



ATHENS CITY COUNCIL WORK SESSION

Monday, September 8, 2025, 5:00pm

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. COMMUNICATIONS AND SPECIAL PRESENTATIONS

IV. DISCUSSION

- (1 – 9) A. Athens City Schools FY 2025 – 26 Budget Amendment #1
- (10 – 26) B. Design and Construction of Fire Station #3 (Wold Architect & Engineers)
- (27 – 33) C. Renovating the House at Regional Park into the Parks & Recreation Offices (Allen & Hoshall)
- (34 – 60) D. City Hall Renovations and Expansion (Allen & Hoshall)
- (61 – 64) E. RFB 25-11: Bid Award for Mt. Verd Industrial Park Improvements
- (65 – 66) F. Resolution 2025-25, A resolution to amend Section 4, Article V of the Charter of the City of Athens, Tennessee, to remove fixed salary provisions for the Mayor and Councilmembers and to authorize future compensation to be established by ordinance.
- (67 – 68) G. Resolution 2025-26, A resolution authorizing the City of Athens to apply for the Atlanta Braves Foundation – Braves Park Project Grant for field renovations to Brody Ellis Field at Prof Powers Park.
- (69 – 71) H. Resolution 2025-27, A resolution of the City of Athens, Tennessee to declare certain property as surplus and to authorize its disposal.
- (72 – 76) I. Rezoning request for 2201 Decatur Pike from B-3 Intensive Business District to R-2 Medium Density Residential District.
- (77 – 102) J. Review of Amendments to the Floodplain Section of the Municipal Zoning Ordinance.
- (103 - 116) K. Purchase Equipment and Services Related to Traffic Signal Maintenance, Upgrades, and Coordination for Exit 49 Corridor.
- (117 – 121) L. An Ordinance to Amend Title 14, Chapter V, Section 14-130 of the Athens City Code relative to Permanent Stormwater Management: Design and Construction Inspection.

M. Councilmember Items

- a. Mayor Eaton
 - i. Funding Request from Mid-East Tennessee Community Chorus
 - ii. Veterans Parade
- b. Councilmember Duggan
 - i. Discussion to change our charter so that City Council Candidates running are the same as the school board and other offices elected on our voting ballots, by having the party affiliation listed with the person running for council.
 - ii. Also, to coincide with our charter and with term limits for the council to discuss a three 4-year term limit for school board members.
 - iii. The need for a community center to be placed on the North city property. To bring before the parks and rec board to add to their long-range planning.
 - iv. The need for opening swimming pools in possibly two other locations within the city. To bring it to the Parks and Rec board for future improvements with long-range planning.
 - v. The need to purchase security cameras and update the current ones at ALL parks before any new future projects break ground. For safety and security.
- c. Councilmember Sherlin
 - i. Firing Range at Public Works

V. NEW BUSINESS

VI. BOARDS & COMMITTEES

- (122) A. Abby Burke Carroll requests appointment to fill any vacancy on the Council Advisory Committee
- (122) B. Reappoint Frances Witt-McMahan to the Athens Municipal Regional Planning Commission

VII. ADJOURNMENT



Agenda Item

IV. A. Athens City Schools FY 2025 – 26 Budget Amendment #1

Overview

Food Service Fund (FS) Amendment

Transfer of \$82,537 from fund balance to cover salary increases and retention for cafeteria staff. Total Food Service Fund budget grows from \$1,568,287 to \$1,650,824.

General Purpose Fund (GP) Amendment

Adjustments across multiple areas, reflecting final TISA funding, Pre-K grant revisions, Westside sprinkler project, technology replacements, and staffing contracts. Total General Purpose Fund expenditures increased from \$20,055,991 to \$20,512,346.

Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for consideration.

Affected Departments

Finance

ATHENS CITY SCHOOLS
FOOD SERVICE
BUDGET AMENDMENT # 1

SCHOOL YEAR 2025-2026

FUNDS AVAILABLE

Account No.	Appropriation	Beginning Balance	Increase	Decrease	Amended Budget
34570	RESTRICTED FOR OPERATION OF NON-INSTRUCTIONAL SERVICES	-	82,537	0	82,537
		-	82,537	0	82,537

Note: This amendment is recording the transfer of cash from the fnd balance to cover salary increases to retain employees.

EXPENDITURES

Account No.	Appropriation	Budget	Increase	Decrease	Amended Budget
72310	BOARD OF EDUCATION	0	0	0	0
73100	FOOD SERVICE	1,568,287	82,537	0	1,650,824
73300	COMMUNITY SERVICES	0	0	0	0
99100	TRANSFERS OUT	0	0	0	0
	TOTAL EXPENDITURES:	1,568,287	82,537	0	1,650,824

Amended by Athens City Board of Education on _____

Approved by Athens City Council on _____

Secretary

City Manager

Chairman

Mayor

ATHENS CITY SCHOOLS
FOOD SERVICE
BUDGET AMENDMENT # 1

SCHOOL YEAR 2025-2026

DETAIL

EXPENDITURES

	BUDGET	INCREASE	DECREASE	AMENDED BUDGET
73100 FOOD SERVICE				
73100-105 SUPERVISOR/DIRECTOR	55,692	0	0	55,692
73100-119 ACCOUNTANTS/BOOKKEEPERS	19,692	0	0	19,692
73100-165 CAFETERIA PERSONNEL	352,040	49,552	0	401,592
73100-188 BONUS PAYMENTS	0	1,000	0	1,000
73100-189 OTHER SALARIES & WAGES	15,000	0	0	15,000
73100-201 SOCIAL SECURITY	17,136	12,499	0	29,635
73100-204 STATE RETIREMENT	17,582	16,563	0	34,145
73100-206 LIFE INSURANCE	600	0	0	600
73100-207 MEDICAL INSURANCE	108,913	0	0	108,913
73100-210 UNEMPLOYMENT COMPENSATION	2,000	0	0	2,000
73100-212 EMPLOYER MEDICARE	4,008	2,923	0	6,931
73100-299 OTHER FRINGE BENEFITS	2,000	0	0	2,000
73100-336 MAINTENANCE & REPAIR SERVICES & EQUIPMENT	12,000	0	0	12,000
73100-355 TRAVEL	200	0	0	200
73100-399 OTHER CONTRACTED SERVICES	28,000	0	0	28,000
73100-422 FOOD SUPPLIES	661,131	0	0	661,131
73100-435 OFFICE SUPPLIES	2,000	0	0	2,000
73100-469 COMMODITIES	120,293	0	0	120,293
73100-499 OTHER SUPPLIES & MATERIALS	65,000	0	0	65,000
73100-524 INSERVICE/STAFF DEVELOPMENT	2,000	0	0	2,000
73100-599 OTHER CHARGES	8,000	0	0	8,000
73100-710 FOOD SERVICE EQUIPMENT	75,000	0	0	75,000
TOTAL	1,568,287	82,537	0	1,650,824
TOTAL EXPENDITURES	1,568,287	82,537	-	1,650,824

ATHENS CITY SCHOOLS
GENERAL PURPOSE
BUDGET AMENDMENT # 1

SCHOOL YEAR 2025-2026

FUNDS AVAILABLE

Account No.	Appropriation	Beginning Balance	Increase	Decrease	Amended Budget
34775-WEST	ASSIGNED FOR CAPITAL OUTLAY - WESTSIDE REPAIRS	-	162,300	0	162,300
46510	TENNESSEE INVESTMENT IN STUDENT ACHIEVEMENT	11,777,087	292,083	0	12,069,170
46515	EARLY CHILDHOOD EDUCATION	643,509	0	643,509	0
46515-VPK	EARLY CHILDHOOD EDUCATION - VPK	-	645,481	0	645,481
		12,420,596	1,099,864	643,509	12,876,951

Note: This amendment is recording the Westside sprinkler contract, technology replacements, contract for a speech language pathologist assistant, revision of the Voluntary Pre-K grant, budgeting the final TISA amount, and changes to schools' allocations.

EXPENDITURES

Account No.	Appropriation	Budget	Increase	Decrease	Amended Budget
71100	REGULAR INSTRUCTION PROGRAM	10,083,381	90,161	0	10,173,542
71200	SPECIAL EDUCATION PROGRAM	1,257,900	60,000	0	1,317,900
71300	VOCATIONAL EDUCATION PROGRAM	37,729	0	0	37,729
71400	STUDENT BODY	17,449	0	0	17,449
72110	ATTENDANCE	44,937	1,500	0	46,437
72120	HEALTH SERVICES	361,457	0	0	361,457
72130	OTHER STUDENT SUPPORT	473,139	39,709	0	512,848
72210	REGULAR INSTRUCTION PROGRAM	989,451	3,437	0	992,888
72220	SPECIAL EDUCATION PROGRAM	106,773	0	0	106,773
72250	TECHNOLOGY	275,326	60,100	0	335,426
72310	BOARD OF EDUCATION	1,006,607	3,119	0	1,009,726
72320	OFFICE OF THE SUPERINTENDENT	240,299	0	0	240,299
72410	OFFICE OF THE PRINCIPAL	1,202,241	1,093	165	1,203,169
72510	FISCAL SERVICES	238,597	0	0	238,597
72520	HUMAN SERVICES/PERSONNEL	144,298	0	0	144,298
72610	OPERATION OF PLANT	1,196,956	8,500	0	1,205,456
72620	MAINTENANCE OF PLANT	298,298	17,500	0	315,798
72710	TRANSPORTATION	708,849	1,208	0	708,057
73100	FOOD SERVICE	7,190	1,000	0	8,190
73300	COMMUNITY SERVICES	382,106	0	0	382,106
73400	EARLY CHILDHOOD EDUCATION	845,008	15,789	8,897	851,900
76100	CAPITAL OUTLAY	140,000	162,300	0	302,300
	TOTAL EXPENDITURES:	20,055,991	465,417	9,062	20,512,346

Amended by Athens City Board of Education on _____

Approved by Athens City Council on _____

Secretary

City Manager

Chairman

Mayor

ATHENS CITY SCHOOLS
GENERAL PURPOSE
BUDGET AMENDMENT # 1

SCHOOL YEAR 2025-2026

EXPENDITURES					
DETAIL					
71100 REGULAR INSTRUCTION PROGRAM					
71100-116	TEACHERS	BUDGET	INCREASE	DECREASE	AMENDED BUDGET
71100-117	CAREER LADDER PROGRAM	6,549,961	0	0	6,549,961
71100-128	HOMEBOUND TEACHERS	4,200	0	0	4,200
71100-163	INSTRUCTIONAL ASSISTANTS	2,500	0	0	2,500
71100-163	INSTRUCTIONAL ASSISTANTS	472,555	0	0	472,555
71100-188	BONUS PAYMENTS	332,000	0	0	332,000
71100-189	OTHER SALARIES AND WAGES	24,000	18,000	0	42,000
71100-198	NON-CERTIFIED SUBSTITUTE TEACHERS	156,000	0	0	156,000
71100-201	SOCIAL SECURITY	467,251	0	0	467,251
71100-204	STATE RETIREMENT	452,326	0	0	452,326
71100-207	MEDICAL INSURANCE	999,660	0	0	999,660
71100-212	EMPLOYER MEDICARE	109,346	0	0	109,346
71100-217	STATE HYBRID STABILIZATION	44,045	0	0	44,045
71100-299	OTHER FRINGE BENEFITS	50,000	0	0	50,000
71100-312	CONTRACTS WITH PRIVATE AGENCIES	2,209	0	0	2,209
71100-330	LEASE/SBITA PAYMENTS	13,748	32,000	0	45,748
71100-399	OTHER CONTRACTED SERVICES	1,509	0	0	1,509
71100-429	INSTRUCTIONAL SUPPLIES AND MATERIALS	93,551	36,061	0	129,612
71100-430	TEXTBOOKS-ELECTRONIC	68,000	0	0	68,000
71100-449	TEXTBOOKS	165,000	0	0	165,000
71100-499	OTHER SUPPLIES AND MATERIALS	12,530	0	0	12,530
71100-599	OTHER CHARGES	3,123	0	0	3,123
71100-722	REGULAR INSTRUCTION EQUIPMENT	59,867	4,100	0	63,967
TOTAL		10,083,381	90,161	0	10,173,542
71200 SPECIAL EDUCATION PROGRAM					
71200-116	TEACHERS	BUDGET	INCREASE	DECREASE	AMENDED BUDGET
71200-128	HOMEBOUND TEACHERS	576,648	0	0	576,648
71200-163	EDUCATIONAL ASSISTANTS	2,500	0	0	2,500
71200-171	SPEECH PATHOLOGIST	141,767	0	0	141,767
71200-198	NON-CERTIFIED SUBSTITUTE TEACHERS	116,141	0	0	116,141
71200-201	SOCIAL SECURITY	2,500	0	0	2,500
71200-204	STATE RETIREMENT	52,953	0	0	52,953
71200-206	LIFE INSURANCE	53,643	0	0	53,643
71200-207	MEDICAL INSURANCE	25	0	0	25
71200-212	EMPLOYER MEDICARE	186,004	0	0	186,004
71200-217	RETIREMENT HYBRID STABILIZATION	12,161	0	0	12,161
71200-312	CONTRACTS WITH PRIVATE AGENCIES	1,834	0	0	1,834
71200-429	INSTRUCTIONAL SUPPLIES	110,924	60,000	0	170,924
71200-499	OTHER SUPPLIES AND MATERIALS	300	0	0	300
TOTAL		1,257,900	60,000	0	1,317,900

ATHENS CITY SCHOOLS
GENERAL PURPOSE
BUDGET AMENDMENT # 1

SCHOOL YEAR 2025-2026

72110 ATTENDANCE		BUDGET	INCREASE	DECREASE	AMENDED BUDGET
72110-162	CLERICAL PERSONNEL	1,000	0	0	1,000
72110-189	OTHER SALARIES AND WAGES	21,000	0	0	21,000
72110-201	SOCIAL SECURITY	1,363	0	0	1,363
72110-204	STATE RETIREMENT	2,112	0	0	2,112
72110-207	MEDICAL INSURANCE	4,392	0	0	4,392
72110-212	EMPLOYER MEDICARE	320	0	0	320
72110-399	OTHER CONTRACTED SERVICES	8,000	0	0	8,000.00
72110-499	OTHER SUPPLIES AND MATERIALS	900	0	0	900
72110-524	INSERVICE/STAFF DEV	4,000	0	0	4,000
72110-599	OTHER CHARGES	1,850	1,500	0	3,350
TOTAL		44,937	1,500	0	46,437
72130 OTHER STUDENT SUPPORT		BUDGET	INCREASE	DECREASE	AMENDED BUDGET
72130-123	GUIDANCE PERSONNEL	277,124	0	0	277,124
72130-130	SOCIAL WORKERS	41,524	0	0	41,524
72130-201	SOCIAL SECURITY	19,756	0	0	19,756
72130-204	STATE RETIREMENT	19,976	0	0	19,976
72130-207	MEDICAL INSURANCE	48,132	0	0	48,132
72130-212	EMPLOYER MEDICARE	4,620	0	0	4,620
72130-217	RETIREMENT - HYBRID STABILIZATION	1,588	0	0	1,588
72130-322	EVALUATION AND TESTING	0	39,709	0	39,709
72130-336	MAINTENANCE AND REPAIR SERVICES-EQUIPMENT	1,500	0	0	1,500
72130-399	OTHER CONTRACTED SERVICES	12,992	0	0	12,992
72130-499	OTHER SUPPLIES AND MATERIALS	1,438	0	0	1,438
72130-524	IN-SERVICE/STAFF DEVELOPMENT	11,900	0	0	11,900
72130-599	OTHER CHARGES	1,589	0	0	1,589
72130-790	OTHER EQUIPMENT	31,000	0	0	31,000
TOTAL		473,139	39,709	0	512,848
72210 SUPPORT REGULAR INSTRUCTION		BUDGET	INCREASE	DECREASE	AMENDED BUDGET
72210-105	SUPERVISOR/DIRECTOR	187,212	0	0	187,212
72210-117	CAREER LADDER	4,000	0	0	4,000
72210-129	LIBRARIANS	179,892	0	0	179,892
72210-161	SECRETARY (S)	54,218	0	0	54,218
72210-162	CLERICAL PERSONNEL	19,689	0	0	19,689
72210-163	EDUCATIONAL ASSISTANTS	19,689	0	0	19,689
72210-172	INSTRUCTIONAL COACHES	241,885	0	0	241,885
72210-201	SOCIAL SECURITY	28,811	0	0	28,811
72210-204	STATE RETIREMENT	53,619	0	0	53,619
72210-207	MEDICAL INSURANCE	98,538	0	0	98,538
72210-212	EMPLOYER MEDICARE	6,738	0	0	6,738
72210-217	RETIREMENT HYBRID STABILIZATION	1,039	0	0	1,039
72210-336	MAINTENANCE AND REPAIR-EQUIP	4,500	0	0	4,500
72210-355	TRAVEL	1,700	0	0	1,700
72210-399	OTHER CONTRACTED SERVICE	11,951	0	0	11,951
72210-432	LIBRARY BOOKS	33,280	0	0	33,280
72210-499	OTHER SUPPLIES AND MATERIALS	0	3,187	0	3,187
72210-524	INSERVICE/STAFF DEVELOPMENT	36,837	0	0	36,837
72210-599	OTHER CHARGES	5,853	0	0	5,853
72210-790	OTHER EQUIPMENT	0	250	0	250
TOTAL		989,451	3,437	0	992,888

