Page 96, said Register's Office.

This is improved property and known as 165 - 173 Flat Ridge Road, Goodlettsville, TN 37072

# SC 118 048.00 Parcel Map



## SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: April 3, 2019



TOTAL AREA: 3.59 ACRES +/-



SOURCE OF NORTH  
TN STATE PLANE  
(NAD 83)



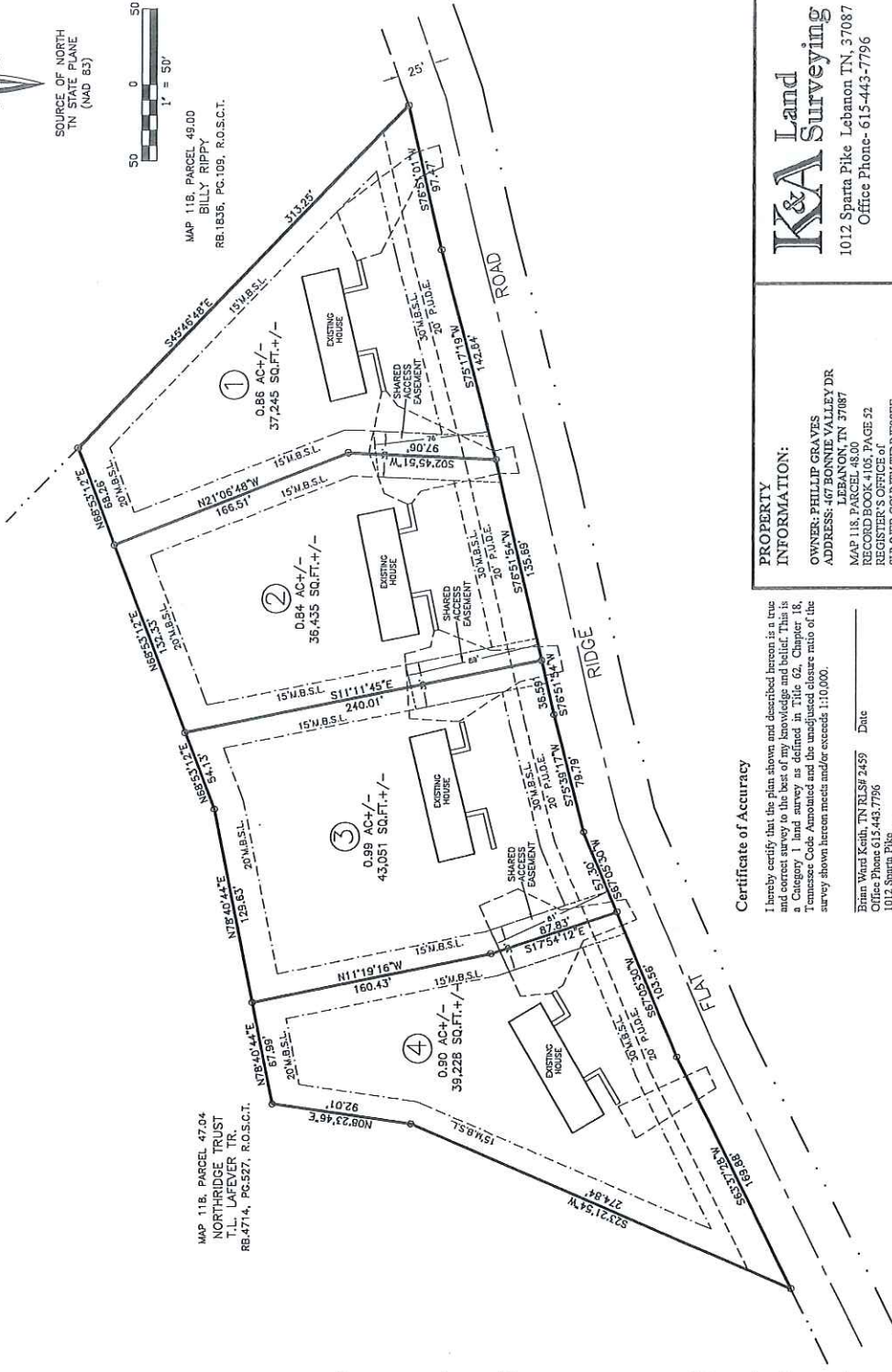
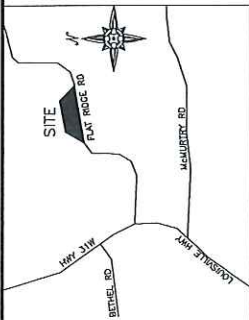
MAP 118, PARCEL 48.00  
BILLY RIPPY  
RB-1836, PG.109, R.O.S.C.T.

MAP 118, PARCEL 47.04  
NORTHBRIDGE TRUST  
T.L. LAFFEVER, TR.  
RB-4714, PG.527, R.O.S.C.T.

NOTES:

1. The purpose of this survey is to subdivide Parcel 48.00 of Map 118 into (4) four separate lots as shown herein.
2. This property is Zoned R-4. Property address is 165-173 Flat Ridge Road, Goodlettsville, TN 37072.
3. Plat Reference: PG.9, PG.96 Ridge View Acres
4. Bearings for this survey were obtained from TN State Plane Coordinates. Field work for this survey performed March 2019.
5. All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
6. The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appearance at the site, public records, and/or maps. The surveyor does not warrant the accuracy of the location of the underground utilities shown represent all utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
7. Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
8. Federal Flood Note: This property is not in an area designated as a special flood area as shown on Community NFIP Map No. 47165C0270E, Effective Date February 20, 2008.
9. This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
10. Drainage easements outside of designated right-of-ways are not the responsibility of Sumner County.
11. This map may not be altered without consent of this surveyor.
12. To insure appropriately designed and installed drainage systems within this subdivision development, structures to be erected on the lots proposed within this subdivision shall be constructed with positive drainage, draining away from the exterior of the structure, and shall be designed to provide a minimum distance of 10 feet from the perimeter of the structure.
13. The lots may have been disturbed by grading operations performed during or before development of this subdivision; the subdivision engineer shall be responsible for determining the conditions and consult with others to assure that a conventional footing will be adequate.
14. It is the responsibility of each lot owner or builder to grade each lot so that the lot will drain the surface water, without depending on the lot or underlain the buildings, to the drainage system designed by the subdivision engineer.

VICINITY MAP: NOT TO SCALE



Certificate of Accuracy

I hereby certify that the plan shown and described herein is a true and correct survey to the best of my knowledge and belief. This is a Category 1 land survey as defined in Title 62, Chapter 18, Tennessee Code Annotated and the unsatisfied closure ratio of the survey shown herein meets and/or exceeds 1:10,000.

Brian Ward Keith, TN RLSP 2459  
Office Phone 615-443-7796  
1012 Sparta Pike  
Lebanon, TN 37087

Date

PROPERTY INFORMATION:

OWNER: PHILLIP GRAVES  
ADDRESS: 477 BONNIE VALLEY DR  
LEBANON, TN 37087  
MAP 118, PARCEL 48.00  
RECORD BOOK 4105, PAGE 52  
REGISTER'S OFFICE of  
SUMNER COUNTY, TENNESSEE

**K&A Land Surveying**  
1012 Sparta Pike Lebanon TN, 37087  
Office Phone- 615-443-7796

FINAL PLAT OF THE

**PHILLIP GRAVES PROPERTY**

MAP 118, PARCEL 48.00

7<sup>TH</sup> CIVIL DISTRICT of SUMNER COUNTY, TENNESSEE

DATE: APRIL 1, 2019 JOB # 19-0322-3215



Certificate of Ownership

I (we) hereby certify that I am (we are) the owners of the property shown and described herein as evidenced in book number R.B.4105 page 52 and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities and other facilities have been filed as required by these regulations.

Owner (Print) \_\_\_\_\_ Date \_\_\_\_\_  
Signature \_\_\_\_\_

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations, with the exception of the plat, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of County Register.

Secretary, Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

Legal Description for the property known as Sumner County Map 118 Parcel 048.00

LAND in Sumner County, Tennessee, described as follows, to wit:

Beginning at a point in the centerline of Flat Ridge Road, said point being a corner of Nichols; thence with the centerline of Flat Ridge Road for four calls as follows: South 76 degrees West 147 feet; South 62 degrees 45 minutes West 125 feet; South 88 degrees 15 minutes West 249 feet; South 58 degrees 15 minutes West 331 feet to a point in the centerline of said road; thence with the line of D. Covington, North 15 degrees East 301 feet to a stake; thence continuing with the line of D. Covington for three more calls, as follows: North 4 degrees 30 minutes East 95 feet to a point; North 80 degrees 20 minutes East 197.7 feet; North 65 degrees 40 minutes East 203 feet to a stake in the line of Nichols; thence with the line of said Nichols, South 42 degrees 30 minutes East 330 feet to the beginning, containing 4.0 acres, more or less.

Being the same property conveyed to Walter R. Dowlen or Jeanine Dowlen, Trustees of the Dowlen Family Trust dated December 14, 2011 by deed from Walter Raymond Dowlen of record in Record Book 3533, Page 649, Registers Office, Sumner County, Tennessee.

This conveyance is subject to all matters on plan of record in Plat Book 9, Page 96, said Register's Office.

This is improved property and known as 165 - 173 Flat Ridge Road, Goodlettsville, TN 37072



CITY OF MILLERSVILLE, TENNESSEE  
ORDINANCE 19-723

**AN ORDINANCE OF THE CITY OF MILLERSVILLE, TENNESSEE TO AMEND  
ORDINANCE 18-697, THE 2018-2019 FISCAL YEAR BUDGET, AS PREVIOUSLY  
AMENDED BY ORDINANCE 18-704, 18-711, 18-712, AND 19-720.**

**WHEREAS**, the City of Millersville adopted the 2018-2019 Fiscal Year Budget by passage of Ordinance 18-697 on June 28, 2018; and

**WHEREAS**, the Governing Body has an opportunity to purchase property located near Interstate 65 for \$100,000, which was not included in the original budget; and

**WHEREAS**, a budget amendment is necessary to the Appropriation Ordinance in order to reflect the actual finances of the City; and

**WHEREAS**, Tennessee Code Annotated Title 6, Chapter 56, Section 208 allows the governing body to amend the annual budget ordinance in the same manner as any other ordinance may be amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MILLERSVILLE, TENNESSEE** that Ordinance 18-697, the 2018-2019 Fiscal Year Budget, as previously amended by Ordinance 18-704, 18-711, 18-712 and 19-720, shall be amended as follows:

**SECTION 2 - APPROPRIATIONS:** General Fund - Appropriations Proposed for the General Government will increase by \$100,000 and change from \$1,280,639 to \$1,380,639. The Total Appropriations will change from \$3,287,429 to \$3,387,429. (Line Item detail attached.)

**SECTION 3 - ESTIMATED FUND BALANCE:** General Fund - The Estimated Fund Balance for the General Fund will decrease by \$100,000 and change from \$940,339 to \$840,339. (Line Item detail attached.)

**THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

Passed First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

**BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
Timothy Lassiter, Mayor

Attest:

Approved as to Form and Legality:

By: \_\_\_\_\_ By: \_\_\_\_\_  
Holly Murphy, City Recorder Robert Wheeler, Jr., City Attorney

## Ordinance 19-723

### 2018-19 Budget Amendment

#### General Fund

#### OPERATING EXPENSES:

Account #	Budget Line Item	Amount Budgeted	Projected year-end	Increase (+) Decrease (-)	
10-410-6016	Property Purchase	\$220,000.00	\$320,000.00	\$100,000.00	
<b>Total Expense: General Fund</b>		<b>\$220,000.00</b>	<b>\$320,000.00</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>

REVENUE SOURCE		Amount Budgeted	Projected year-end	Increase (+) Decrease (-)	
10-3710	From Fund Balance-General	\$701,288.00	\$801,288.00	\$100,000.00	
<b>Total Revenue Source: General Fund</b>		<b>\$701,288.00</b>	<b>\$801,288.00</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>
<b>Expense - Revenue = Net Effect</b>				<b>\$0.00</b>	<b>\$0.00</b>



**AN ORDINANCE OF THE CITY OF MILLERSVILLE, TENNESSEE,  
ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING  
JULY 1, 2018 THROUGH JUNE 30, 2019**

- Whereas, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and
- Whereas, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and
- Whereas, the governing body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the governing body will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF MILLERSVILLE, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body estimates anticipated revenues of the municipality from all sources to be as follows:

General Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed
Local Taxes	\$ 1,406,258	\$ 1,496,888	\$ 1,508,241
Licenses & Permits	\$ 38,302	\$ 37,435	\$ 36,450
Intergovernmental Revenue	\$ 645,667	\$ 663,482	\$ 656,400
Charges for Services	\$ 28,672	\$ 30,500	\$ 31,500
Fines and Forfeitures	\$ 365,569	\$ 255,000	\$ 287,000
Miscellaneous Revenue	\$ 171,366	\$ 48,001	\$ 66,550
Other Financing Sources	\$ 390,782	\$ -	\$ -
Total Revenue	\$ 3,046,616	\$ 2,531,306	\$ 2,586,141
Fund Balance	\$ 1,470,615	\$ 2,177,774	\$ 1,641,627
Total Available Funds	\$4,517,231	\$4,709,080	\$4,227,768

State Street Aid Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed
State Gas Tax Revenue	\$ 179,480	\$ 203,600	\$ 205,000
Miscellaneous Revenue	\$ 10,024	\$ 5,531	\$ 7,450
Transfer from General Fund	\$ 27,883	\$ 44,295	\$ -
Total Revenue	\$ 217,387	\$ 253,426	\$ 212,450
Fund Balance	\$ 298,251	\$ 422,794	\$ 298,160
Total Available Funds	\$ 515,638	\$ 676,220	\$ 510,610