ATHENS CITY SCHOOLS
GENERAL PURPOSE
BUDGET AMENDMENT # 1

SCHOOL YEAR 2025-2026

72250 TECHNOLOGY				BUDGET	INCREASE	DECREASE	AMENDED BUDGET
72250-121	DATA PROCESSING PERSONNEL			42,239	0	0	42,239
72250-189	OTHER SALARIES AND WAGES			64,471	0	0	64,471
72250-201	SOCIAL SECURITY			6,616	0	0	6,616
72250-204	STATE RETIREMENT			10,244	0	0	10,244
72250-207	MEDICAL INSURANCE			19,384	0	0	19,384
72250-212	EMPLOYER MEDICARE			1,547	0	0	1,547
72250-350	INTERNET CONNECTIVITY			26,900	0	0	26,900
72250-355	TRAVEL			100	0	0	100
72250-399	OTHER CONTRACTED SERVICES			53,000	0	0	53,000
72250-471	SOFTWARE			28,875	0	0	28,875
72250-499	OTHER SUPPLIES AND MATERIALS			500	100	0	600
72250-524	IN-SERVICE/STAFF DEVELOPMENT			3,000	0	0	3,000
72250-599	OTHER CHARGES			3,450	0	0	3,450
72250-790	OTHER EQUIPMENT			15,000	60,000	0	75,000
TOTAL				275,326	60,100	0	335,426
72310 BOARD OF EDUCATION				BUDGET	INCREASE	DECREASE	AMENDED BUDGET
72310-118	SECRETARY TO BOARD			12,899	0	0	12,899
72310-191	BOARD AND COMMITTEE MEMBERS FEES			7,500	0	0	7,500
72310-201	SOCIAL SECURITY			1,265	0	0	1,265
72310-204	STATE RETIREMENT			1,238	0	0	1,238
72310-206	LIFE INSURANCE			6,000	0	0	6,000
72310-207	MEDICAL INSURANCE			2,365	0	0	2,365
72310-210	UNEMPLOYMENT COMPENSATION			15,600	0	0	15,600
72310-212	EMPLOYER MEDICARE			296	0	0	296
72310-305	AUDIT SERVICES			27,880	0	0	27,880
72310-320	DUES AND MEMBERSHIPS			9,900	0	0	9,900
72310-331	LEGAL SERVICES			10,000	0	0	10,000
72310-399	OTHER CONTRACTED SERVICES			5,000	0	0	5,000
72310-499	OTHER SUPPLIES & MATERIALS			0	200	0	200
72310-506	LIABILITY INSURANCE			30,000	2,919	0	32,919
72310-510	TRUSTEE'S COMMISSION			47,000	0	0	47,000
72310-513	WORKMAN'S COMPENSATION INSURANCE			56,564	0	0	56,564
72310-524	IN-SERVICE/STAFF DEVELOPMENT			17,000	0	0	17,000
72310-533	CRIMINAL INVESTIGATION OF APPLICANTS-TBI			3,600	0	0	3,600
72310-534	REFUND TO APPLICANT FOR CRIMINAL INVESTI			2,500	0	0	2,500
72310-599	OTHER CHARGES			750,000	0	0	750,000
TOTAL				1,006,607	3,119	0	1,009,726
72410 OFFICE OF THE PRINCIPAL				BUDGET	INCREASE	DECREASE	AMENDED BUDGET
72410-104	PRINCIPALS			367,752	0	0	367,752
72410-117	CAREER LADDER PROGRAM			2,000	0	0	2,000
72410-119	ACCOUNTANTS/BOOKKEEPERS			63,693	0	0	63,693
72410-139	ASSISTANT PRINCIPALS			280,780	0	0	280,780
72410-161	SECRETARY(S)			97,065	0	0	97,065
72410-162	CLERICAL PERSONNEL			55,504	0	0	55,504
72410-201	SOCIAL SECURITY			53,741	0	0	53,741
72410-204	STATE RETIREMENT			58,297	0	0	58,297
72410-207	MEDICAL INSURANCE			141,977	0	0	141,977
72410-212	EMPLOYER MEDICARE			12,569	0	0	12,569
72410-307	COMMUNICATION			13,500	0	0	13,500
72410-330	LEASE/SBITA PAYMENTS			0	528	0	528
72410-336	MAINTENANCE & REPAIR SERVICES - EQUIPMENT			14,782	0	165	14,617
72410-355	TRAVEL			250	0	0	250
72410-399	OTHER CONTRACTED SERVICES			39,556	0	0	39,556
72410-435	OFFICE SUPPLIES			450	0	0	450
72410-499	OTHER SUPPLIES & MATERIALS			0	165	0	165
72410-524	IN-SERVICE/STAFF DEVELOPMENT			200	0	0	200
72410-599	OTHER CHARGES			125	0	0	125
72410-701	ADMINISTRATION EQUIPMENT			0	400	0	400
TOTAL				1,202,241	1,093	165	1,203,169

ATHENS CITY SCHOOLS
GENERAL PURPOSE
BUDGET AMENDMENT # 1

SCHOOL YEAR 2025-2026

72610 OPERATION OF PLANT		BUDGET	INCREASE	DECREASE	AMENDED BUDGET
72610-166	CUSTODIAL PERSONNEL	307,808	0	0	307,808
72610-189	OTHER SALARIES AND WAGES	1,130	0	0	1,130
72610-201	SOCIAL SECURITY	19,154	0	0	19,154
72610-204	STATE RETIREMENT	29,658	0	0	29,658
72610-207	MEDICAL INSURANCE	66,226	0	0	66,226
72610-212	EMPLOYER MEDICARE	4,480	0	0	4,480
72610-399	OTHER CONTRACTED SERVICES	0	55	0	55
72610-410	CUSTODIAL SUPPLIES	51,000	0	0	51,000
72610-415	ELECTRICITY	500,000	0	0	500,000
72610-434	NATURAL GAS	42,000	0	0	42,000
72610-454	WATER & SEWER	44,500	0	0	44,500
72610-502	BUILDING & CONTENT INSURANCE	130,000	8,445	0	138,445
72610-720	PLANT OPERATION EQUIPMENT	1,000	0	0	1,000
TOTAL		1,196,956	8,500	0	1,205,456
72620 MAINTENANCE OF PLANT		BUDGET	INCREASE	DECREASE	AMENDED BUDGET
72620-161	SECRETARIES	12,899	0	0	12,899
72620-167	MAINTENANCE PERSONNEL	55,000	0	0	55,000
72620-189	OTHER SALARIES AND WAGES	51,087	0	0	51,087
72620-201	SOCIAL SECURITY	7,377	0	0	7,377
72620-204	STATE RETIREMENT	11,423	0	0	11,423
72620-207	MEDICAL INSURANCE	21,287	0	0	21,287
72620-212	EMPLOYER MEDICARE	1,725	0	0	1,725
72620-335	MAINTENANCE & REPAIR SERVICES - BUILDING	13,000	0	0	13,000
72620-335	LEASE/SBITA PAYMENTS	0	2,500	0	2,500
72620-336	MAINTENANCE & REPAIR SERVICES - EQUIPMENT	13,000	15,000	0	28,000
72620-338	MAINTENANCE & REPAIR SERVICES - VEHICLES	4,000	0	0	4,000
72620-399	OTHER CONTRACTED SERVICES	69,000	0	0	69,000
72620-418	EQUIPMENT & MACHINERY PARTS	5,000	0	0	5,000
72620-425	GASOLINE	6,500	0	0	6,500
72620-499	OTHER SUPPLIES & MATERIALS	20,000	0	0	20,000
72620-524	INSERVICE/STAFF DEVELOPMENT	1,000	0	0	1,000
72620-717	MAINTENANCE EQUIPMENT	6,000	0	0	6,000
TOTAL		298,298	17,500	0	315,798
72710 TRANSPORTATION		BUDGET	INCREASE	DECREASE	AMENDED BUDGET
72710-105	SUPERVISOR/DIRECTOR	76,008	0	0	76,008
72710-146	BUS DRIVERS	208,260	0	0	208,260
72710-162	CLERICAL PERSONNEL	12,899	0	0	12,899
72710-189	OTHER SALARIES & WAGES	30,583	0	0	30,583
72710-201	SOCIAL SECURITY	20,197	0	0	20,197
72710-204	STATE RETIREMENT	31,464	0	0	31,464
72710-207	MEDICAL INSURANCE	120,812	0	0	120,812
72710-212	EMPLOYER MEDICARE	4,782	0	0	4,782
72710-217	RETIREMENT - HYBRID STABILIZATOIN	2	0	0	2
72710-307	COMMUNICATION	4,000	0	0	4,000
72710-313	CONTRACTS WITH PARENTS	26,348	0	0	26,348
72710-338	MAINTENANCE AND REPAIR SERVICES-VEHICLES	30,702	0	0	30,702
72710-340	MEDICAL AND DENTAL SERVICES	1,000	1,000	0	2,000
72710-399	OTHER CONTRACTED SERVICES	4,000	208	0	4,208
72710-412	DIESEL FUEL	32,668	0	0	32,668
72710-418	EQUIPMENT AND MACHINERY PARTS	1,500	0	0	1,500
72710-499	OTHER SUPPLIES AND MATERIALS	30,000	0	0	30,000
72710-511	VEHICLE AND EQUIPMENT INSURANCE	30,000	0	0	30,000
72710-524	IN-SERVICE/STAFF DEVELOPMENT	1,700	0	0	1,700
72710-599	OTHER CHARGES	3,053	0	0	3,053
72710-701	ADMINISTRATION EQUIPMENT	1,871	0	0	1,871
72710-729	TRANSPORTATION EQUIPMENT	35,000	0	0	35,000
TOTAL		706,849	1,208	0	708,057

ATHENS CITY SCHOOLS
GENERAL PURPOSE
BUDGET AMENDMENT # 1

SCHOOL YEAR 2025-2026

73100 FOOD SERVICE					
	BUDGET	INCREASE	DECREASE	AMENDED BUDGET	
73100-105 SUPERVISOR/DIRECTOR	2,000	0	0	2,000	
73100-165 CAFETERIA PERSONNEL	2,000	0	0	2,000	
73100-201 SOCIAL SECURITY	248	0	0	248	
73100-204 STATE RETIREMENT	384	0	0	384	
73100-210 UNEMPLOYMENT COMPENSATION	58	0	0	58	
73100-336 MAINTENANCE & REPAIR SERVICES & EQUIPMENT	0	1,000	0	1,000	
73100-422 FOOD SUPPLIES	2,500	0	0	2,500	
TOTAL	7,190	1,000	0	8,190	
73400 EARLY CHILDHOOD EDUCATION					
	BUDGET	INCREASE	DECREASE	AMENDED BUDGET	
73400-105 SUPERVISOR/DIRECTOR	20,973	0	0	20,973	
73400-116 TEACHERS	461,593	0	0	461,593	
73400-117 CAREER LADDER PROGRAM	2,000	0	0	2,000	
73400-162 CLERICAL PERSONNEL	10,500	0	0	10,500	
73400-163 EDUCATIONAL ASSISTANTS	146,565	0	7,587	138,978	
73400-201 SOCIAL SECURITY	39,781	0	470	39,311	
73400-204 STATE RETIREMENT	43,038	0	729	42,309	
73400-206 LIFE INSURANCE	434	0	1	434	
73400-207 MEDICAL INSURANCE	109,265	5,457	0	114,722	
73400-212 EMPLOYER MEDICARE	9,304	0	110	9,194	
73400-217 RETIREMENT HYBRID STABILIZATION	1,055	0	0	1,055	
73400-429 INSTRUCTIONAL SUPPLIES AND MATERIALS	200	3,440	0	3,640	
73400-499 OTHER SUPPLIES & MATERIALS	150	2,892	0	3,042	
73400-524 INSERVICE/STAFF DEVELOPMENT	150	0	0	150	
73400-599 OTHER CHARGES	0	4,000	0	4,000	
TOTAL	845,008	15,789	8,897	851,900	
76100 CAPITAL OUTLAY					
	BUDGET	INCREASE	DECREASE	AMENDED BUDGET	
76100-707 BUILDING IMPROVEMENTS	0	162,300	0	162,300	
76100-799 OTHER CAPITAL OUTLAY	140,000	0	0	140,000	
TOTAL	140,000	162,300	0	302,300	
TOTAL EXPENDITURES	20,055,991	465,417	9,062	20,512,346	





Agenda Item

IV. B. Design and Construction of Fire Station #3

Overview

The City Council authorized the City Manager to begin planning for the design and future construction of an additional fire station on Elizabeth Street during the January 21, 2025 regular session. Based on that directive, a RFQ was prepared and distributed, Wold Architects were hired on May 20, 2025, several design meetings were held with Fire Department staff, and a floor plan, site plan, renderings, construction cost estimate, and annual operating costs have been prepared. Future growth and the anticipation of future ambulance service has been incorporated into the plans.

Wold attended the August 11, 2025 work session and presented their design and cost estimates for the new fire station construction and city staff presented estimated annual operating costs (August version is attached).

Following discussion during the August 11, 2025 work session, the consensus was to place this item on the August 19, 2025 regular session under New Business for further discussion. During that meeting, Council approved to continue the design process and allow Wold to bring back alternative designs that are less costly for the September 8, 2025 work session for consideration and the September 16, 2025 regular session for approval (September version is attached).

Wold will attend the September 8, 2025 work session to present their alternative designs.

If approved, this project would move into Phase II consisting of Wold preparing the actual construction documents, assisting with bidding and bid evaluations, and providing construction administration for 6.5% of the final construction cost. The construction documents preparation schedule would be about six months, and the construction schedule would be an additional 10 months. If all goes well, a new fire station could be operational during mid 2027 in time for the delivery of the new fire truck anticipated during late 2027 or early 2028.

The FY 2025-26 approved Capital Improvement Fund budget contains \$3,200,000 for this project with the remaining construction expenses coming from the FY 2026-27 budget/use of reserves and/or use of debt and the annual operating expenses coming from a property tax increase.

Action to Consider

Consensus is needed to item to the September 16, 2025 regular session for consideration.

Affected Departments

Fire Department

August Version



Athens Fire Station No. 03 -
Programmatic/Conceptual Design
Opinion of Probable Construction and
Various Project Costs

Construction Estimate		Other Factors
Site		Furniture
Earthwork	\$430,000	\$400,000
Ext. Improvements	\$760,000	Special Inspections
Utilities	\$700,000	\$25,000
Total Site Cost	\$1,890,000	Other Factors Estimate Total
		\$425,000
Building		Designer Fee
Square Footage	11,400	Designer Fee Phase I
Cost per Square Foot	\$500	Designer Fee Phase II
Total Building Cost	\$5,700,000	6.5% of Construction Cost
		\$542,100
		Designer Fee Estimate Total
		\$587,100
Contingency		Grand Total
Design Contingency	\$500,000	
Contractors Contingency	\$250,000	Total Project Estimated Cost
Total Contingency Cost	\$750,000	\$9,352,100
Construction Estimate Total	\$8,340,000	

Athens Fire Station No. 03



Athens Fire Station No. 03



Athens Fire Station No. 03



Athens Fire Station No. 03



September Version



Athens Fire Station No. 03 -
Programmatic/Conceptual Design
Opinion of Probable Construction and
Various Project Costs -
REVISION 2025-09-08

Construction Estimate	
Site	
Earthwork	\$380,000
Ext. Improvements	\$580,000
Utilities	\$400,000
Total Site Cost	\$1,360,000
Building	
Square Footage	10,000
Cost per Square Foot	\$450
Total Building Cost	\$4,500,000
Contingency	
Design Contingency	\$300,000
Contractors Contingency	\$150,000
Total Contingency Cost	\$450,000

Construction Estimate Total	Before Deductions	\$6,310,000
Alternate 1: Reduce 1 Bay (Deduct)		(\$540,000)
Construction Estimate Total - Alternate 1		\$5,770,000
OR		
Alternate 2: Reduce 2 Sleeping rooms (Deduct)		(\$200,000)
Construction Estimate Total - Alternate 2		\$6,110,000
OR		
Construction Estimate Total - Alternate 1 & Alternate 2		\$5,570,000

Other Factors	
Furniture, Fixtures and Equipment	\$300,000
Special Inspections	\$25,000
Other Factors Estimate Total	\$325,000

Designer Fee	
Designer Fee Phase I	\$45,000
Designer Fee Phase II	\$410,150
6.5% of Construction Cost	
Designer Fee Estimate Total	\$455,150

Grand Total	
Total Project Estimated Cost	\$7,090,150
Includes Alternate 1 & Alternate 2	



Athens Fire Station No. 03 - Programmatic/Conceptual Design Value Engineering

Value Engineering

Site

- Removed Security Fence
- Reduced Parking Spaces
- Removed Pervious Pavers and Replaced with Standard Asphalt Parking
- Removed Underground Storm and Replaced With Bioswell
- Reduced Length of Retaining Wall

Building

- Square Footage Reduction
 - Compressed Dayroom
 - Combined Janitors Closet with Residential Laundry
 - Removed Walk-in Pantry, Replaced with Casework
- Reduced Number of Storm Doors
- Changed Back Bay Doors to Traditional Coiling Doors
- Reduced Contractor General Conditions Based on Local Contractor Feedback