Drug Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed
Drug Fines & Revenue	\$ 43,532	\$ 15,660	\$ 24,080
Total Revenue	\$ 43,532	\$ 15,660	\$ 24,080
Fund Balance	\$ 24,583	\$ 51,326	\$ 57,772
Total Available Funds	\$ 68,115	\$ 66,986	\$ 81,852

Solid Waste Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed
Service Fees	\$ 421,590	\$ 420,000	\$ 420,000
Miscellaneous Revenue	\$ 18,891	\$ 2,840	\$ 2,850
Total Revenue	\$ 440,481	\$ 422,840	\$ 422,850
Fund Balance	\$ 433,237	\$ 475,920	\$ 344,927
Total Available Funds	\$ 873,718	\$ 898,760	\$ 767,777

Stormwater Utility Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed
Stormwater Utility Fees	\$ 154,018	\$ 154,000	\$ 154,000
Miscellaneous Revenue	\$ 1,853	\$ 559	\$ 550
Total Revenue	\$ 155,871	\$ 154,559	\$ 154,550
Fund Balance	\$ 40,303	\$ 36,678	\$ 88,432
Total Available Funds	\$ 196,174	\$ 191,237	\$ 242,982

Sewer Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed
Sewer User Fees	\$ 897,748	\$ 928,000	\$ 930,000
Sewer Tap Fees	\$ 25,925	\$ 15,000	\$ 25,000
Other Fees	\$ 77,724	\$ 82,000	\$ 45,000
Non-Operating Revenue	\$ 8,258	\$ 8,284	\$ 3,500
Other Financing Sources	\$ -	\$ 518,000	\$ -
Total Revenue	\$ 1,009,655	\$ 1,551,284	\$ 1,003,500

SECTION 2: That the governing body appropriates from these anticipated revenues and unexpended and unencumbered funds as follows:

General Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed	Amendment#2 Ord 18-711 12/18/18	Amendment#3 Ord 18-712 12/18/18	Amendment#4 Ord 19-720 4/1/19	Amendment#5 Ord 19-723 4/16/19
General Government (inc.Dev&Codes)	\$ 628,920	\$ 780,841	\$ 852,289	-14,650 = 837,639	+223,000 = 1,060,639	+220,000 = 1,280,639	+100,000 = 1,380,639
Police Department (& City Court)	\$ 1,198,212	\$ 1,221,298	\$ 1,302,234				
Fire Department	\$ 214,424	\$ 733,763	\$ 328,925				
Parks and Recreation	\$ 102,758	\$ 106,918	\$ 159,860				
Debt Service	\$ 167,260	\$ 180,338	\$ 215,771				
Transfer to Street	\$ 27,883	\$ 44,295	\$ -				
Capital	\$ -	\$ -	\$ -				
Total Appropriations	\$ 2,339,457	\$ 3,067,453	\$ 2,859,079	-14,650 = \$2,844,429	+223,000 = \$3,067,429	+220,000 = 3,287,429	+100,000 = 3,387,429

State Street Aid Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed
Street Expenditures	\$ 85,791	\$ 116,353	\$ 76,993
Capital	\$ 7,053	\$ 261,707	\$ 200,000
Total Appropriations	\$ 92,844	\$ 378,060	\$ 276,993

Drug Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed
Police Dept Drug Expenditures	\$ 16,789	\$ 9,214	\$ 81,852
Total Appropriations	\$ 16,789	\$ 9,214	\$ 81,852

Solid Waste Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed
Operating Expenditures	\$ 395,783	\$ 411,293	\$ 462,910
Capital	\$ 2,016	\$ 142,540	\$ 7,600
Total Appropriations	\$ 397,799	\$ 553,833	\$ 470,510



Stormwater Utility Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed	Amendment#2 Ord 18-711
Operating Expenses	\$ 144,902	\$ 97,805	\$ 98,246	-4,372 = \$93,874
Capital	\$ 14,595	\$ 5,000	\$ 12,000	
Total Appropriations	\$ 159,497	\$ 102,805	\$ 110,246	-4,372 = \$105,874

Sewer Fund	FY 2016-17 Actual	FY 2017-18 Estimated	FY 2018-19 Proposed	Amendment#1 Ord 18-704 8/21/18
Operating Expenses	\$ 995,367	\$ 1,064,168	\$ 1,069,964	
Non-Operating Expenses	\$ 24,495	\$ 29,000	\$ 29,200	
Debt Service	\$ -	\$ 23,971	\$ 23,971	
Capital	\$ 270,085	\$ 703,416	\$ 70,000	-30,000 = \$100,000
Total Appropriations	\$ 1,289,947	\$ 1,820,555	\$ 1,193,135	-30,000 = \$1,223,135

SECTION 3. At the end of the 2019 fiscal year, the governing body estimates fund balances/deficits as follows:

		Amendment#2 Ord 18-711	Amdmnt#3 Ord 18-712	Amdmnt#4 Ord 19-720	Amdmnt#5 Ord 19-723
General Fund	\$ 1,368,689	+14,650 = \$1,383,339	-223,000 = \$1,160,339	-220,000 = \$940,339	-100,000 = \$840,339
State Street Aid Fund	\$ 233,617				
Drug Fund	\$ -				
Solid Waste Fund	\$ 297,267				
Stormwater Fund	\$ 132,736	+4,372 = \$137,108			
Sewer Fund	\$ -				

SECTION 4. That the governing body recognizes that the municipality has bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Principal (current yr)	Interest (current yr)	Principal outstanding @ 6/30/19
Bonds	\$ -	\$ -	\$ -
State Revolving Loan	\$ 22,695	\$ 1,276	\$ 420,810
Loan Agreements	\$ 162,581	\$ 17,467	\$ 735,290
Capital Leases	\$ 33,093	\$ 1,147	\$ -
Other Debt	\$ -	\$ -	\$ -
Total	\$ 218,369	\$ 19,890	\$ 1,156,100

SECTION 5. No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 T.C.A. Section 6-56-208. In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accordance with Section 6-56-205 of the *Tennessee Code Annotated*.

SECTION 6. Money may be transferred from one appropriation to another in the same fund only by appropriate ordinance by the governing body, subject to such limitations and procedures as it may describe as allowed by Section 6-56-209 of the *Tennessee Code Annotated*. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 7. A detailed financial plan will be attached to this budget and become part of this budget ordinance.

SECTION 8. If for any reason a budget ordinance is not adopted prior to the beginning of the next fiscal year, the appropriations in this budget ordinance shall become the appropriations for the next fiscal until the adoption of the new budget ordinance in accordance with Section 6-56-210 of the *Tennessee Code Annotated*, provided sufficient revenues are being collected to support the continuing appropriations. Approval of the Director of the Division of Local Finance for a continuation budget will be requested if any indebtedness is outstanding.

SECTION 9. There is hereby levied a property tax of \$1.00 per \$100 of assessed value on all real and personal property in Robertson County.

There is hereby levied a property tax of \$1.00 per \$100 of assessed value on all real and personal property in Sumner County.

SECTION 10. All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 11. This ordinance shall take effect on July 1, 2018, the public welfare requiring it.

Passed First Reading: May 24, 2018

Public Hearing: June 19, 2018

Passed Second and Final Reading: June 28, 2018

BOARD OF COMMISSIONERS

Timothy F. Lassiter, Mayor

Timothy F. Lassiter, Mayor

Attest:

Holly L. Murphy, City Recorder

Holly L. Murphy, City Recorder

Approved as to Form and Legality:

Robert G. Wheeler, Jr., City Attorney

Robert G. Wheeler, Jr., City Attorney



CITY OF MILLERSVILLE

RESOLUTION 19-R-06

**A RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED  
PROPERTY LOCATED IN THE CIMMARON TRACE SUBDIVISION,  
SECTION 3, IDENTIFIED AS LOT 169.**

**WHEREAS**, the City of Millersville (The City) owns a certain parcel of real estate in the Cimmaron Trace Subdivision; and

**WHEREAS**, the City has no future plans to use or develop the property, therefore it would be in the best interest of the City to sell the property;

**NOW THEREFORE, BE IT RESOLVED** by the Millersville Board of Commissioners that:

**Section 1:** The City Manager shall offer for sale, in a manner deemed appropriate, the following property:

Sumner County Map 141D, Group E, Parcel 046.00, with the Deed recorded in Record Book 1887, Page 759, and being Lot 169 of the Cimmaron Trace - Section 3 – Subdivision, recorded in Plat Book 17, Page 219

**Section 2:** All money received from the sale of the property shall be deposited in the appropriate accounting fund.

**RESOLOVED**, this 16<sup>th</sup> day of April, 2019.

BOARD OF COMMISSIONERS

By:   
Timothy F. Lassiter, Mayor

Attest:

By:   
Holly L. Murphy, City Recorder



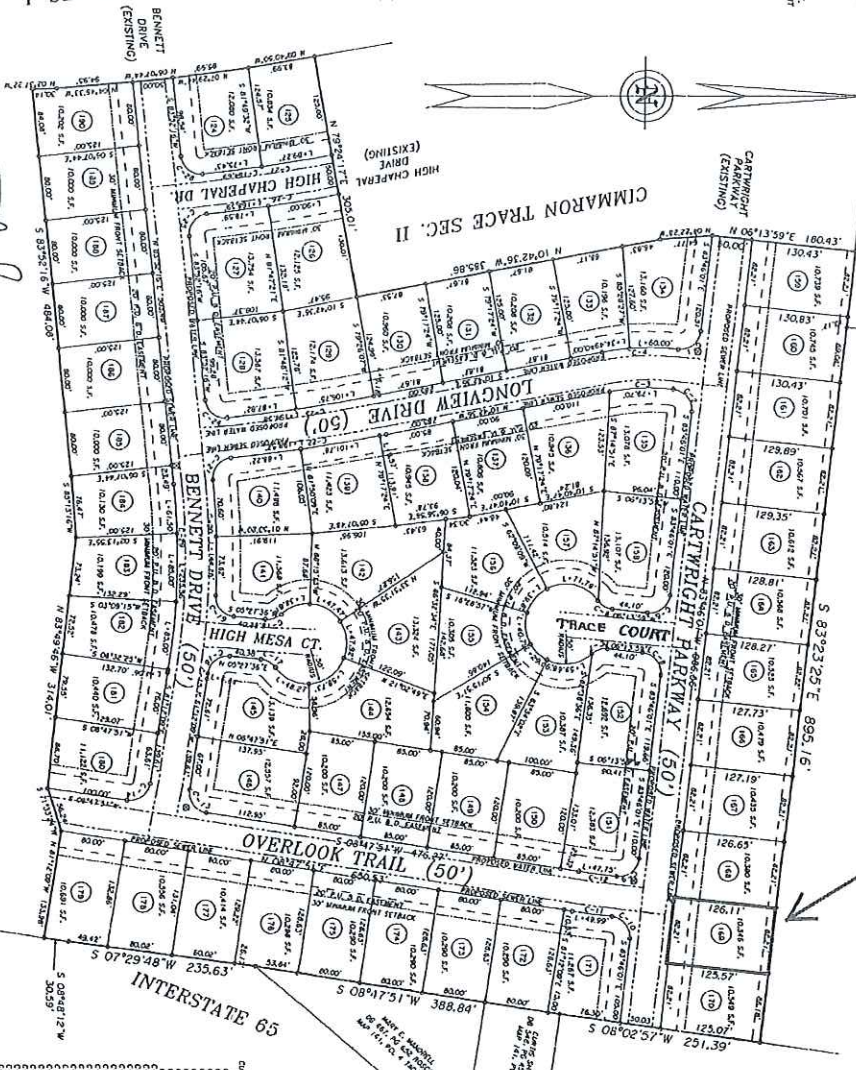
[illegible]

LOTS	17.047 ACRES
ROADS	4.529 ACRES
<hr/> TOTAL	<hr/> 21.576 ACRES

P.U. & D. EASEMENTS  
PROPOSED WATER LINE  
PROPOSED FIRE HYDRANTS  
PROPOSED SEWER LINE  
MINIMUM FRONT SETBACK



CIMMARON TRACE SEC. 1

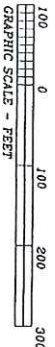


PARCEL  
FOR SALE

Pomelo L. Whites (Pomelos)		Rowstar
Garner County T		444967
Reb	2000	10/2/2003
Reb	10.00	8 at 12:02 PM
Stat	0.00	1st Book
Clk	9/11/11	
EDP	2.00	
Total	12.00	

TOMMY E. WALKER, R.L.S.  
P.O. BOX 495  
RIDGETOP TENNESSEE 377  
615/859-0198

PROPERTY ZONED RESIDENTIAL "E"



**ENTERED**  
PAUL LIP G. SHANNON  
PROPERTY ASSESSOR  
**SEP 11 1998**

JOHN PITT & HAROLD M. SPEARS JR.  
R8 642, PO 537 ROSCT  
MAP 141, P/O P.O. 5 TAOCT  
DEVELOPER  
HAROLD M. SPEARS  
P.O. BOX 747  
RIDGETOP, TN 37152  
615/859-1150

[illegible]

## CIMMARON TRACE

SCALE 1" = 100'	DRAWN BY T.E.W.	APPROVED T.E.W.	DATE 4/22/75
6TH CIVIL DISTRICT SUMNER COUNTY TENNESSEE CITY OF MILLERSVILLE TENNESSEE			
DRAWING NO.			042298

[illegible][illegible][illegible]