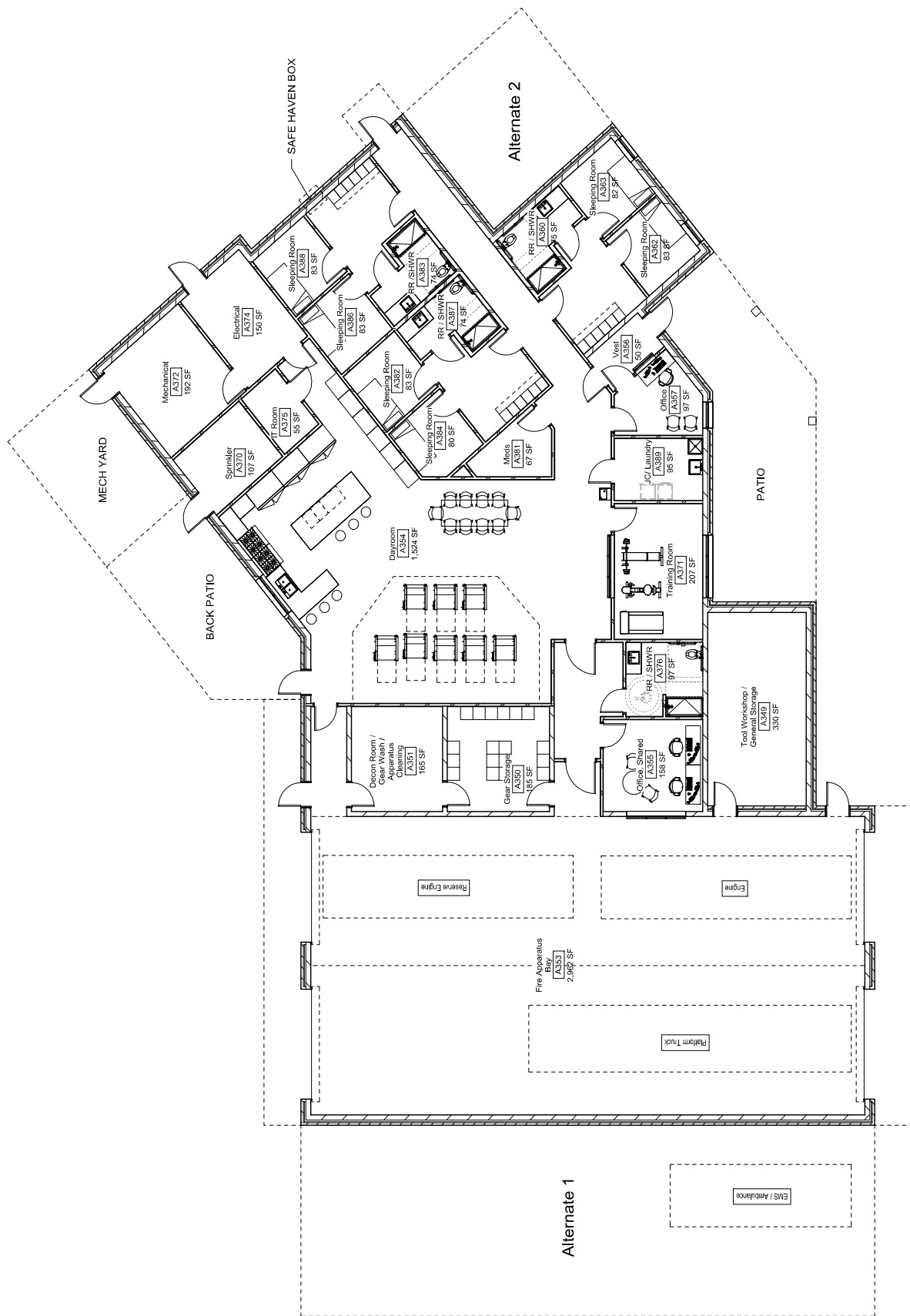
Athens Fire Station No. 03



Athens Fire Station No. 03







Athens Fire Station No. 03



Athens Fire Station No. 03



Estimated Annual Operational Cost for Fire Station #3

Annual Operational Cost Items	Estimated Costs
9 Fire Fighters Salary and Benefits	\$652,000
Physicals	3,000
Utilities	11,000
Telephone	2,000
Repairs/Maintenance	4,000
Uniforms/Gear	20,000
Property & Liability Insurance	10,000
Supplies	5,000
Lawn Care	5,000
Gasoline/Diesel	7,500
Vehicle Maintenance	5,000
Tires	2,500
Fleet Replacement Cost	60,000
Total Estimated Annual Operational Costs	\$787,000
Source: City Staff	

Note: these costs do not include additional fire trucks

The 100' Aerial ladder truck for this station was ordered in June 2024. Expected delivery early 2028.





Agenda Item

IV. C. Renovating the House at Regional Park into the Parks & Recreation Offices

Overview

The FY 2025-26 approved Capital Improvement Fund budget contains \$275,000 to renovate the house at Regional Park for Parks & Recreation offices. Allen & Hoshall submitted a \$41,500 proposal for this project to develop a site plan, floor plan, renderings, and cost estimates and then prepare construction drawings, assist with bidding, and provide construction administration. That proposal was reviewed during the July 7, 2025 work session and approved during the July 15, 2025 regular session. After meeting with the Parks & Recreation staff numerous times, a plan of action consisting of a floor plan, renderings, and cost estimate have been developed and ready to present. That presentation is attached. Representatives from Allen & Hoshall will attend the September 8, 2025 work session to present their plan and answer questions and concerns.

If approved, this project would move into Phase II consisting of Allen & Hoshall preparing the actual construction documents, assisting with bidding and bid evaluations, and providing construction administration. The construction documents preparation schedule would be about three months and the construction schedule would be an additional six months. If all goes well, this project could be operational during mid-2026.

Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for consideration.

Affected Departments

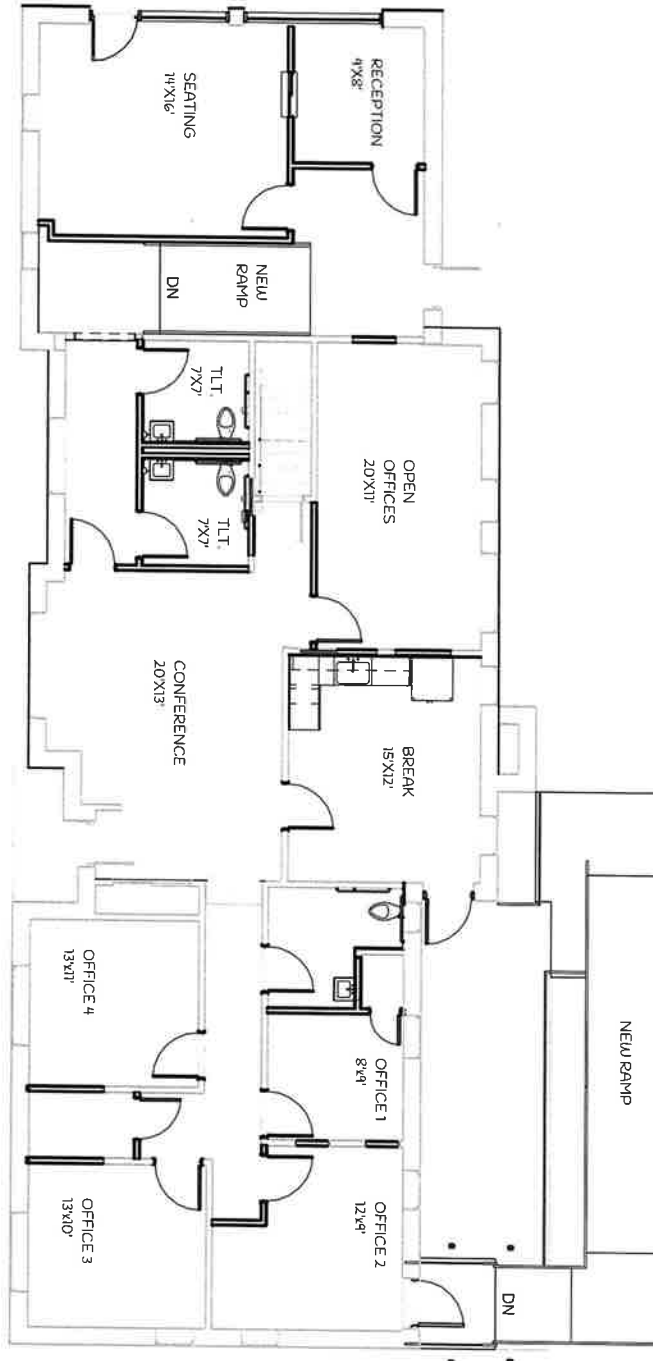
Parks & Recreation



1

FLOOR PLAN - FIRST FLOOR

1/8" = 1'-0"



Allen & Hoshall
engineers•architects•surveyors

Allen & Hoshall
5746 Marlin Road, Suite 102
Chattanooga, TN 37411
423 892 1203 fax 423 892 1273

Athens City Hall
Parks and Recreation House

2409 Decatur Pike,
Athens TN 37303
City of Athens, TN

FLOOR PLAN

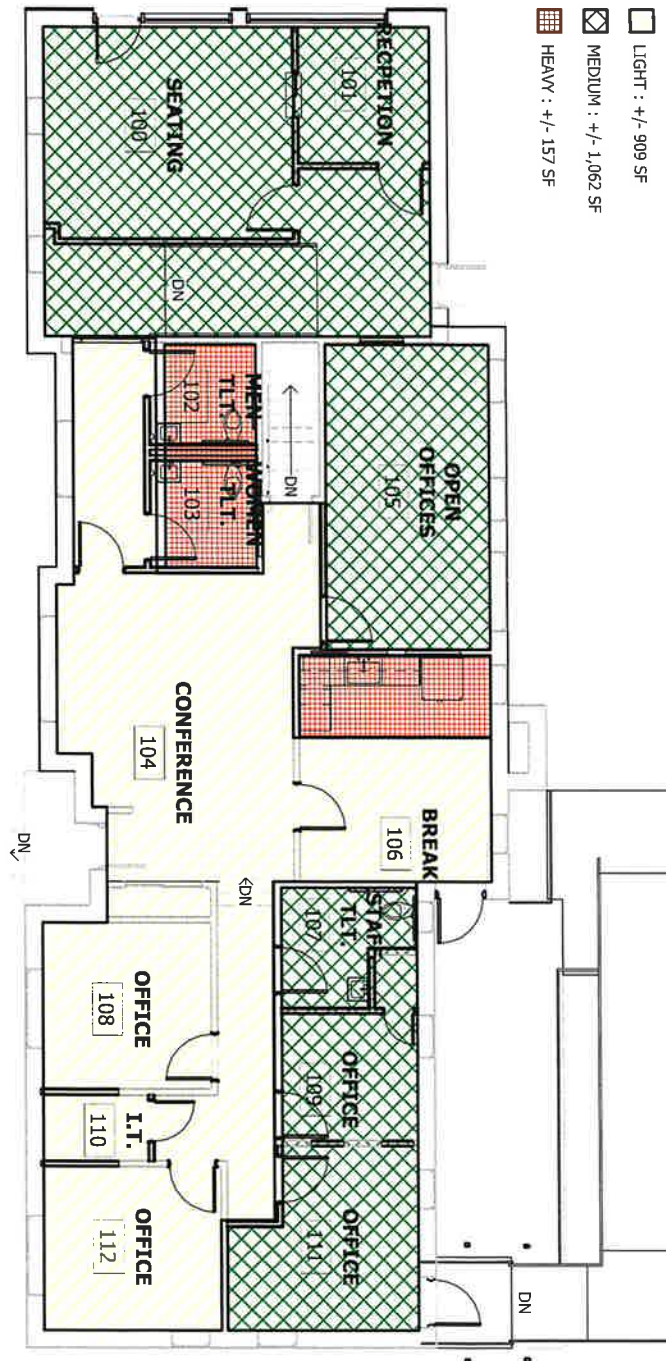
JOB NO: 63673 NOT FOR
DATE: 09.08.25 CONSTRUCTION

A1.4



1
1/8" = 1'-0"

COST FLOOR PLAN - FIRST FLOOR



Allen & Hoshall
engineers•architects•surveyors

Allen & Hoshall
5746 Marlin Road, Suite 102
Chattanooga, TN 37411
423 892 1203 fax 423 892 1273

Athens City Hall
Parks and Recreation House

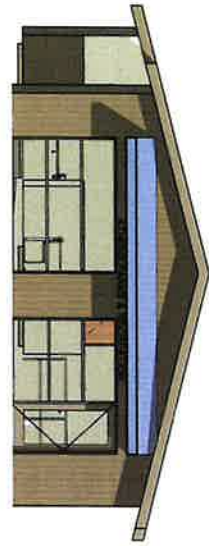
2409 Decatur Pike,
Athens TN 37303

City of Athens, TN

COST PLAN

JOB NO: 63673 NOT FOR
DATE: 09.08.25 CONSTRUCTION

A1.3



1
1/8" = 1'-0"
SCHEME C - CONCEPTUAL ENTRY ELEVATION



2
1/8" = 1'-0"
SCHEME C - CONCEPTUAL SIDE ELEVATION



3
SCHEME C - CONCEPTUAL 3D VIEW



Allen&Hoshall
engineers•architects•surveyors

Allen & Hoshall
5746 Marlin Road, Suite 102
Chattanooga, TN 37411
423 892 1203 fax 423 892 1273

Athens City Hall
Parks and Recreation House

2409 Decatur Pike,
Athens TN 37303
City of Athens, TN

EXTERIOR ELEVATIONS

JOB NO: 63673 NOT FOR
DATE: 09.08.25 CONSTRUCTION

A5.2

DRAFT - Preliminary Capital Budget

Athens Parks and Rec House Remodel - Paved Lot

Athens, TN

September 8, 2025

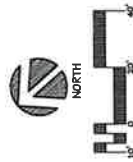
	Remodel Area	Remodel Budget
Building Remodel Areas		
1 Light	909	68,175
2 Medium	1,062	106,200
3 Heavy	157	19,625
	2,128	194,000
Design and Construction Costs		
Building Construction		
4 Remodel Construction	\$	194,000.00
Special Building Features		
5 Re-Roofing	\$	4,550.00
6 Replace windows	\$	12,115.00
7 Garage Door (fiberglass)	\$	1,600.00
8 Glass storefront	\$	12,600.00
9 Ramp (180 SF @ \$50/SF)	\$	9,000.00
10 HVAC replacement and Mini-split	\$	10,000.00
11 Electric Updates	\$	5,000.00
12 Siding	\$	3,950.00
13 Exterior Paint	\$	2,000.00
14 Front Canopy	\$	1,500.00
Patio Canopy	\$	1,000.00
15 Patio Repair/ Add	\$	2,400.00
Building Subtotal	\$	259,715.00
Site Development		
16 Parking Lot	\$	71,200.00
17 Sidewalks	\$	3,100.00
18 Retaining Wall repair	\$	8,000.00
Sitework Subtotal	\$	82,300.00
Total Construction Costs	\$	342,015.00
Professional Services		
19 Architectural and Engineering (Allen & Hoshall)	\$	41,500.00
20 Topographical Survey - (TBD)	\$	3,250.00
21 Geotechnical Engineer/Soils Report - (TBD)	\$	7,500.00
22 3rd Party Testing - (TBD)	\$	5,000.00
23 Hazardous Material Testing- (TBD)	\$	5,000.00
Professional Services Subtotal	\$	62,250.00
Design and Construction Subtotal	\$	404,265.00
Miscellaneous Costs		
24 Design Review Fee (if required and typically owner paid)	\$	1,000.00
25 Furniture and Office Equipment	\$	10,000.00
26 Construction Contingency Allowance (Owner changes/ hidden cond/etc)	\$	17,000.00
Subtotal	\$	28,000.00
Total Project Cost	\$	432,265.00



Allen & Hoshall
engineers • architects • surveyors

Allen & Hoshall
5746 Main Road, Suite 102
Atlanta, Georgia 30328
404.834.1233 Fax: 404.834.1273

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ATHENS CITY HALL - PARKS AND
RECREATION HOUSE

2409 DECATUR PINE, ATHENS, GA 30603

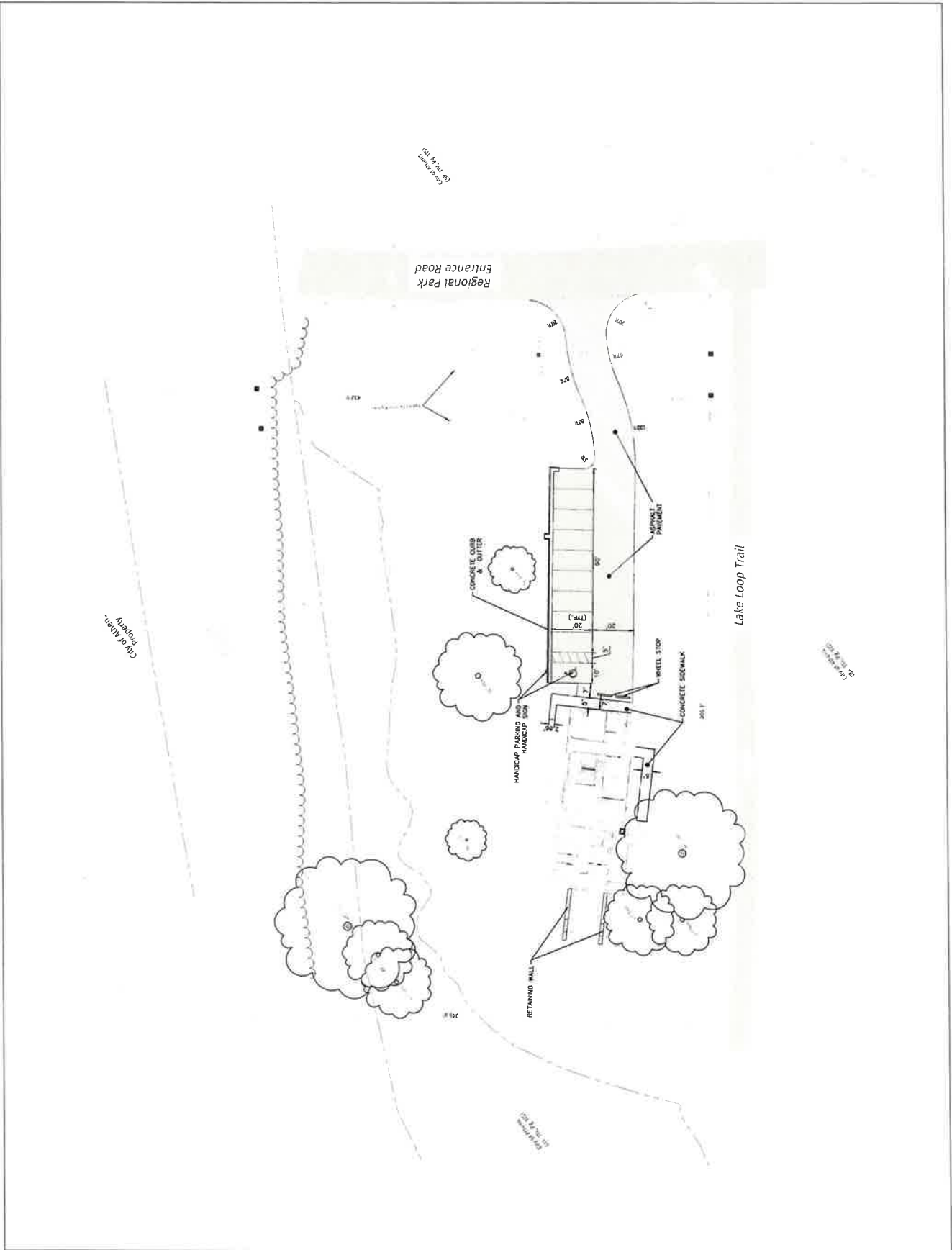
CITY OF ATHENS, GA

No.	Revisions/Description	Date

SITE PLAN - OPTION A
ASPHALT PARKING AND DRIVE

JOB NO: 63573
DATE: 09/12/25
DRAWN: AJM

C1.1A



Budget Estimate Notes (9/8/25) – Paved Lot

1. Light Remodel to include - removal and repair/replacement of existing materials such as damaged wall board, damaged flooring, damaged ceiling elements, wall coverings/ finishes, floor finishes/coverings, ceiling materials and finishes, door hardware. Also includes replacement of existing equipment and fixtures which serve the same purpose.
2. Medium Remodel to include – (In addition to the elements listed above) reconfiguration of space including the addition doors, walls, windows, existing HVAC, lighting, and electrical systems.
3. Heavy Remodel to include - (In addition to the elements listed above) the reconfiguration of plumbing system elements as well as the extension of HVAC, electrical, plumbing systems and additional equipment installation.
4. Estimate for remodel construction as follows:
 - a. Light -\$75/ SF
 - b. Medium - \$100/ SF
 - c. Heavy - \$125/ SF
5. Re-roofing estimated at \$182 per square for 10 squares.
6. Replace existing windows with same size/ function new double panel wood/ vinyl clad
7. Replace lower level garage door with new fiberglass, sectional, 9'x7' door.
8. Estimate for 2 – 9'-0"x 7'-0" areas at \$100/ sf.
9. Ramp estimated at -\$50/ SF for 180 SF (40 LF x 4.5' width).
10. HVAC replacement of 5 ton unit and 1.5 ton split system unit. Includes cleaning existing ducts.
11. Replace existing service with new 150 A service.
12. 1'x12" board and batten stained with 1" furring strips – 395 SF at \$9/ SF.
13. Two coat paint over existing masonry - 2000 SF at \$1/ SF.
14. Front canopy 3ft x 20ft.
15. Patio repair estimate at 20% of 277SF plus new 56 SF landing at 21.50/ SF.
16. Estimate based on paved lot with 9 standard and 1 full Handicap parking spaces and associated drive surface.
17. Estimate based on 88 LF of 5ft wide sidewalk
18. Replace existing retaining walls – 24ft x 4 ft x 2 walls = 192 SF at 23.50/ SF = \$4512. Add 1'x2' concrete footing under each wall for 4 CY at \$695/ CY = \$2800. Add for demo of existing.
19. Architectural/ Engineering services set by previous agreement.
20. Topographic survey to include site topography, utilities sizes, locations and inverts and boundary legal survey and road access.
21. Soils geotechnical report for existing site soils strength and building foundation requirements
22. Costs for independent testing for concrete, soils, concrete block, steel, etc.
23. Cost for potential hazardous materials testing.
24. Local review fees if required. The City may potentially reduce or waive these fees.
25. Furniture and office equipment estimate set at \$5/ SF.
26. Construction contingency set between at approx. 5%-6% of estimated construction cost.





Agenda Item

IV. D. City Hall Renovations and Expansion

Overview

City Hall conditions, capacity, new construction, renovations, expansions, ADA compliance, HVAC replacement, and purchase of other buildings to be used as a City Hall have all been discussed since at least 2019. During 2019, conceptual floor plans were prepared by Allen & Hoshall adding a new 3,800 +/- square foot addition to south side of the building (**Option #1** – see attachment). However, this plan was never implemented.

During the December 9, 2024 work session, this item was discussed further. During the December 17, 2024 regular session, the City Council authorized the City Manager to obtain a commercial appraisal of the former BBT building to be used as a potential City Hall. The appraisal was received and this item was further discussed during the January 13, 2025 work session and the January 21, 2025 regular session. No action was taken (**Option #2**).

During a special called meeting on February 27, 2025, the City Council authorized the City Manager to begin negotiations for the purchase of the Robert E. Lee Hotel to be used as a potential City Hall with a maximum expenditure of \$1.35M (**Option #3**). During the March 10, 2025 work session, the consensus was to place this item on the March 18, 2025 regular session under Old Business for further discussion. During the March 18, 2025 regular session, the City Council voted to cease all negotiations with both property owners.

During the April 7, 2025 work session, City Hall renovations were further discussed. In particular, constructing a new 6,000 square foot City Hall annex on the existing City Hall site to house a detached Police Department and renovating the existing City Hall including cost estimates, funding sources, and general time schedule (**Option #4**). This item was also discussed during the April 15, 2025 regular session and a majority of the City Council voted to “authorize the City Manager to engage architects Allen & Hoshall to design plans and refine cost estimates for an annex and renovation to the current City Hall.” However, it was discovered that the NE corner of the city-owned property where this proposed annex would be sited was under a 2009 joint venture agreement with the YMCA for parking until 2029 and not available for use.

However, to keep in concert with the City Council directive of April 15, 2025, Allen & Hoshall prepared additional options and presented those during the May 12, 2025 work session. **Option #5** was to construct a 7,200 square foot detached Public Safety Complex consisting of the Fire Station and Police Station on the existing City Hall campus. **Option #6** was to expand the existing City Hall by adding expansions on both sides of the building with one side (4,000 square

feet) being administrative offices/IT offices/Council Chambers and the other side (4,000 square feet) being Police and Fire Department expansion areas. **Option #7** was to add an 8,000 square foot addition to the south side of the existing City Hall. Lastly, **Option #8**, which was a derivative of Option #5, was to add a 9,670 square foot addition in the existing Police Department parking area to be an attached Police Department (recently reduced to 8,421 square feet). By relocating the entire Police Department to its own facility, that would allow all other remaining departments to expand their operations within the existing City Hall. At the end of the May 12, 2025 work session, the consensus was to place this item on the May 20, 2025 regular session under New Business for further discussion.

During the May 20, 2025 regular session, the City Council approved a \$40,000 contract with Allen & Hoshall to prepare a conceptual floor plan, site plan, renderings, and cost estimates. Based on that contract, Allen & Hoshall meet with all departments as a group and individually to obtain their space needs. Based on those needs, a proposed plan of action to add additional capacity and renovate the existing City Hall has been prepared and ready for presentation. That presentation is attached. Representatives from Allen & Hoshall will attend the September 8, 2025 work session to present their plan.

If approved, this project would move into Phase II consisting of preparing the actual construction documents, assisting with bidding and bid evaluations, and providing construction administration for 7.5% of the final construction cost. The construction documents preparation schedule would be about six months and the construction schedule would be an additional 12 months. If all goes well, City Hall could be fully renovated during mid-2027.

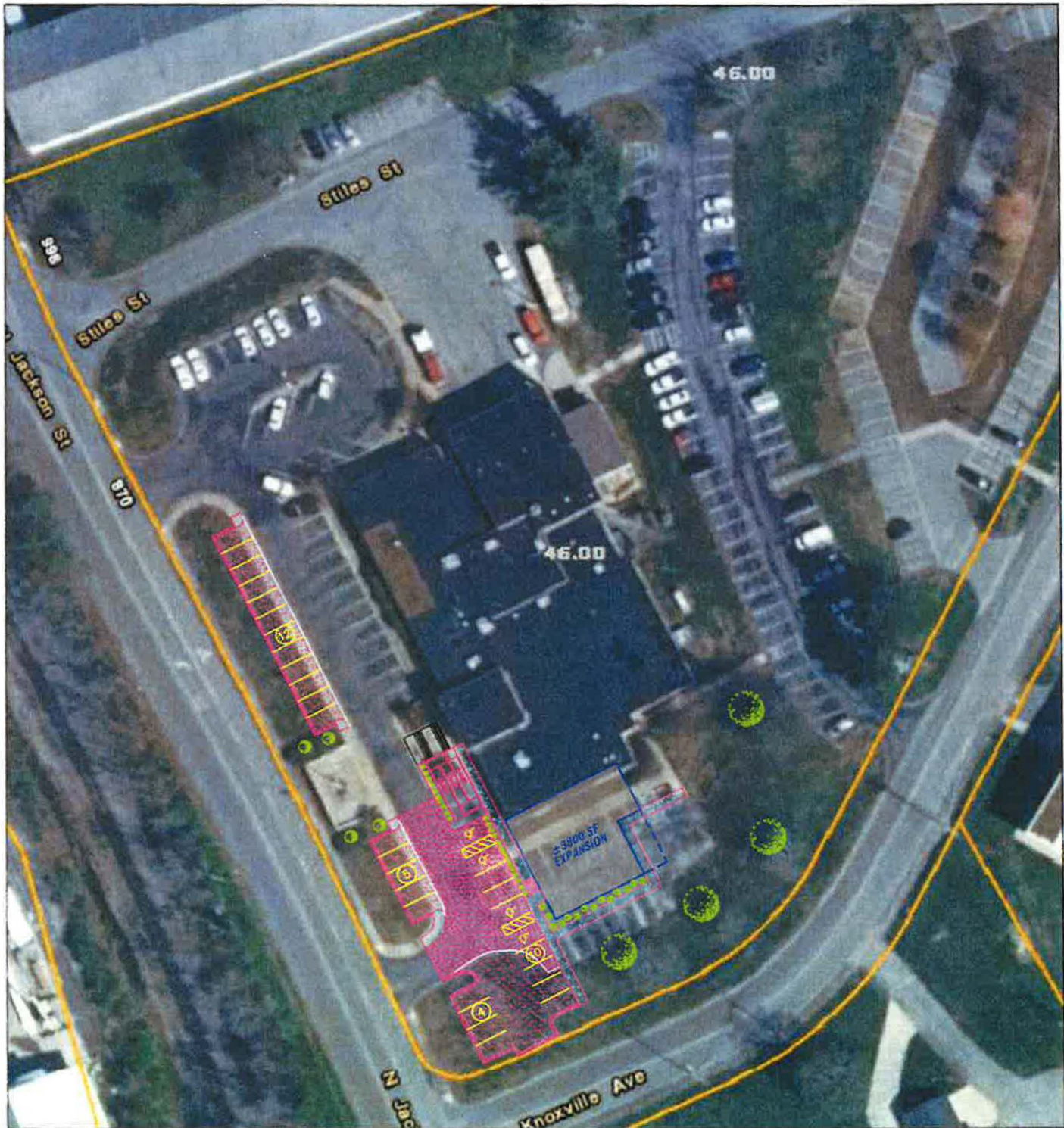
Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for consideration to approve this concept, continue the design process, and determine funding sources.

Affected Departments

All

McMinn County - Parcel: 056E A 046.00



Date: February 25, 2021
 County: McMinn
 Owner: ATHENS CITY OF
 Address: JACKSON ST N-815
 Parcel Number: 056E A 046.00
 Deeded Acreage: 0
 Calculated Acreage: 5.5
 Date of Imagery: 2018

Esri, HERE, Garmin, © OpenStreetMap contributors,
 TN, CompuLink, LLC
 TDC
 State of Tennessee, Comptroller of the Treasury, Office of Local Government
 (OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership. Many courts of law

Allen & Hoshall
100 North Main Street, Suite 100
Athens, Georgia 30601
(404) 525-1000

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**ATHENS CITY HALL
ADDITION & RENOVATION**

Project Address
City, State Zip

CITY OF ATHENS

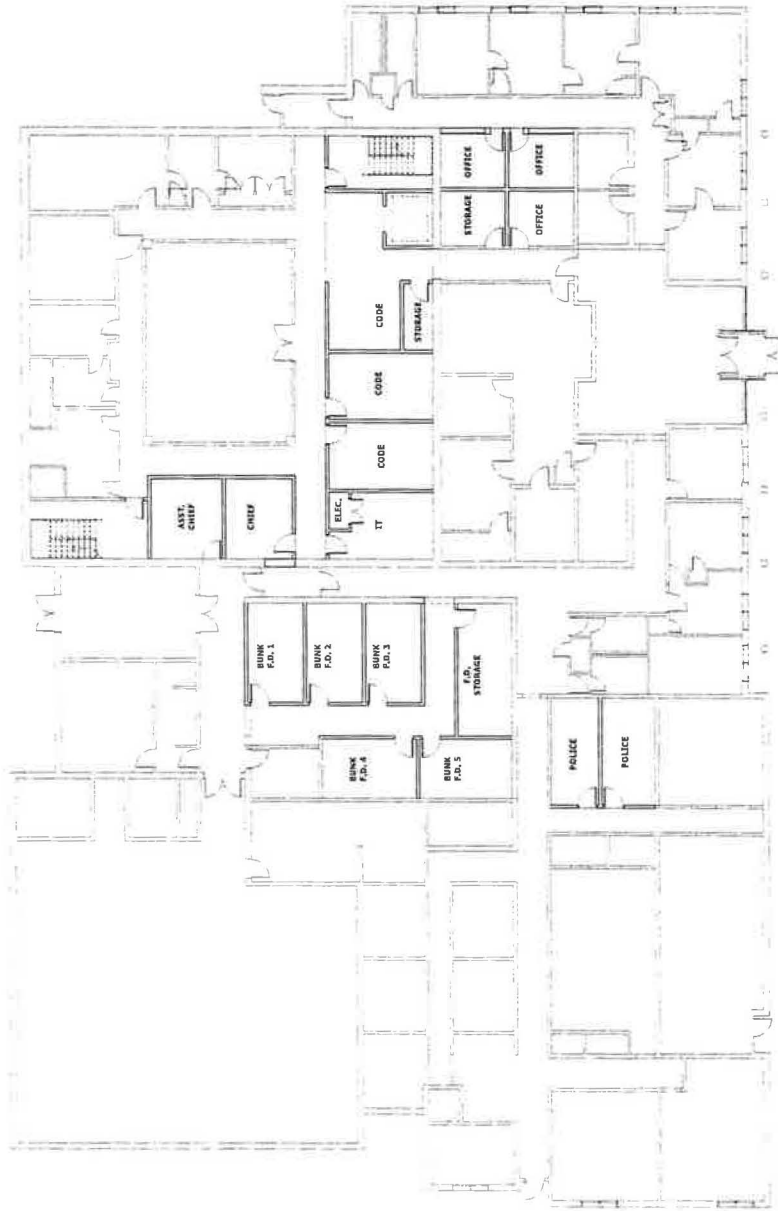
SCHEME 2 - TWO STORY
FIRST FLOOR

ADD NO. 00000
DATE 01/01/21
DRAWN: JAW
CHECKED: JAS

NOT FOR
CONSTRUCTION

A1.1 B

Option #1



1 FIRST FLOOR - FLOOR PLAN



Allen & Hoshall
engineers • architects • surveyors

Allen & Unwin Ltd.
100 Brookland Drive, Suite 100
Westbury, NY 11859
800 368 6868 Fax 914 338 1372