**DEPARTMENT OF HOMELAND SECURITY**  
**FEDERAL EMERGENCY MANAGEMENT AGENCY**

**Proposed Flood Hazard Determinations for Sumner County, Tennessee and Incorporated Areas**

The Department of Homeland Security's Federal Emergency Management Agency has issued a preliminary Flood Insurance Rate Map (FIRM), and where applicable, Flood Insurance Study (FIS) report, reflecting proposed flood hazard determinations within Sumner County, Tennessee and Incorporated Areas. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. Technical information or comments are solicited on the proposed flood hazard determinations shown on the preliminary FIRM and/or FIS report for Sumner County, Tennessee and Incorporated Areas. These flood hazard determinations are the basis for the floodplain management measures that your community is required to either adopt or show evidence of being already in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program. However, before these determinations are effective for floodplain management purposes, you will be provided an opportunity to appeal the proposed information. For information on the statutory 90-day period provided for appeals, as well as a complete listing of the communities affected and the locations where copies of the FIRM are available for review, please visit FEMA's website at [www.fema.gov/plan/prevent/fhm/bfe](http://www.fema.gov/plan/prevent/fhm/bfe), or call the FEMA Map Information eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).



FEMA

April 30, 2019

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
Case No.: 13-04-6204S

The Honorable Tim Lassiter  
Mayor, City of Millersville  
1246 Louisville Highway  
Millersville, Tennessee 37072

Community: City of Millersville,  
Sumner County,  
Tennessee  
Community No.: 470388

APPEAL START

Dear Mayor Lassiter:

On June 29, 2018, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) provided your community with Preliminary copies of the revised Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Sumner County, Tennessee and Incorporated Areas. FEMA has posted digital copies of these revised FIRM and FIS report materials to the following Website: <https://www.fema.gov/preliminaryfloodhazarddata>. The Preliminary FIRM and FIS report include proposed flood hazard information for certain locations in the City of Millersville. The proposed flood hazard information may include addition or modification of Special Flood Hazard Areas, the areas that would be inundated by the base (1-percent-annual-chance) flood; base flood elevations or depths; zone designations; or regulatory floodways.

We have published a notice of the proposed flood hazard determinations in the *Federal Register* and will publish a public notification concerning the appeal process (explained below) in *The Gallatin News* on or about May 9, 2019, and May 16, 2019 and in *The Connection* on or about May 7, 2019 and May 14, 2019. We will also publish a separate notice of the flood hazard determinations on the "Flood Hazard Determinations on the Web" portion of the FEMA Website ([www.fema.gov/plan/prevent/fhm/bfe](http://www.fema.gov/plan/prevent/fhm/bfe)). We have enclosed copies of the notice published in the *Federal Register* and the newspaper notice for your information.

These proposed flood hazard determinations, if finalized, will become the basis for the floodplain management measures that your community must adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program (NFIP). However, before any new or modified flood hazard information is effective for floodplain management purposes, FEMA will provide community officials and citizens an opportunity to appeal the proposed flood hazard information presented on the preliminary revised FIRM and FIS report posted to the above-referenced Website.

Section 110 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) is intended to ensure an equitable balancing of all interests involved in the setting of flood hazard determinations. The legislation



provides for an explicit process of notification and appeals for your community and for private persons prior to this office making the flood hazard determinations final. The appeal procedure is outlined below for your information and in the enclosed document titled *Criteria for Appeals of Flood Insurance Rate Maps*.

During the 90-day appeal period following the second publication of the public notification in the above-named newspapers, any owner or lessee of real property in your community who believes his or her property rights will be adversely affected by the proposed flood hazard determinations may appeal to you, or to an agency that you publicly designate. It is important to note, however, that the sole basis for such appeals is the possession of knowledge or information indicating that the proposed flood hazard determinations are scientifically or technically incorrect. The appeal data must be submitted to FEMA during the 90-day appeal period. Only appeals of the proposed flood hazard determinations supported by scientific or technical data can be considered before FEMA makes its final flood hazard determination at the end of the 90-day appeal period. Note that the 90-day appeal period is statutory and cannot be extended. However, FEMA also will consider comments and inquiries regarding data other than the proposed flood hazard determinations (e.g., incorrect street names, typographical errors, omissions) that are submitted during the appeal period, and will incorporate any appropriate changes to the revised FIRM and FIS report before they become effective.

If your community cannot submit scientific or technical data before the end of the 90-day appeal period, you may nevertheless submit data at any time. If warranted, FEMA will revise the FIRM and FIS report after the effective date. This means that the revised FIRM would be issued with the flood hazard information presently indicated, and flood insurance purchase requirements would be enforced accordingly, until such time as a revision could be made.

Any interested party who wishes to appeal should present the data that tend to negate or contradict our findings to you, or to an agency that you publicly delegate, in such form as you may specify. We ask that you review and consolidate any appeal data you may receive and issue a written opinion stating whether the evidence provided is sufficient to justify an official appeal by your community in its own name or on behalf of the interested parties. Whether or not your community decides to appeal, you must send copies of individual appeals and supporting data, if any, to:

Mapping Partner  
c/o Michael Taylor  
AECOM  
1360 Peachtree Street Northeast, Suite 500  
Atlanta, Georgia 30309

If we do not receive an appeal or other formal comment from your community in its own name within 90 days of the second date of public notification, we will consolidate and review on their own merits such appeal data and comments from individuals that you may forward to us, and we will make such modifications to the proposed flood hazard information presented on the revised FIRM and in the revised FIS report as may be appropriate. If your community decides to appeal in its own name, all individuals' appeal data must be consolidated into one appeal by you, because, in this event, we are required to deal only with the local government as representative of all local interests. We will send our final decision in writing to you, and we will send copies to the community floodplain administrator, each individual appellant, and the State NFIP Coordinator.

All appeal submittals will be resolved by consultation with officials of the local government involved, by an administrative hearing, or by submission of the conflicting data to an independent scientific body or appropriate Federal agency for advice. Use of a Scientific Resolution Panel (SRP) is also available to

your community in support of the appeal resolution process when conflicting scientific or technical data are submitted during the appeal period. SRPs are independent panels of experts in hydrology, hydraulics, and other pertinent sciences established to review conflicting scientific and technical data and provide recommendations for resolution. An SRP is an option after FEMA and community officials have been engaged in a collaborative consultation process for at least 60 days without a mutually acceptable resolution of an appeal. Please refer to the enclosed "Scientific Resolution Panels" fact sheet for additional information on this resource available to your community.

FEMA will make the reports and other information used in making the final determination available for public inspection. Until the conflict of data is resolved and the revised FIRM becomes effective, flood insurance available within your community will continue to be available under the effective NFIP map, and no person shall be denied the right to purchase the applicable level of insurance at chargeable rates.

The decision by your community to appeal, or a copy of its decision not to appeal, should be filed with this office no later than 90 days following the second publication of the flood hazard determination notice in the above-named newspapers. Your community may find it appropriate to call further attention to the proposed flood hazard determinations and to the appeal procedure by using a press release or other public notice.

If warranted by substantive changes, during the appeal period we will send you Revised Preliminary copies of the revised FIRM and FIS report. At the end of the 90-day appeal period and following the resolution of any appeals and comments, we will send you a Letter of Final Determination, which will finalize the flood hazard information presented on the revised FIRM and FIS report and will establish an effective date.

If you have any questions regarding the proposed flood hazard determinations, revised FIRM panels, or revised FIS report for your community, please call our FEMA Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627) or e-mail the FMIX staff at [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com).

Sincerely,



Kristen M. Martinenza, P.E., CFM, Chief  
Risk Analysis Branch  
FEMA Region IV

Enclosures:

Newspaper Notice  
Proposed Flood Hazard Determinations *Federal Register* Notice  
*Criteria for Appeals of Flood Insurance Rate Maps*  
"Scientific Resolution Panels" Fact Sheet

cc: Michael Barr, Development Services Director, City of Millersville  
Amy J. Miller, CFM, State NFIP Coordinator



showing the new or modified flood hazard information for each community.

**ADDRESSES:** The FIRM, and if applicable, the FIS report containing the final flood hazard information for each community is available for inspection at the respective Community Map Repository address listed in the tables below and will be available online through the FEMA Map Service Center at <https://msc.fema.gov> by the date indicated above.

**FOR FURTHER INFORMATION CONTACT:** Rick Sacbabit, Chief, Engineering Services Branch, Federal Insurance and Mitigation Administration, FEMA, 400 C Street SW, Washington, DC 20472, (202) 646-7659, or (email) [patrick.sacbabit@fema.dhs.gov](mailto:patrick.sacbabit@fema.dhs.gov); or visit the FEMA Map Information eXchange (FMIX) online at <https://>

[www.floodmaps.fema.gov/fhm/fmx\\_main.html](http://www.floodmaps.fema.gov/fhm/fmx_main.html).

**SUPPLEMENTARY INFORMATION:** The Federal Emergency Management Agency (FEMA) makes the final determinations listed below for the new or modified flood hazard information for each community listed. Notification of these changes has been published in newspapers of local circulation and 90 days have elapsed since that publication. The Deputy Associate Administrator for Insurance and Mitigation has resolved any appeals resulting from this notification.

This final notice is issued in accordance with section 110 of the Flood Disaster Protection Act of 1973, 42 U.S.C. 4104, and 44 CFR part 67. FEMA has developed criteria for floodplain management in floodprone

areas in accordance with 44 CFR part 60.

Interested lessees and owners of real property are encouraged to review the new or revised FIRM and FIS report available at the address cited below for each community or online through the FEMA Map Service Center at <https://msc.fema.gov>.

The flood hazard determinations are made final in the watersheds and/or communities listed in the table below. (Catalog of Federal Domestic Assistance No. 97.022, "Flood Insurance.")

**Michael M. Grimm,**  
Assistant Administrator for Risk Management, Department of Homeland Security, Federal Emergency Management Agency.

Community	Community map repository address
<b>Tulsa County, Oklahoma and Incorporated Areas</b> Docket No.: FEMA-B-1802	
City of Tulsa .....	Stormwater Design Office, 2317 South Jackson Street, Suite 302, Tulsa, Oklahoma 74103.
<b>Harris County, Texas and Incorporated Areas</b> Docket No.: FEMA-B-1753	
City of Houston .....	Public Works and Engineering Department, Floodplain Management Office, 1002 Washington Avenue, 3rd Floor, Houston, TX 77002.
City of Missouri City .....	Development Services Department, 1522 Texas Parkway, Missouri City, TX 77489.
City of South Houston .....	City Hall, 1018 Dallas Street, South Houston, TX 77587.
Unincorporated Areas of Harris County .....	Harris County Engineering Department, Permit Division, 10555 Northwest Freeway, Suite 120, Houston, TX 77092.

[FR Doc. 2019-03370 Filed 2-26-19; 8:45 am]  
BILLING CODE 9110-12-P

## DEPARTMENT OF HOMELAND SECURITY

### Federal Emergency Management Agency

[Docket ID FEMA-2019-0002; Internal Agency Docket No. FEMA-B-1905]

### Proposed Flood Hazard Determinations

**AGENCY:** Federal Emergency Management Agency, DHS.  
**ACTION:** Notice.

**SUMMARY:** Comments are requested on proposed flood hazard determinations, which may include additions or modifications of any Base Flood Elevation (BFE), base flood depth, Special Flood Hazard Area (SFHA) boundary or zone designation, or regulatory floodway on the Flood Insurance Rate Maps (FIRMs), and

where applicable, in the supporting Flood Insurance Study (FIS) reports for the communities listed in the table below. The purpose of this notice is to seek general information and comment regarding the preliminary FIRM, and where applicable, the FIS report that the Federal Emergency Management Agency (FEMA) has provided to the affected communities. The FIRM and FIS report are the basis of the floodplain management measures that the community is required either to adopt or to show evidence of having in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program (NFIP). In addition, the FIRM and FIS report, once effective, will be used by insurance agents and others to calculate appropriate flood insurance premium rates for new buildings and the contents of those buildings.

**DATES:** Comments are to be submitted on or before May 28, 2019.

**ADDRESSES:** The Preliminary FIRM, and where applicable, the FIS report for

each community are available for inspection at both the online location [https://www.fema.gov/preliminary\\_floodhazarddata](https://www.fema.gov/preliminary_floodhazarddata) and the respective Community Map Repository address listed in the tables below. Additionally, the current effective FIRM and FIS report for each community are accessible online through the FEMA Map Service Center at <https://msc.fema.gov> for comparison.

You may submit comments, identified by Docket No. FEMA-B-1905, to Rick Sacbabit, Chief, Engineering Services Branch, Federal Insurance and Mitigation Administration, FEMA, 400 C Street SW, Washington, DC 20472, (202) 646-7659, or (email) [patrick.sacbabit@fema.dhs.gov](mailto:patrick.sacbabit@fema.dhs.gov).

**FOR FURTHER INFORMATION CONTACT:** Rick Sacbabit, Chief, Engineering Services Branch, Federal Insurance and Mitigation Administration, FEMA, 400 C Street SW, Washington, DC 20472, (202) 646-7659, or (email) [patrick.sacbabit@fema.dhs.gov](mailto:patrick.sacbabit@fema.dhs.gov); or visit the FEMA Map Information eXchange (FMIX) online at <https://>



[www.floodmaps.fema.gov/fhm/fmx\\_main.html](http://www.floodmaps.fema.gov/fhm/fmx_main.html).

**SUPPLEMENTARY INFORMATION:** FEMA proposes to make flood hazard determinations for each community listed below, in accordance with section 110 of the Flood Disaster Protection Act of 1973, 42 U.S.C. 4104, and 44 CFR 67.4(a).