CONFIDENTIAL
 ALLEN & MEYER

**ATHENS CITY HALL
ADDITION & RENOVATION**

Project Address
City, State Zip

CITY OF ATHENS

SCHEME 1 - SINGLE STORY

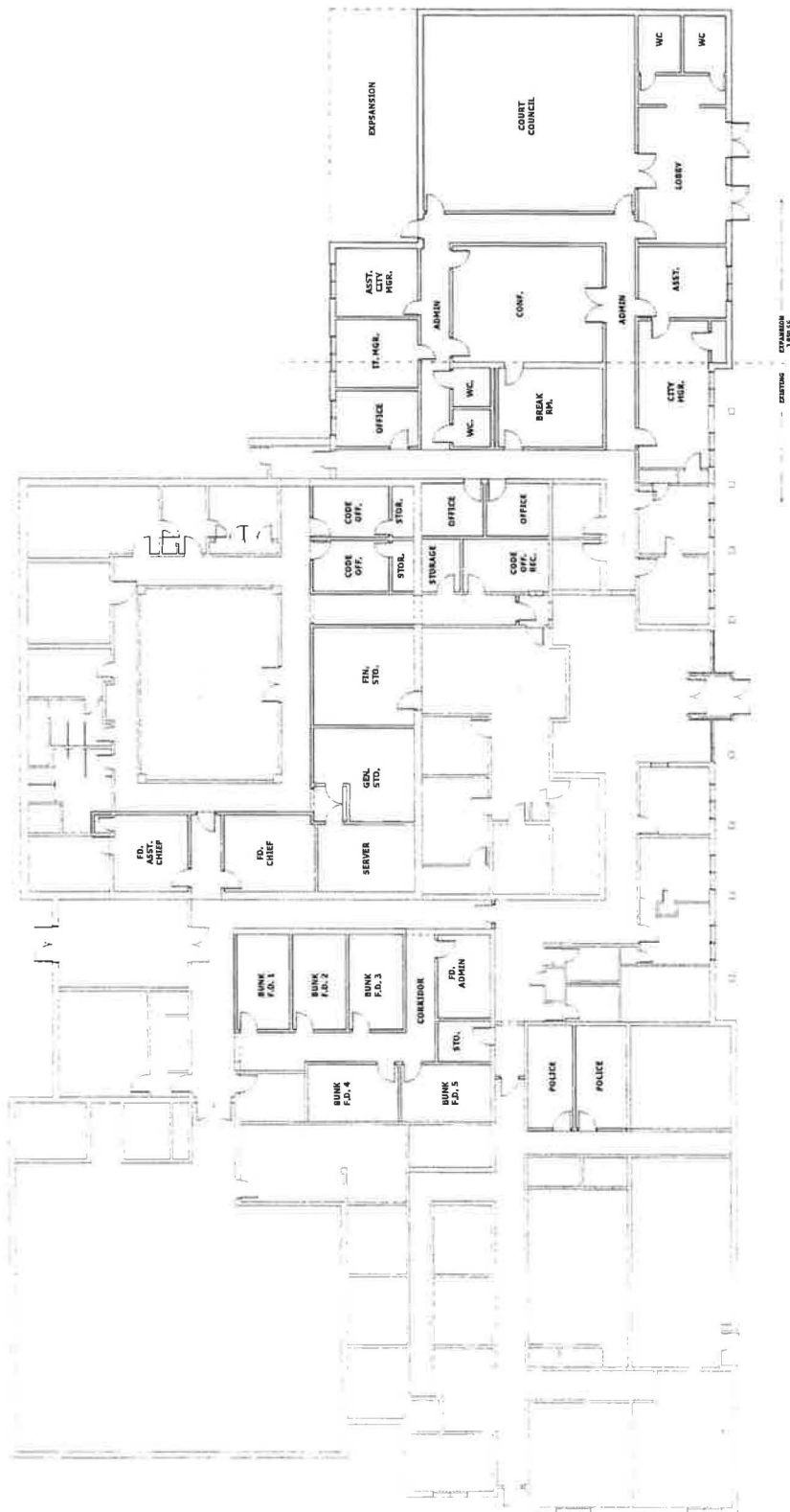
NOB NO. 83006
DATE 03/06/28
DRAWE ZAW
Tęczyński, M.

NOT FOR
CONSTRUCTION

Project Status

A1.1 A

option 1



1 **FIRST FLOOR - FLOOR PLAN**
1/8" = 1'-0"

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Project Address
City, State Zip[illegible]

JOB NO. 00000
DATE 02/25/21
DRAWN JAW
CHECKED MS

SCHEMATIC DESIGN

A1.2



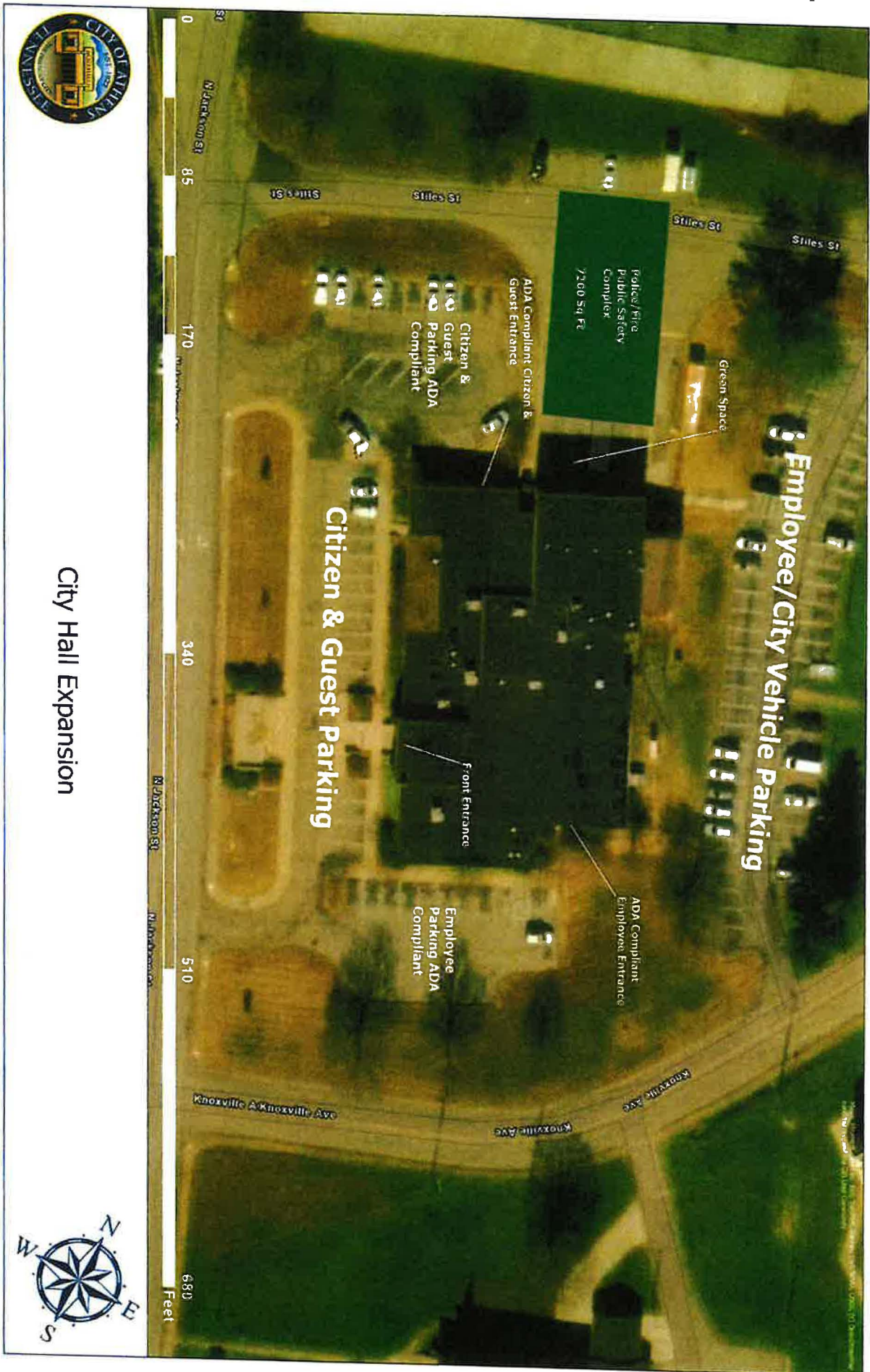
Option 2

Former Robert E Lee Hotel building
1 North Jackson Street
Parcel ID 056M D 058.00

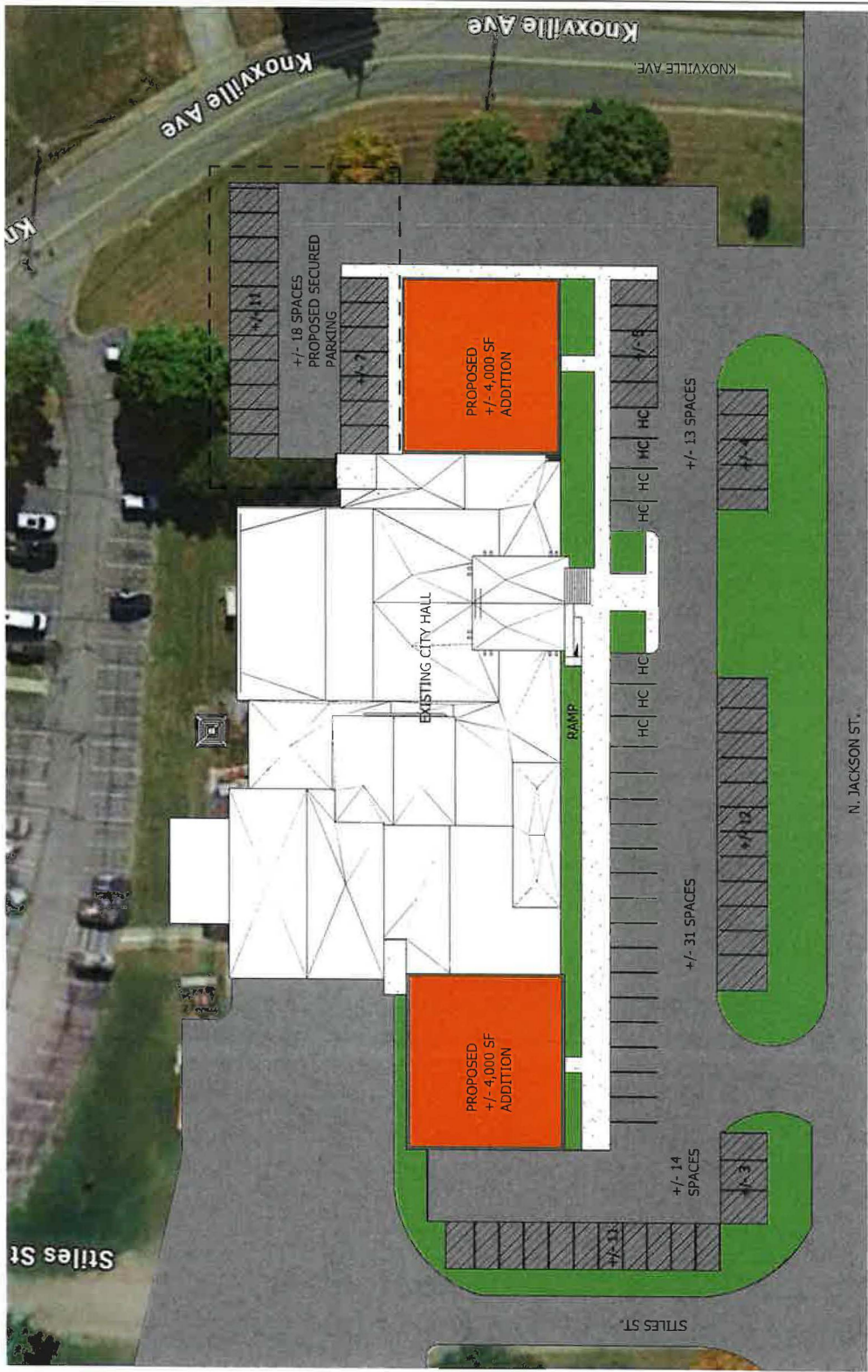
Option 3

Former BB&T building
204 Washington Ave
Parcel ID 056M B 072.00





Option #5



1 SITE PLAN SCHEME B
1" = 40'-0"

160'

80'

40'

20'

0'

ATHENS CITY HALL ADDITION & RENOVATION

CITY OF ATHENS
815 N. Jackson St.
Athens, TN 37303

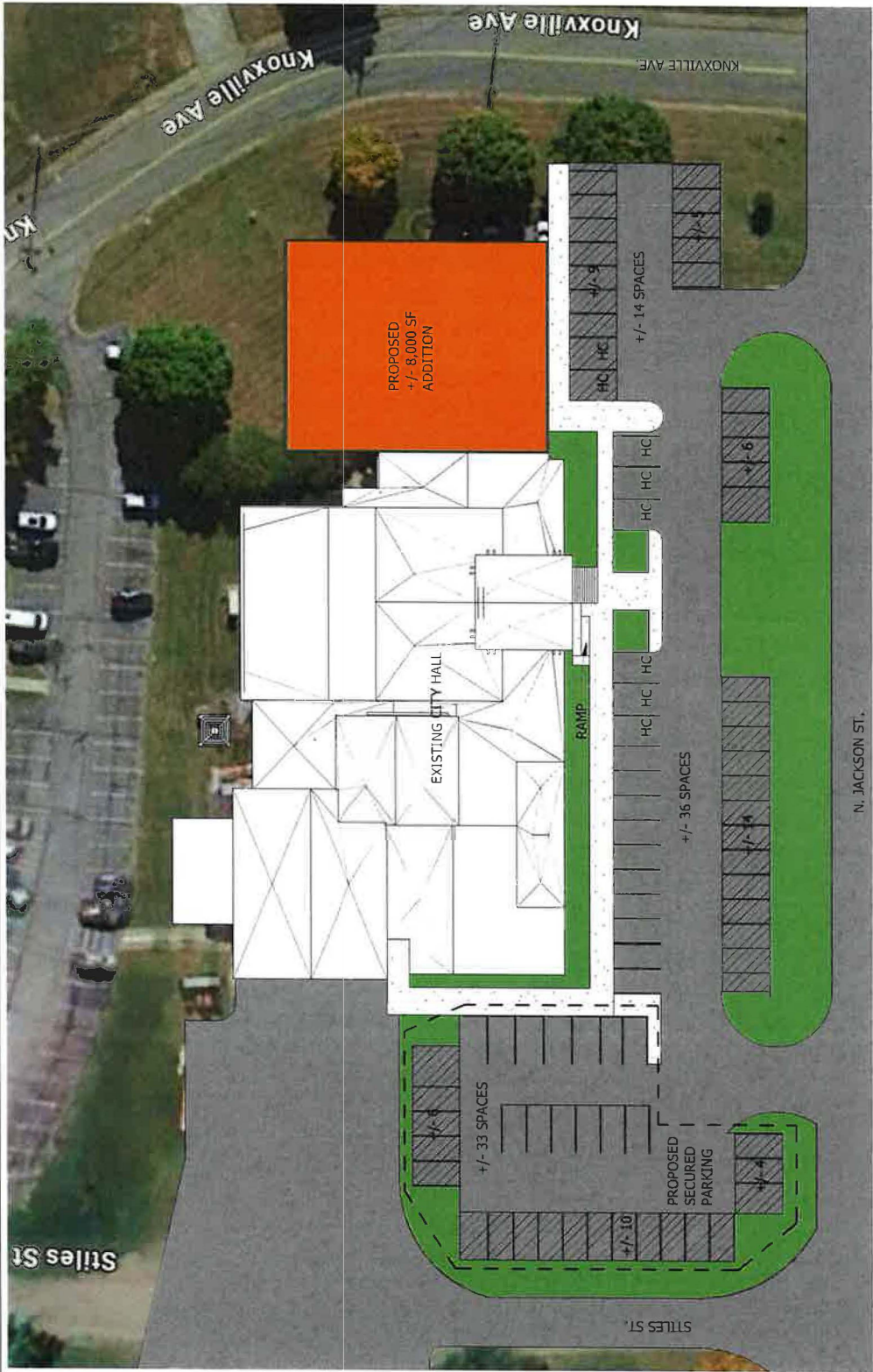
SITE PLAN - SCHEME B

Project number 63656
Date 07.02.25
Drawn by ASB
Checked by MS

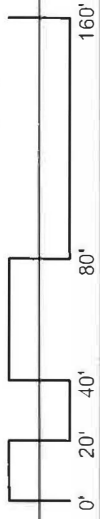
A0.03



Allen & Hoshall
engineers-architects-surveyors



1 SITE PLAN SCHEME C
1" = 40'-0"



Allen & Hoshall
engineers-architects-surveyors

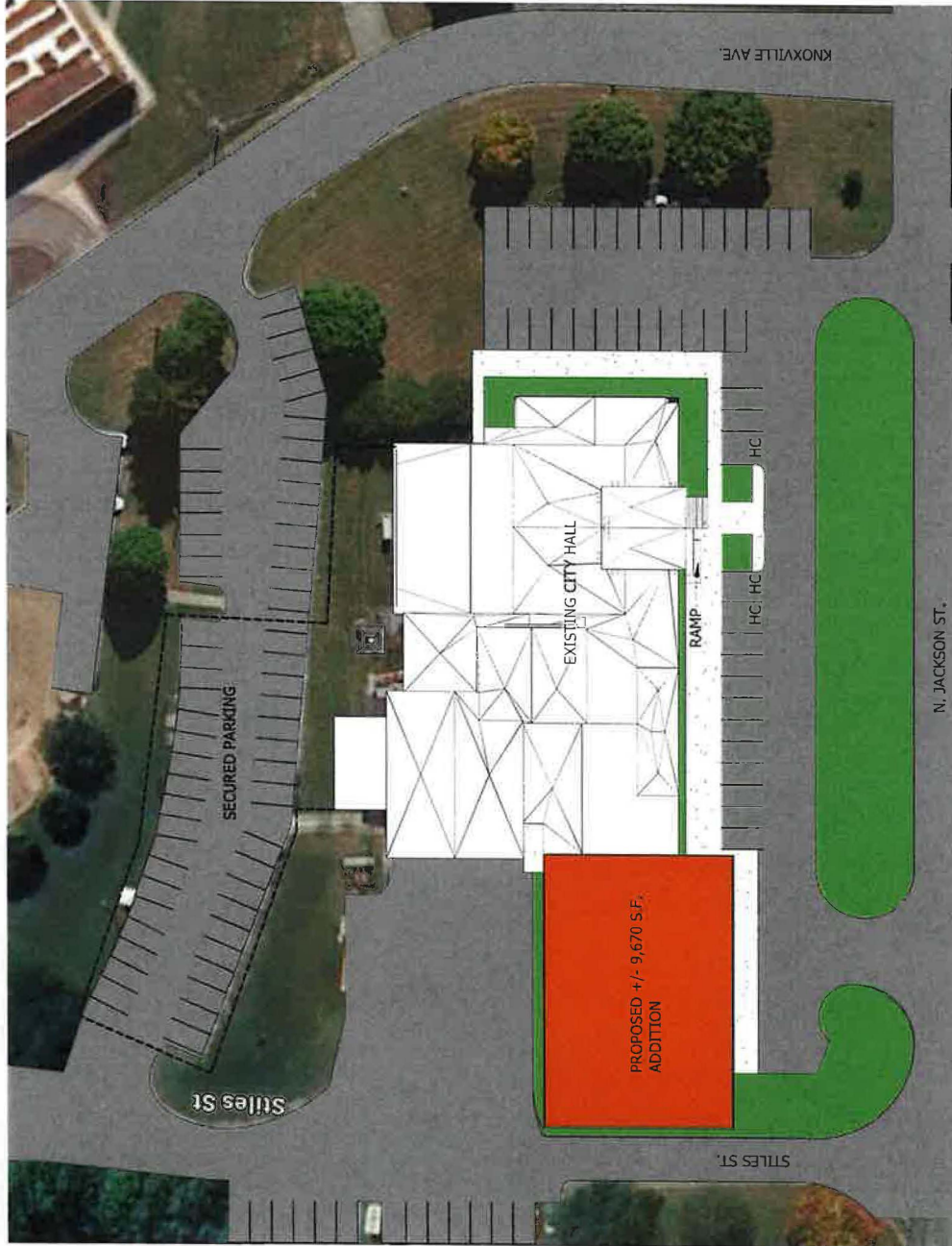
ATHENS CITY HALL ADDITION & RENOVATION

CITY OF ATHENS
815 N. Jackson St.
Athens, TN 37303

SITE PLAN - SCHEME C

Project number 63656
Date 07.02.25
Drawn by ASB
Checked by MS

A0.04



1 SITE PLAN - SCHEME A
1" = 50'-0"

ATHENS CITY HALL ADDITION & RENOVATION

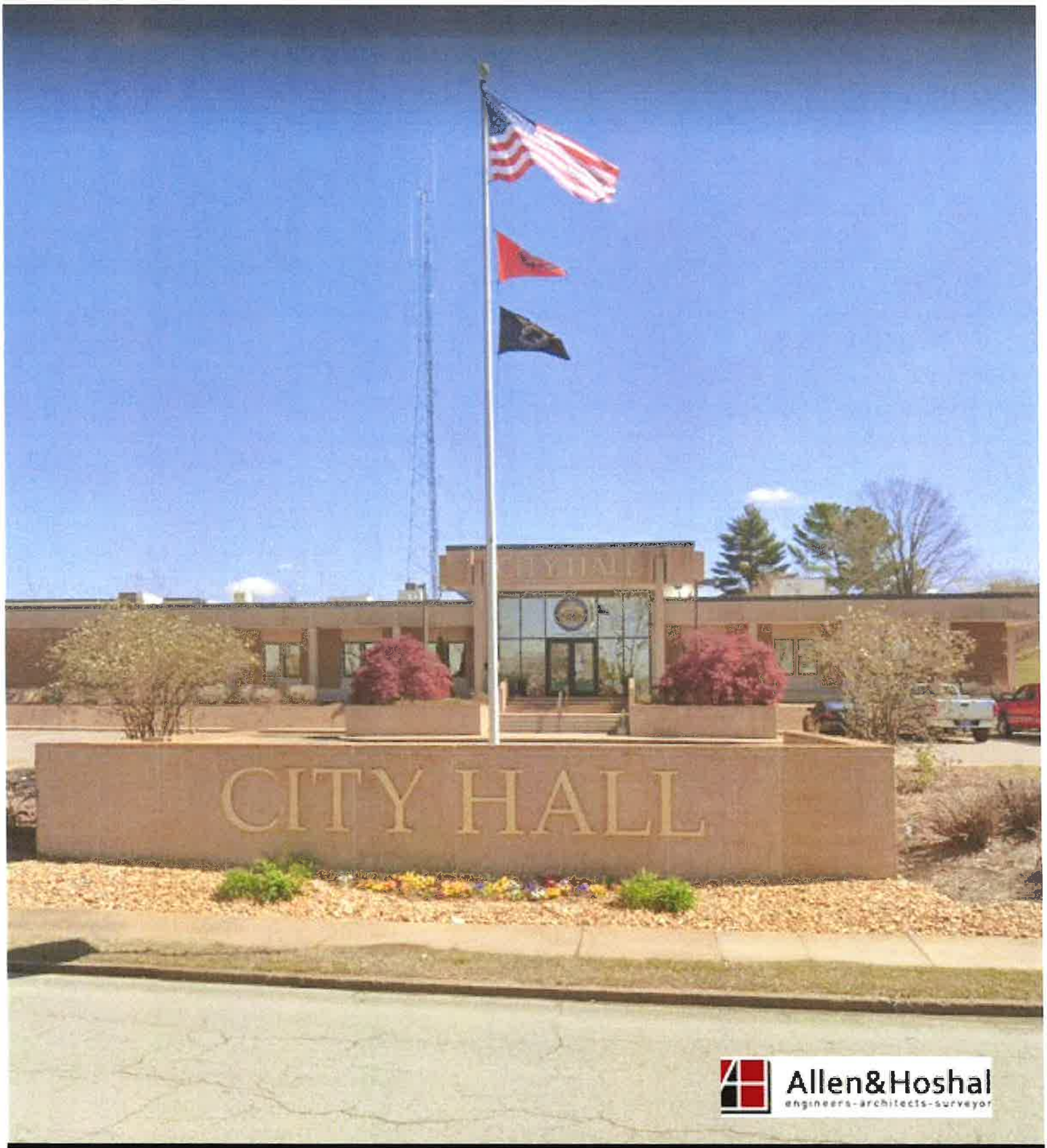
CITY OF ATHENS
815 N. Jackson St.
Athens, TN 37303

Allen&Hoshall
engineers-architects-surveyors

No	Description	Date

SITE PLAN - SCHEME A

Project number 63656
Date REVISED 7.28.25
Drawn by ASB
Checked by MS
A0.02



ATHENS CITY HALL ADDITION

City Council Meeting
815 North Jackson Street
Athens, Tennessee 37303

Date 9.8.25



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Survey of Existing Conditions

1.0 Architectural

1.1 Background / Purpose of Study

The existing City Hall Building is a one story building that was originally constructed in 1973. The facility then had a two story addition constructed more recently, located approximately in northwest corner of the Fire Department.

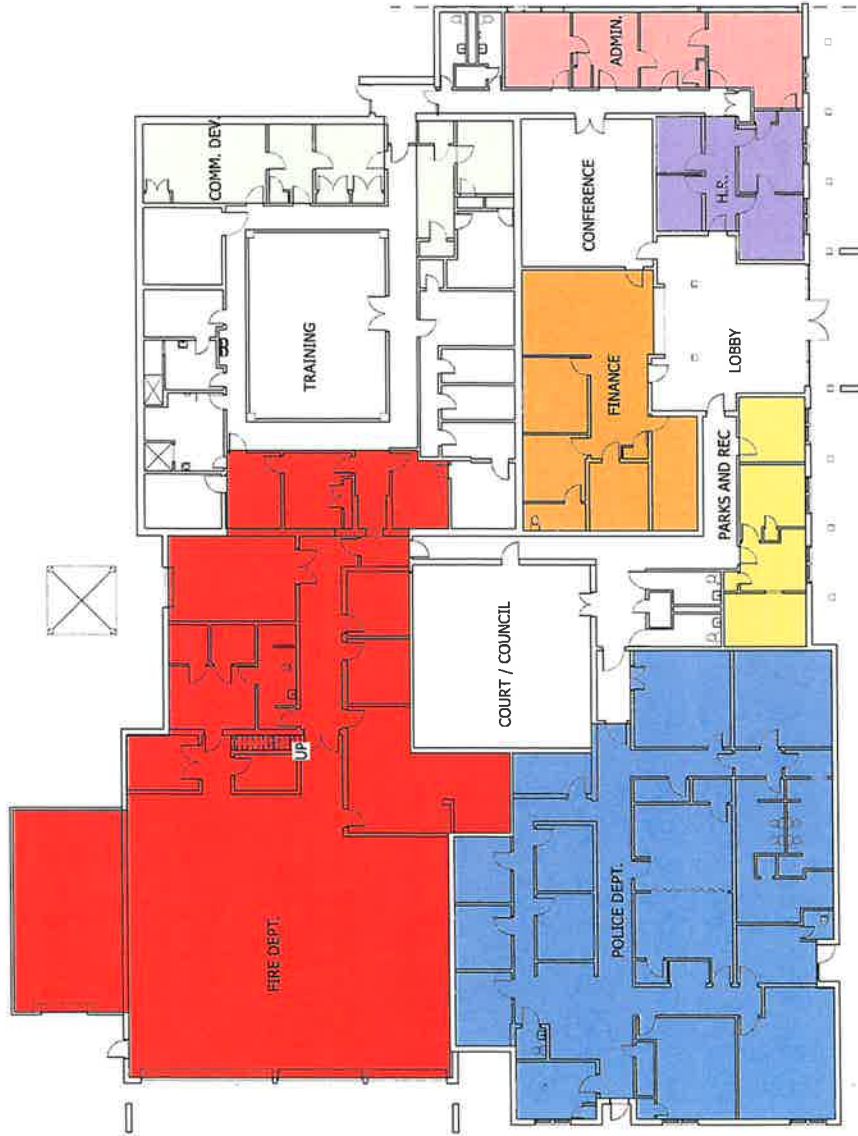
This facility has been previously renovated a couple of times to modernize a few departments within the facility and to provide needed rooms. Within this facility there are the following departments: Public Common Area, Human Resources, Meeting Rooms, I.T. / Communications, Community Development, Police, Fire Department, Finance, Parks and Recreation, and Administration. Additionally, there are miscellaneous rooms to accompany each department such as storage rooms, meeting rooms, break rooms, etc.

This report will concentrate on the assessment of the existing Athens City Hall Facility, with a particular focus on the feasibility of the Preliminary Plans provided with this study.

Each of these departments are shown on the attached Existing Facility Drawings and the areas for each portion by department are:

Public Common Area	1,503 SF
Human Resources	543 SF
Administration	1,035 SF
Meeting Rooms	2,808 SF
Finance	2,015 SF
Park and Recreation	725 SF
I.T. / Communications	234 SF
Community Development	1,521 SF
Fire Department	7,517 SF
Police Department	4,186 SF

Each of the departments are shown on the attached existing facility drawings.



Public Common Area	1,503 SF
Human Resources	543 SF
Administration	1,035 SF
Meeting Rooms	2,808 SF
Finance	2,015 SF
Park and Recreation	725 SF
I.T. / Communications	234 SF
Community Development	1,521 SF
Fire Department	7,517 SF
Police Department	4,186 SF

GROUND FLOOR
Scale 1/20" = 1'-0"



Summary of Scheme A-4 Reduced

Scheme A-4 Reduced Organization

Scheme A-4 provides an approximately 8,421 SF addition to the north end of the existing City Hall Building. This addition will accommodate the Police Department, and a shared Training Room. The Court / Council Room will be situated in the previous location of the Police Department Administrative Offices. The Fire Department will also benefit from the Police Addition and is able to expand into the previous Police Department footprint. A new Public Lobby will provide access to the H.R. Department, Police Lobby, Training Room, Public Toilets, and to the Fire Department Administrative Offices. Off of the existing lobby will be Public Access to a Public Conference Room, the Court / Council Room, the Finance Department, and the Community Development Department.

Scheme A-4 Reduced Circulation

By reorganizing the existing offices, the parts of the building become more clearly aligned into separate departments. This also delineates between public access circulation and Private internal (staff) circulation. The public can be stopped at credentialed doors, and will only be allowed to proceed when escorted by authorized city personnel.

PROPOSED FLOOR PLAN

LEGEND

- STAFF CIRCULATION
- PUBLIC CIRCULATION
- STAFF ACCESS
- PUBLIC ACCESS

EXISTING BUILDING = APPROX. 22,000 SF
NEW ADDITION = APPROX. +/- 8,421 SF



SCHEME A - 4 REDUCED
Scale 1/20" = 1'-0"

PROPOSED FLOOR PLAN - COST

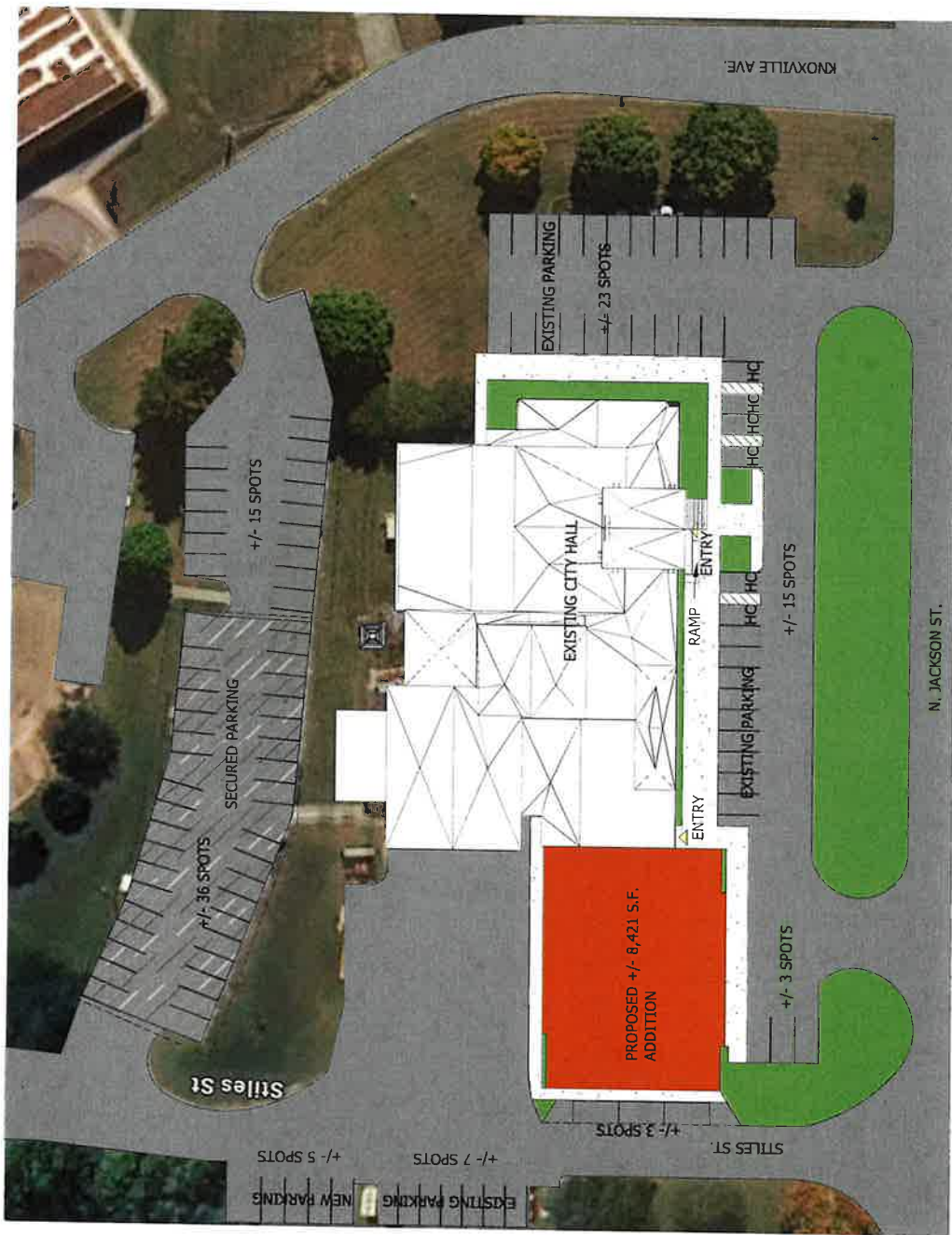
-  LIGHT +/- 7,141 SF
-  MEDIUM +/- 6,856 SF
-  HEAVY +/- 1,359 SF
-  STRUCTURAL +/- 1,798 SF