These proposed flood hazard determinations, together with the floodplain management criteria required by 44 CFR 60.3, are the minimum that are required. They should not be construed to mean that the community must change any existing ordinances that are more stringent in their floodplain management requirements. The community may at any time enact stricter requirements of its own or pursuant to policies established by other Federal, State, or regional entities. These flood hazard determinations are used to meet the floodplain management requirements of the NFIP and are used to calculate the appropriate flood insurance premium rates for new buildings built after the FIRM and FIS report become effective.

The communities affected by the flood hazard determinations are provided in the tables below. Any request for reconsideration of the revised flood hazard information shown on the Preliminary FIRM and FIS report that satisfies the data requirements outlined in 44 CFR 67.6(b) is considered an appeal. Comments unrelated to the flood hazard determinations also will be considered before the FIRM and FIS report become effective.

Use of a Scientific Resolution Panel (SRP) is available to communities in support of the appeal resolution process. SRPs are independent panels of experts in hydrology, hydraulics, and other pertinent sciences established to review conflicting scientific and technical data and provide recommendations for resolution. Use of the SRP only may be exercised after FEMA and local communities have been engaged in a collaborative consultation process for at least 60 days without a mutually acceptable resolution of an appeal. Additional information regarding the SRP process can be found

online at [https://www.floodsrp.org/pdfs/srp\\_overview.pdf](https://www.floodsrp.org/pdfs/srp_overview.pdf).

The watersheds and/or communities affected are listed in the tables below. The Preliminary FIRM, and where applicable, FIS report for each community are available for inspection at both the online location <https://www.fema.gov/preliminaryfloodhazarddata> and the respective Community Map Repository address listed in the tables. For communities with multiple ongoing Preliminary studies, the studies can be identified by the unique project number and Preliminary FIRM date listed in the tables. Additionally, the current effective FIRM and FIS report for each community are accessible online through the FEMA Map Service Center at <https://msc.fema.gov> for comparison.

(Catalog of Federal Domestic Assistance No. 97.022, "Flood Insurance.")

Michael M. Grimm,  
Assistant Administrator for Risk  
Management, Department of Homeland  
Security, Federal Emergency Management  
Agency.

Community	Community map repository address
<b>Hamilton County, Florida and Incorporated Areas</b> Project: 12-04-7914S Preliminary Date: September 28, 2018	
Unincorporated Areas of Hamilton County .....	Hamilton County Building Department, 204 Northeast 1st Street, Jasper, FL 32052.
<b>Madison County, Florida and Incorporated Areas</b> Project: 12-04-7914S Preliminary Date: September 28, 2018	
City of Madison .....	City Hall, 321 Southwest Rutledge Street, Madison, FL 32340.
Town of Lee .....	Town Hall, 286 Northeast County Road 255, Lee, FL 32059.
Unincorporated Areas of Madison County .....	Madison County Courthouse Annex, 229 Southwest Pinckney Street, Madison, FL 32340.
<b>Pasco County, Florida and Incorporated Areas</b> Project: 13-04-1877S Preliminary Date: April 27, 2018	
City of New Port Richey .....	City Hall, 5919 Main Street, New Port Richey, FL 34652.
City of Port Richey .....	City Hall, Planning Department, 6333 Ridge Road, Port Richey, FL 34668.
Unincorporated Areas of Pasco County .....	Pasco County Building Construction Services, 8731 Citizens Drive, Suite 230, New Port Richey, FL 34654.
<b>Pinellas County, Florida and Incorporated Areas</b> Project: 13-04-3188S Preliminary Date: June 29, 2018	
City of Belleair Beach .....	City Hall, 444 Causeway Boulevard, Belleair Beach, FL 33786.
City of Belleair Bluffs .....	City Hall, 2747 Sunset Boulevard, Belleair Bluffs, FL 33770.
City of Clearwater .....	Municipal Services Building, Engineering Department, 100 South Myrtle Avenue, Suite 220, Clearwater, FL 33756.
City of Dunedin .....	Technology Services Building, 737 Loudon Avenue, Dunedin, FL 34698.
City of Gulfport .....	City Hall, Building Department, 2401 53rd Street South, Gulfport, FL 33707.
City of Indian Rocks Beach .....	City Hall, 1507 Bay Palm Boulevard, Indian Rocks Beach, FL 33785.
City of Largo .....	City Hall, 201 Highland Avenue North, Largo, FL 33770.
City of Madeira Beach .....	Building Department, 300 Municipal Drive, Madeira Beach, FL 33708.
City of Oldsmar .....	City Hall, Planning and Redevelopment Department, 100 State Street West, Oldsmar, FL 34677.
City of Pinellas Park .....	Planning and Development Services, 6051 78th Avenue North, Pinellas Park, FL 33781.



Community	Community map repository address
City of Safety Harbor .....	Building Official's Department, 750 Main Street, Safety Harbor, FL 34695.
City of Seminole .....	City Hall, Community Development Department, 9199 113th Street, Seminole, FL 33772.
City of South Pasadena .....	Building Department, 6940 Hibiscus Avenue South, South Pasadena, FL 33707.
City of St. Pete Beach .....	City Hall, Building Department, 155 Corey Avenue, St. Pete Beach, FL 33706.
City of St. Petersburg .....	Municipal Services Center, 1 4th Street North, St. Petersburg, FL 33701.
City of Tarpon Springs .....	Building Department, 324 East Pine Street, Tarpon Springs, FL 34689.
City of Treasure Island .....	City Hall, Community Improvement Department, 120 108th Avenue, Treasure Island, FL 33706.
Town of Belleair .....	Town Hall, 901 Ponce de Leon Boulevard, Belleair, FL 33756.
Town of Belleair Shore .....	City Clerk's Office, 1200 Gulf Boulevard, Belleair Shore, FL 33786.
Town of Indian Shores .....	Building Department, 19305 Gulf Boulevard, Indian Shores, FL 33785.
Town of Kenneth City .....	Town Hall, 6000 54th Avenue North, Kenneth City, FL 33709.
Town of North Redington Beach .....	Town Hall, 190 173rd Avenue East, North Redington Beach, FL 33708.
Town of Redington Beach .....	Redington Beach Building Department, 18001 Gulf Boulevard, Redington Shores, FL 33708.
Town of Redington Shores .....	Town Hall, Building Department, 17425 Gulf Boulevard, Redington Shores, FL 33708.
Unincorporated Areas of Pinellas County .....	Pinellas County Building Department, 440 Court Street, Clearwater, FL 33756.
<b>Fulton County, Georgia and Incorporated Areas</b> Project: 13-04-8403S Preliminary Date: June 15, 2017	
City of Roswell .....	City Hall, 38 Hill Street, Suite 235, Roswell, GA 30075.
<b>Allegany County, Maryland and Incorporated Areas</b> Project: 09-03-0015S Preliminary Date: December 11, 2018	
Town of Luke .....	City Building, 510 Grant Street, Luke, MD 21540.
Unincorporated Areas of Allegany County .....	Allegany County Office Building, 701 Kelly Road, Cumberland, MD 21502.
<b>Cheatham County, Tennessee and Incorporated Areas</b> Project: 13-04-6204S and 13-04-1482S Preliminary Date: June 29, 2018	
Town of Ashland City .....	City Hall, 101 Court Street, Ashland City, TN 37015.
Town of Pleasant View .....	City Hall, 1008 Civic Court, Pleasant View, TN 37146.
Unincorporated Areas of Cheatham County .....	Cheatham County Building and Codes Department, 111 Frey Street, Ashland City, TN 37015.
<b>Coffee County, Tennessee and Incorporated Areas</b> Project: 18-04-0023S Preliminary Date: June 29, 2018	
City of Manchester .....	City Hall, Health and Codes Department, 200 West Fort Street, Manchester, TN 37355.
Unincorporated Areas of Coffee County .....	Coffee County Administration Plaza, Zoning and Codes Department, 1329 McArthur Street, Suite 2, Manchester, TN 37355.
<b>Dickson County, Tennessee and Incorporated Areas</b> Project: 13-04-1482S Preliminary Date: June 29, 2018	
Town of Charlotte .....	City Hall, 22 Court Square, Charlotte, TN 37036.
Town of Slayden .....	Mayor's Personal Residence, 701 Schmittou Street, Slayden, TN 37165.
Unincorporated Areas of Dickson County .....	Dickson County Courthouse, 4 Court Square, Charlotte, TN 37036.
<b>Houston County, Tennessee and Incorporated Areas</b> Project: 13-04-1482S Preliminary Date: June 29, 2018	
City of Erin .....	City Hall, 15 Hill Street, Erin, TN 37061.
City of Tennessee Ridge .....	Houston County Property Assessor, 4725 East Main Street, Room 105, Erin, TN 37061.
Unincorporated Areas of Houston County .....	Houston County Courthouse, 4725 East Main Street, Erin, TN 37061.
<b>Montgomery County, Tennessee and Incorporated Areas</b> Project: 13-04-1482S Preliminary Date: June 29, 2018	
City of Clarksville .....	Regional Planning Commission, 329 Main Street, Clarksville, TN 37040.