EXISTING BUILDING = APPROX. 22,000 SF
NEW ADDITION = APPROX. +/- 8,421 SF

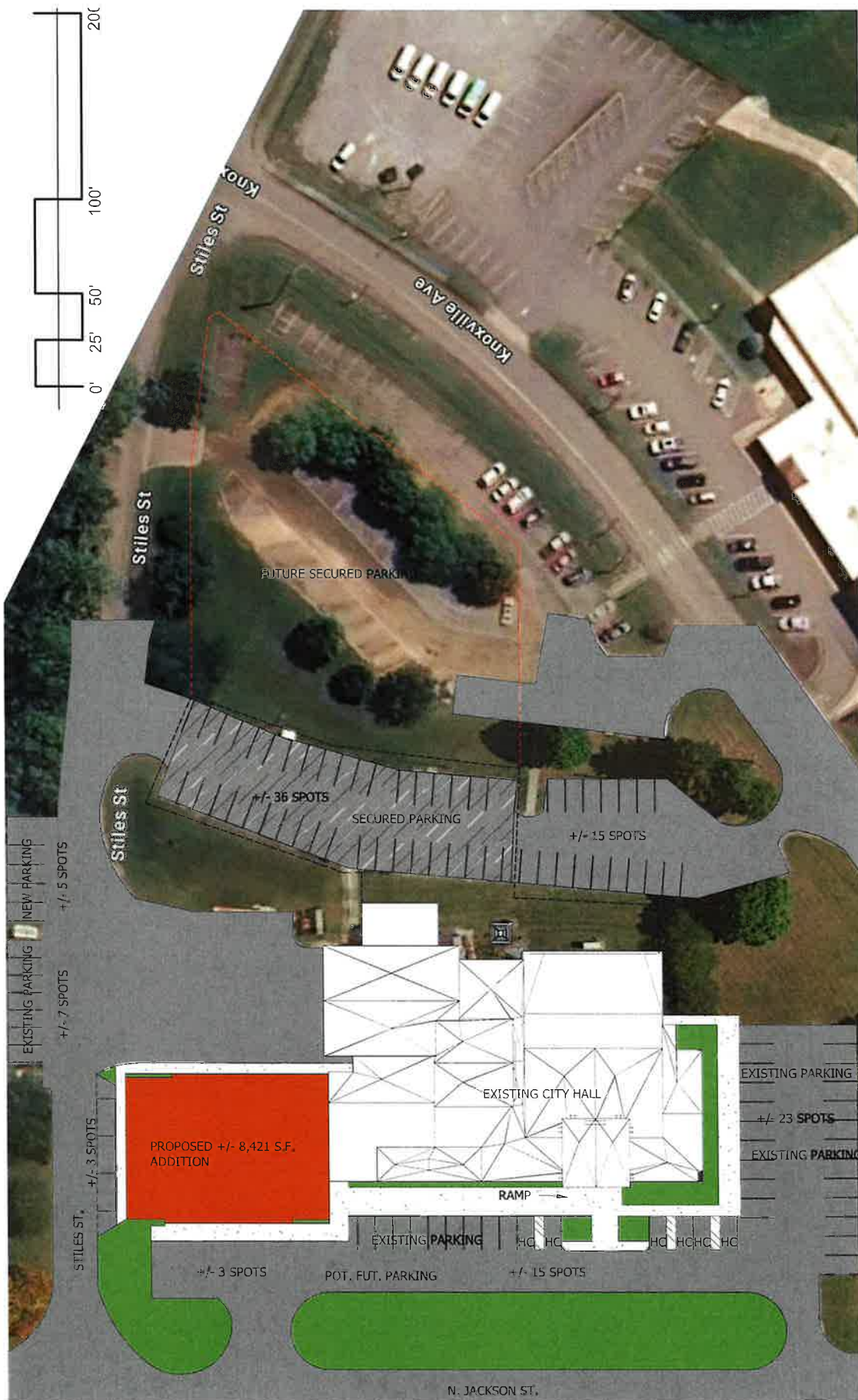


SCHEME A - 4
Scale 1/20" = 1'-0"

Allen&Hoshall
ARCHITECTS



PROPOSED SITE PLAN
SCALE: 1" = 50'-0"



PROPOSED SITE PLAN
 SCALE: 1" = 50'-0"
Allen & Hoshall
 ENGINEERS ARCHITECTS INTERIORS



Summary of Scheme A

Scheme A

Scheme A employs a similar traditional design to the existing building of the Athens City Hall. It is proposed to use similar brick color that is inset between two sections of split face block. Along the roof line, the use of fiber cement panels to unify the front face of the building and to replicate the rhythm of the existing building roof line.

A higher roof above the new entry to City Hall Annex, is an homage to the main entrance of the City Hall building and to create an emphasis of the new entry. There will be new signage on the front of the new roof line to signify the new entry as well.



CONCEPTUAL EXTERIOR ELEVATION A



CONCEPTUAL EXTERIOR ELEVATION A - CLOSE UP
Scale 3/32" = 1'-0"



Summary of Scheme B

Scheme B

Scheme B employs a more modern aesthetic that still harmonizes with the existing building. Through the use of different materials, such as; wood panels, brick, split face block and fiber cement panels, the City Hall Annex becomes more of a prominent addition to the building. Brick is between wood panels that is followed by the Nichiha Panels that creates more dimension and visual interest.

A higher roof above the new entry to City Hall Annex, is an homage to the main entrance of the City Hall building and to create an emphasis of the new entry. There will be new signage on the front of the new roof line to signify the new entry as well.



CONCEPTUAL EXTERIOR ELEVATION B



CONCEPTUAL EXTERIOR ELEVATION B - CLOSE UP

Scale 3/32" = 1'-0"

Budget Estimate Notes – Scheme A-4 (9/8/25)

1. Light Remodel to include - removal and repair/replacement of existing materials such as damaged wall board, damaged flooring, damaged ceiling elements, wall coverings/ finishes, floor finishes/coverings, ceiling materials and finishes. Also includes replacement of existing equipment and fixtures which serve the same purpose.
2. Medium Remodel to include – (In addition to the elements listed above) reconfiguration of space including the addition doors, walls, windows, existing HVAC, lighting, and electrical systems.
3. Heavy Remodel to include - (In addition to the elements listed above) the reconfiguration of plumbing system elements as well as the extension of HVAC, electrical, plumbing systems and additional equipment installation.
4. Council/ Court remodeling to include – (in addition to the elements listed above) potential structural modification to achieve open span across the space as well as higher level of finishes as appropriate for Court and Council Chambers.
5. Estimate for remodel construction as follows:
 - a. Light -\$150/ SF
 - b. Medium - \$200/ SF
 - c. Heavy - \$250/ SF
 - d. Council/ Court - \$350/SF
 - e. Building Addition -\$450 - \$500/ SF
6. Fire Station Apparatus Bay extension 8 ft. under existing soffit to face of existing fascia.
7. Mechanical system repair/ replacement serving same purpose included in remodeling costs.
8. Potential structural modification to the existing facility as required due to potential long span across Council/ Court room in remodel effort.
9. Estimate to replace all existing windows with double insulating glass on existing City Hall building.
10. Estimate to address areas where HVAC units are replaced and any existing areas of repair. Existing roof to be surveyed by roofing consultant for potential repairs/ alterations.
11. Site development for limited site work grading, drainage, paving on building addition site. Proposed addition is located over existing parking area – minimal water retention anticipated due to existing configuration water run-off.
12. Budget to alter existing front stairs to include handicap accessible ramp in this location.
13. Budget to replace existing apron in front of existing fire station drive area.
14. Construction contingency set between at approx. 4.5%-5% of estimated construction cost.
15. Architectural/ Engineering services set at standard 7 1/2% of estimated construction cost.
16. Topographic survey to include site topography, utilities sizes, locations and inverts and boundary legal survey and road access.
17. Soils geotechnical report for existing site soils strength and building foundation requirements
18. Costs for independent testing for concrete, soils, concrete block, steel, etc.
19. Cost for potential hazardous materials testing.
20. Local review fees if required. The City may potentially reduce or waive these fees.
21. Estimated legal and accounting fees. The City may have access to City services and these may be provided without additional cost.
22. Furniture and office equipment estimate set at \$5/ SF.

DRAFT - Preliminary Capital Budget - Scheme A - 4 - Rev.**Athens City Hall Remodel - Addition****Athens, TN**

September 8, 2025

		Remodel Area	Remodel Budget
Building Remodel Areas			
1	Light	7,141	1,071,150
2	Medium	6,856	1,371,200
3	Heavy	1,359	339,750
4, 8	Council/ Court	1,748	611,800
	Police Center Addition	8,421	3,999,975
	Fire Station Bay Extention	0	0
		25,525	7,393,875
Design and Construction Costs			
Building Construction			
5,7	Remodel Construction	\$ 3,393,900.00	
	Addition Construction	\$ 3,999,975.00	
	Special Building Features		
10	Roofing Repair	\$ 50,000.00	
	Building Subtotal	\$ 7,443,875.00	
Site Development			
11	General Site Development	\$ 150,000.00	
12	Front Ramp/ Stairs	\$ 100,000.00	
13	Fire Station Apron Repair	\$ 50,000.00	
	Sitework Subtotal	\$ 300,000.00	
Total Construction Costs		\$ 7,743,875.00	
Professional Services			
15	Architectural and Engineering @ 7.5% (Allen & Hoshall)	\$ 580,790.63	
16	Topographical Survey - (TBD)	\$ 15,000.00	
17	Geotechnical Engineer/Soils Report - (TBD)	\$ 10,000.00	
18	3rd Party Testing - (TBD)	\$ 30,000.00	
19	Hazardous Material Testing- (TBD)	\$ 15,000.00	
	Professional Services Subtotal	\$ 650,790.63	
Design and Construction Subtotal		\$ 8,394,665.63	
Miscellaneous Costs			
20	Design Review Fee (if required and typically owner paid)	\$ 1,000.00	
22	Furniture and Office Equipment	\$ 100,000.00	
14	Construction Contingency Allowance (Owner changes/ hidden cond/etc)	\$ 400,000.00	
	Subtotal	\$ 501,000.00	
Total Project Cost		\$ 8,895,665.63	





Agenda Item

IV. E. RFB 25-11: Bid Award for Mt. Verd Industrial Park Improvements

Overview

The FY 2025-26 approved Capital Improvement Fund budget contains \$1,900,000 to complete Mt. Verd Industrial Park improvements.

Bid documents were prepared, advertised, and distributed. On the deadline date of August 14, 2025, five bids were received. Attached are the memorandum from the Public Works Department, a letter of recommendation from the Engineer, Croy Engineering, and bid tabulation sheet.

The lowest and most responsive bidder was Whaley Construction (Kodak, TN) with a bid of \$1,747,596 and a \$100,000 contingency, if needed, for a total bid of \$1,847,596, slightly below the budgeted amount. Funding for this project was budgeted in the Capital Improvement Fund using \$950,000 from an ARC grant, \$475,000 in city funds, and \$475,000 in county funds for a total of \$1,900,000.

If approved, this project is anticipated to be completed in about nine months or about June 2026.

Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for consideration.

Affected Departments

Economic Development Authority, Public Works



PUBLIC WORKS

TO: Randall Dowling, City Manager

FROM: Kevin L. Helms, Project Manager

Cc: Ben Burchfield, Public Works Director
Angela Robbins, Purchasing Officer

DATE: September 3, 2025

SUBJECT: Mt. Verd Industrial Site Improvements

Background

Acting as the grantee for a joint project with the Economic Development Authority of the County of McMinn (EDA) and McMinn County, the city has been coordinating with Croy Engineering and Southeast Tennessee Development (SETD) who were selected by the EDA for work associated with the project. The project includes land clearing, mass grading, roadway extension construction, erosion control, and other items necessary for preparing a project-ready industrial site. Request for Bids #25-11 was issued with a bid opening date of July 31, 2025, but the deadline was later extended to August 14th.

There were five bids received with the lowest responsive bid of \$1,847,596.00 being from Whaley Construction LLC. A copy of the bid recommendation letter from Croy Engineering is attached to this memo and a bid tabulation is included as part of the letter. It should be noted that most of the items included in the bid are based upon unit prices with the low bid calculated based upon the quantities estimated by the engineer. The final cost of the project will be based upon actual quantities documented during construction. It should also be noted that the bid amount includes a \$100,000.00 owners allowance for construction contingencies.

Action Item

We request City Council award a contract for Mt. Verd Industrial Site Improvements to Whaley Construction LLC in the amount of \$1,847,596.00 and authorize the mayor and staff to execute all documentation required for award.



August 20, 2025

Angela Robbins
City of Athens
815 N. Jackson St
Athens, TN 37303

RE: Letter of Recommendation
Mt Verd Industrial Site Improvements

Dear Angela:

After review and analysis of the 5 bids received and opened on August 14, 2025 for the Mt Verd Industrial Site Improvements Project, it is Croy's recommendation to award the project.

Whaley Construction, LLC. has provided the lowest base bid. Below is a list of the base bids received:

<u>CONTRACTOR</u>	<u>CONTRACTOR LOCATION</u>	<u>TOTAL AMOUNT</u>
Whaley Construction, LLC.	Kodak, Tennessee	\$ 1,847,596.00
Cleary Construction, Inc.	Tompkinsville, Kentucky	\$ 1,992,030.25
Wright Brothers Civil Construction, LLC	Charleston, Tennessee	\$ 2,199,330.00
Robert Clear Coal Corporation	LaFollette, Tennessee	\$ 2,484,870.00
APAC Atlantic DBA Talley Construction	Rossville, Georgia	\$ 3,116,286.49

Croy has reviewed the submitted bids and recommends that the project be awarded to Whaley Construction LLC in the amount of \$1,847,596.00. The compiled bid results are attached in the Bid Tabulation.

If you have any questions regarding this recommendation, please contact me at (423) 321-4932.

Respectfully,
Croy Engineering, LLC

A handwritten signature in blue ink that reads "David N. West".

David N. West, P.E.
Engineering Services -TN
Department Manager

Attachments: Bid Tabulation, Bid Results, Bid Opening Sign In Sheet

CC: Jonathon Connell, Lindsey Ferguson, Kevin Helms



			Whaley Construction, LLC		Cleary Construction, Inc		Wright Brothers Civil Construction, LLC		Robert Clear Coal Corporation		APAC Atlantic DBA Construction		Talley
Item No.	Description	Qty.	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump Sum			\$75,000.00		\$195,000.00		\$146,000.00		\$179,000.00		\$377,170.28
2	Clearing and Grubbing	28	AC	\$4,850.00	\$135,800.00	\$7,100.00	\$198,800.00	\$5,125.00	\$143,500.00	\$1,000.00	\$28,000.00	\$9,600.00	\$268,800.00
3	Unclassified Excavation	162,000	C.Y.	\$5.20	\$842,400.00	\$4.92	\$797,040.00	\$6.37	\$1,031,940.00	\$9.75	\$1,579,500.00	\$7.51	\$1,216,620.00
3a	Rock Excavation	300	C.Y.	\$40.00	\$12,000.00	\$65.00	\$19,500.00	\$75.00	\$22,500.00	\$15.00	\$4,500.00	\$399.25	\$119,775.00
4	Outlet Control Structure	2	LS	\$10,397.00	\$20,794.00	\$6,900.00	\$13,800.00	\$7,560.00	\$15,120.00	\$4,000.00	\$8,000.00	\$50,101.05	\$100,202.10
5	Construction Entrance	1	EA	\$2,500.00	\$2,500.00	\$9,900.00	\$9,900.00	\$4,400.00	\$4,400.00	\$5,000.00	\$5,000.00	\$6,106.64	\$6,106.64
6	Silt Fence	3,700	L.F.	\$2.31	\$8,547.00	\$2.50	\$9,250.00	\$2.00	\$7,400.00	\$4.00	\$14,800.00	\$4.02	\$14,874.00
7	Tubes and Wattles	6,000	L.F.	\$3.80	\$22,800.00	\$4.60	\$27,600.00	\$3.95	\$23,700.00	\$6.00	\$36,000.00	\$6.26	\$37,560.00
8	Check Dams	84	EA	\$500.00	\$42,000.00	\$370.00	\$31,080.00	\$400.00	\$33,600.00	\$500.00	\$42,000.00	\$1,929.03	\$162,038.52
9	Temporary Mulching	101,500	S.Y.	\$0.30	\$30,450.00	\$0.25	\$25,375.00	\$0.22	\$22,330.00	\$0.25	\$25,375.00	\$0.26	\$26,390.00
10	Temporary Seeding	101,500	S.Y.	\$0.20	\$20,300.00	\$0.20	\$20,300.00	\$0.09	\$9,135.00	\$0.10	\$10,150.00	\$0.22	\$22,330.00
11	Erosion Control Mat	5,600	S.Y.	\$1.65	\$9,240.00	\$1.85	\$10,360.00	\$1.60	\$8,960.00	\$3.00	\$16,800.00	\$1.98	\$11,088.00
12	18" RCP Class III (Complete in Place)	143	L.F.	\$160.00	\$22,880.00	\$170.00	\$24,310.00	\$105.00	\$15,015.00	\$80.00	\$11,440.00	\$145.62	\$20,823.66
13	15" RCP Class III (Complete in Place)	51	L.F.	\$130.00	\$6,630.00	\$165.00	\$8,415.00	\$105.00	\$5,355.00	\$75.00	\$3,825.00	\$205.99	\$10,505.49
14	Class A-1 Rip Rap, Hand Placed on Slope At Outlet, 12" Depth with Filter Fabric	65	TONS	\$65.00	\$4,225.00	\$68.85	\$4,475.25	\$117.00	\$7,605.00	\$44.00	\$2,860.00	\$124.12	\$8,067.80
15	10" Mineral Aggregate Stone Base, Type A, Grade 'D' with Geotextile Fabric	10,500	TONS	\$37.00	\$388,500.00	\$42.00	\$441,000.00	\$46.00	\$483,000.00	\$31.75	\$333,375.00	\$43.39	\$455,595.00
16	Final Stabilization by Permanent Seeding and Top Soil	101,500	S.Y.	\$1.02	\$103,530.00	\$0.55	\$55,825.00	\$1.18	\$119,770.00	\$0.83	\$84,245.00	\$1.56	\$158,340.00
17	Owner's Contingency Allowance				\$100,000.00		\$100,000.00		\$100,000.00		\$100,000.00		\$100,000.00
Base Bid Total Price					\$1,847,596.00		\$1,992,030.25		\$2,199,330.00		\$2,484,870.00		\$3,116,286.49



Agenda Item

IV. F. Resolution 2025-25, A resolution to amend Section 4, Article V of the Charter of the City of Athens, Tennessee, to remove fixed salary provisions for the Mayor and Councilmembers and to authorize future compensation to be established by ordinance.