Community	Community map repository address
Unincorporated Areas of Montgomery County .....	Montgomery County Building and Codes Department, 350 Pageant Lane, Suite 309, Clarksville, TN 37040.
<b>Robertson County, Tennessee and Incorporated Areas</b> Project: 13-04-6204S Preliminary Date: June 29, 2018	
Town of Coopertown .....	Coopertown City Hall, 2525 Burgess Gower Road, Springfield, TN 37172.
Unincorporated Areas of Robertson County .....	Robertson County Planning and Zoning Building, 527 South Brown Street, Springfield, TN 37172.
<b>Stewart County, Tennessee and Incorporated Areas</b> Project: 13-04-1482S Preliminary Date: June 29, 2018	
Town of Cumberland City .....	City Hall, 121 Main Street, Cumberland City, TN 37050.
Town of Dover .....	City Hall, 625 Donelson Parkway, Dover, TN 37058.
Unincorporated Areas of Stewart County .....	Stewart County Mayor's Office, 226 Lakeview Drive, Dover, TN 37058.
<b>Sumner County, Tennessee and Incorporated Areas</b> Project: 13-04-6204S Preliminary Date: June 29, 2018	
City of Goodlettsville .....	Planning and Zoning Department, 117 Memorial Drive, Suite B, Goodlettsville, TN 37072.
City of Hendersonville .....	City Hall, 101 Maple Drive North, Hendersonville, TN 37075.
City of Millersville .....	City Hall, 1246 Louisville Highway, Millersville, TN 37072.
Unincorporated Areas of Sumner County .....	Sumner County Building and Codes Department, 355 North Belvedere Drive, Room 208, Gallatin, TN 37066.
<b>Williamson County, Tennessee and Incorporated Areas</b> Project: 13-04-6204S Preliminary Date: June 29, 2018	
City of Brentwood .....	City Hall, 5211 Maryland Way, Brentwood, TN 37027.
Town of Nolensville .....	Town Hall, 7218 Nolensville Road, Nolensville, TN 37135.
Unincorporated Areas of Williamson County .....	Williamson County Engineering Department, 1320 West Main Street, Suite 400, Franklin, TN 37064.
<b>City of Radford, Virginia (Independent City)</b> Project: 18-03-0015S Preliminary Date: September 28, 2018	
City of Radford .....	City Office, 10 Robertson Street, Radford, VA 24141.

[FR Doc. 2019-03375 Filed 2-26-19; 8:45 am]  
BILLING CODE 9110-12-P

## DEPARTMENT OF HOMELAND SECURITY

### Federal Emergency Management Agency

[Docket ID FEMA-2019-0002]

#### Final Flood Hazard Determinations

**AGENCY:** Federal Emergency Management Agency, DHS.

**ACTION:** Notice.

**SUMMARY:** Flood hazard determinations, which may include additions or modifications of Base Flood Elevations (BFEs), base flood depths, Special Flood Hazard Area (SFHA) boundaries or zone designations, or regulatory floodways on the Flood Insurance Rate Maps (FIRMs) and where applicable, in the supporting Flood Insurance Study (FIS) reports have been made final for the communities listed in the table below.

The FIRM and FIS report are the basis of the floodplain management measures that a community is required either to adopt or to show evidence of having in effect in order to qualify or remain qualified for participation in the Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program (NFIP). In addition, the FIRM and FIS report are used by insurance agents and others to calculate appropriate flood insurance premium rates for buildings and the contents of those buildings.

**DATES:** The date of March 21, 2019 has been established for the FIRM and, where applicable, the supporting FIS report showing the new or modified flood hazard information for each community.

**ADDRESSES:** The FIRM, and if applicable, the FIS report containing the final flood hazard information for each community is available for inspection at the respective Community Map Repository address listed in the tables below and will be available online through the FEMA Map Service Center

at <https://msc.fema.gov> by the date indicated above.

**FOR FURTHER INFORMATION CONTACT:** Rick Sacbabit, Chief, Engineering Services Branch, Federal Insurance and Mitigation Administration, FEMA, 400 C Street SW, Washington, DC 20472, (202) 646-7659, or (email) [patrick.sacbabit@fema.dhs.gov](mailto:patrick.sacbabit@fema.dhs.gov); or visit the FEMA Map Information eXchange (FMIX) online at [https://www.floodmaps.fema.gov/fhm/fmx\\_main.html](https://www.floodmaps.fema.gov/fhm/fmx_main.html).

**SUPPLEMENTARY INFORMATION:** The Federal Emergency Management Agency (FEMA) makes the final determinations listed below for the new or modified flood hazard information for each community listed. Notification of these changes has been published in newspapers of local circulation and 90 days have elapsed since that publication. The Deputy Associate Administrator for Insurance and Mitigation has resolved any appeals resulting from this notification.

This final notice is issued in accordance with section 110 of the