Overview

The resolution seeks to amend Section 4, Article V of the Athens City Charter by removing the fixed monthly salaries for the Mayor and Councilmembers currently embedded in the Charter. Instead, it authorizes future compensation to be set by ordinance, giving the Council more flexibility while still adhering to Tennessee law.

Current Charter:

“Section 4. Be it further enacted, That the salary of the Mayor shall be two hundred fifty dollars (\$250) per month; and the salary of the councilpersons shall be two hundred dollars (\$200.00) per month; and further that the monthly salaries may be adjusted annually at the same percentage rate as given to the full-time employees of the city.”

Proposed Amendment:

“Section 4. Be it further enacted, The compensation of the Mayor and Councilmembers shall be established from time to time by ordinance duly adopted by the City Council, subject to any limitations imposed by general law. No change in compensation shall take effect during the term for which the Mayor or any Councilmember was elected; however, such changes may take effect for subsequent terms of office.”

Approval Requirements

- Passage requires a two-thirds vote of the total City Council (4 members).
- The amendment then proceeds to the 2026 Tennessee General Assembly for approval as a Private Act.
- Once approved, the Mayor must certify the act to the Secretary of State.

Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for consideration.

Affected Departments

City Council

RESOLUTION NO. 2025-25

A RESOLUTION TO AMEND SECTION 4, ARTICLE V OF THE CHARTER OF THE CITY OF ATHENS, TENNESSEE, TO REMOVE FIXED SALARY PROVISIONS FOR THE MAYOR AND COUNCILMEMBERS AND TO AUTHORIZE FUTURE COMPENSATION TO BE ESTABLISHED BY ORDINANCE

WHEREAS, Section 4, Article V of the Charter of the City of Athens presently establishes the monthly salaries for the Mayor and Councilmembers; and

WHEREAS, the City Council desires to provide flexibility in setting compensation for these elected offices to allow adjustments to be made by ordinance in accordance with applicable law, rather than requiring amendment of the Charter for each change; and

WHEREAS, Tennessee law permits such a change to the Charter by Private Act of the General Assembly, upon approval by a two-thirds vote of the City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ATHENS, TENNESSEE, THAT:

SECTION 1. Section 4, Article V of the Charter of the City of Athens is hereby amended by deleting the current text in its entirety and substituting instead the following:

Section 4. ~~Be it further enacted,~~ The compensation of the Mayor and Councilmembers shall be established from time to time by ordinance duly adopted by the City Council, subject to any limitations imposed by general law. No change in compensation shall take effect during the term for which the Mayor or any Councilmember was elected; however, such changes may take effect for subsequent terms of office.

SECTION 2. This amendment to the Charter shall become effective only upon approval by a two-thirds (2/3) vote of the total membership of the City Council and subsequent approval by the General Assembly of the State of Tennessee, as provided by law.

SECTION 3. Upon approval by the General Assembly, the Mayor of the City of Athens shall certify the act to the Secretary of State of Tennessee.

ON MOTION BY _____

SECONDED BY _____

said Resolution was adopted and approved by roll call vote on the 16th day of September, 2025.

ATTEST: _____
Larry Eaton, Mayor

Randall Dowling, City Manager

APPROVED AS TO FORM:

Christopher M. Caldwell, City Attorney



Agenda Item

IV. G. Resolution 2025-26, A resolution authorizing the City of Athens, Tennessee, to apply for funding through the Atlanta Braves Foundation – Braves Park Project Grant Program for Field Renovations at Brody Ellis Field, Prof Powers Park.

Overview

The City of Athens is seeking authorization to apply for a \$20,000 grant through the Atlanta Braves Foundation's Braves Park Project Grant Program. The proposed project will focus on Brody Ellis Field at Prof Powers Park, with improvements such as installing a new drainage system to address field conditions, upgraded dugouts for safety, and a modernized scoreboard system. This funding will allow the City to make essential upgrades that will extend the life of the facility, improve safety, and create a more enjoyable space for athletes and spectators.

Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for consideration.

Affected Departments

Parks & Recreation

RESOLUTION NO. 2025-25

A RESOLUTION AUTHORIZING THE CITY OF ATHENS, TENNESSEE, TO APPLY FOR FUNDING THROUGH THE ATLANTA BRAVES FOUNDATION – BRAVES PARK PROJECT GRANT PROGRAM FOR FIELD RENOVATIONS AT BRODY ELLIS FIELD, PROF POWERS PARK.

WHEREAS, the City of Athens recognizes the importance of maintaining safe, accessible, and high-quality recreational facilities for the benefit of its citizens, particularly its youth and athletic programs; and

WHEREAS, Brody Ellis Field at Prof Powers Park is in need of critical improvements to ensure its continued use and safety, including upgrades to field drainage, dugout improvements, and modernization of the scoreboard system; and

WHEREAS, the Atlanta Braves Foundation provides support to communities through its Braves Park Project Grant Program, which funds field improvement projects that enhance baseball and softball facilities across Braves Country; and

WHEREAS, the City of Athens desires to submit a grant application to the Atlanta Braves Foundation requesting funding assistance in the amount of Twenty Thousand Dollars (\$20,000.00) for the purpose of completing the Brody Ellis Field renovations; and

WHEREAS, the proposed renovations represent a much-needed revitalization project that will enhance community use of Prof Powers Park and strengthen opportunities for youth athletic engagement and development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ATHENS, TENNESSEE, THAT:

The City Manager is hereby authorized to prepare and submit a grant application to the Atlanta Braves Foundation under the Braves Park Project Grant Program requesting \$20,000 in funding for renovations to Brody Ellis Field at Prof Powers Park.

The Mayor and/or City Manager is further authorized to sign all necessary documents, agreements, and assurances on behalf of the City of Athens in connection with said grant application.

ON MOTION BY _____

SECONDED BY _____

said Resolution was adopted and approved by roll call vote on the **16th** day of **September, 2025**.

ATTEST: _____
Larry Eaton, Mayor

Randall Dowling, City Manager

APPROVED AS TO FORM:

Christopher M. Caldwell, City Attorney



Agenda Item

IV. H. Resolution 2025- 27, A resolution of the City of Athens, Tennessee to declare certain property as surplus and to authorize its disposal.

Overview

The Athens Fire Department has utilized the Sparky the Fire Dog costume (Asset #4206) for many years as part of its public education and community outreach programs. This asset has been valuable in engaging children and the community in fire safety awareness. The costume has reached the end of its useful life. It is significantly worn and no longer in a condition appropriate for public events or educational use. It cannot be reasonably repaired or refurbished; therefore, it has no value for resale.

Attached for your consideration is Resolution 2025-27, declaring this item surplus and authorizing its disposal in accordance with City policy. No proceeds are expected from this action.

Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for consideration.

Affected Departments

Fire Department



FIRE DEPARTMENT

To: Mike Keith, Finance Director
From: Brandon Ainsworth, Fire Chief
Date: August 7, 2025
RE: Request to Surplus Sparky the Fire Dog

I'm requesting that we surplus the Sparky the Fire Dog costume, Asset #4206. The costume is worn out and no longer in a condition suitable for public events or educational use. Due to its age and wear, it's not practical to repair or refurbish.

At this point, Sparky needs to be officially "euthanized" and removed from service.

Please let me know the next steps for officially removing this item from inventory.

City of Athens
815 North Jackson Street
Athens, TN 37303

bainsworth@athenstn.gov
423-744-2761
423-744-2782 fax

RESOLUTION NO. 2025-27

A RESOLUTION OF THE CITY OF ATHENS, TENNESSEE TO DECLARE CERTAIN PROPERTY AS SURPLUS AND TO AUTHORIZE ITS DISPOSAL.

WHEREAS, the City of Athens Fire Department has identified Asset #4206, described as the “Sparky the Fire Dog” costume, as no longer necessary for public use; and

WHEREAS, the costume is aged, worn out, and no longer suitable for educational or public event purposes; and

WHEREAS, due to its condition, the costume cannot be reasonably repaired or refurbished and has no remaining value for sale; and

WHEREAS, the Fire Chief has submitted a formal memorandum dated August 7, 2025, requesting that this item be declared surplus and removed from service;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ATHENS, TENNESSEE, THAT:

1. The property identified as Asset #4206 (Sparky the Fire Dog Costume) is hereby declared to be surplus property.
2. The City Manager, or his designee, is authorized to dispose of said property in accordance with applicable laws and city policies.
3. No proceeds are anticipated from this disposal due to the condition of the property.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its approval.

ON MOTION BY _____

SECONDED BY _____

said Resolution was adopted and approved by roll call vote on the **16th** day of **September, 2025**.

ATTEST:

Larry Eaton, Mayor

Randall Dowling, City Manager

APPROVED AS TO FORM:

Christopher M. Caldwell, City Attorney





Agenda Item

IV. I. Rezoning for 2201 Decatur Pike from B-3 Intensive Business District to R-2 Medium Density Residential District

Overview

Due to a lack of interest in the 1.08-acre city-owned property located at 2201 Decatur Pike at Regional Park which is presently zoned B-3 (Intensive Business District), Council approved to rezone this property to R-2 (Medium Density Residential District) during their regular session on August 19, 2025 to generate additional interest.

The Athens Municipal Regional Planning Commission, at its meeting on September 2, 2025, unanimously voted to recommend approval of the proposed rezoning. A staff report is attached for reference.

The first reading of the rezoning ordinance will be during the September 16, 2025 regular session and a public hearing and second reading will be advertised for the October 21, 2025 regular session. If the rezoning is successful, staff will revise the minimum bid amount that is reflected in an updated appraisal and conduct another competitive sealed bid process to dispose of this unwanted city-owned property.

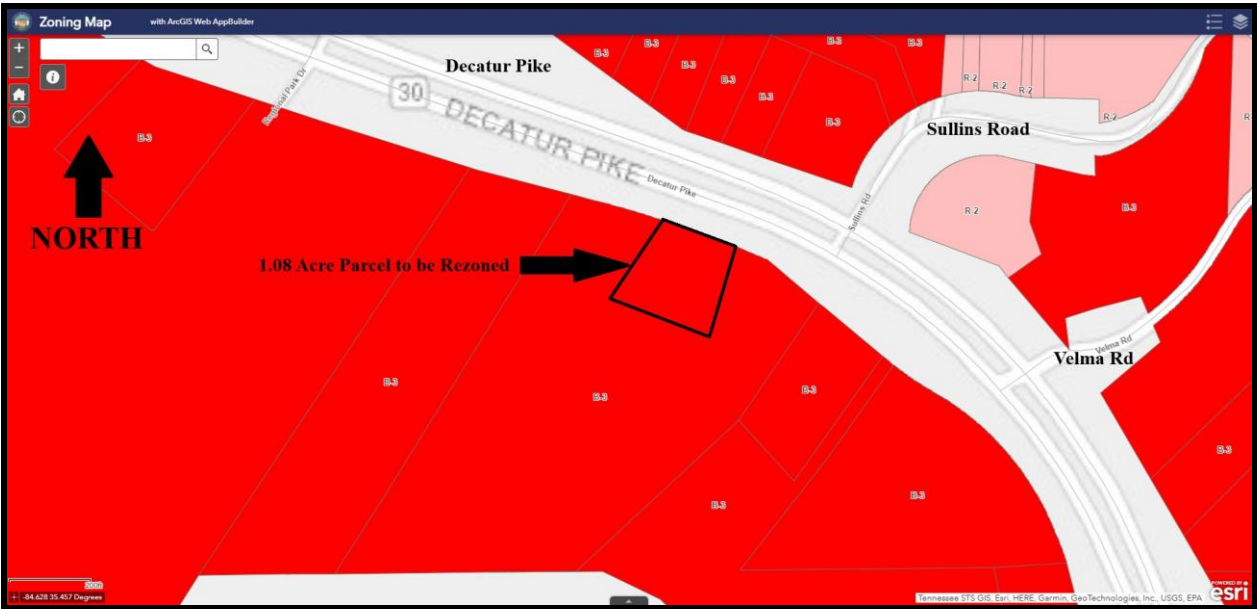
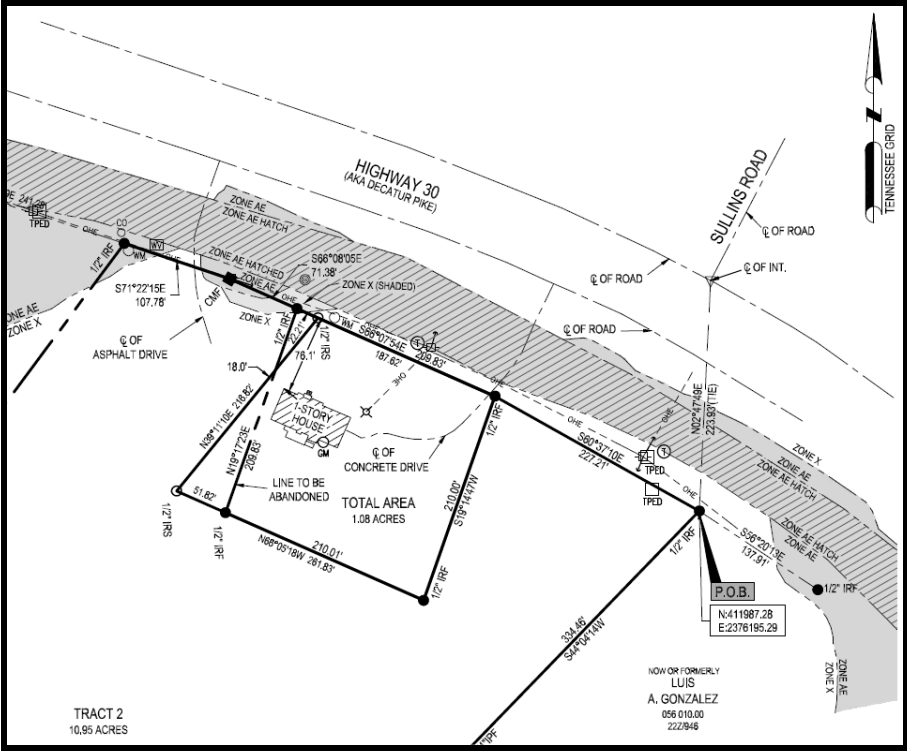
Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for first reading of the rezoning ordinance.

Affected Departments

Community Development

4. **Public Comments and Recommendation on rezoning request by the City of Athens** to change parcel identified as part of Tax Map 056 Parcel 009.00 located at 2201 Decatur Pike from B-3 Intensive Business District to R-2 Medium Density Residential District containing approximately 1.08 acres.



The City of Athens wishes to rezone their property shown above on the plat and map from B-3 District to the R-2 district. **Staff Recommends approval of the request.**

4. **Public Comments and Recommendation on rezoning request by the City of Athens** to change parcel identified as part of Tax Map 056 Parcel 009.00 located at 2201 Decatur Pike from B-3 Intensive Business District to R-2 Medium Density Residential District containing approximately 1.08 acres.

Mr. Casteel said this is a newly created lot. The plat was recorded for 1.08 acres, city owned property. There is R-2 adjacent across the street. City Council has requested that it be rezoned to R-2 (Medium Density Residential) and that is what Staff recommends.

Larry Edgemon addressed the Commission. He asked if the rezoning was going to be offered to the other properties that are down that zoning corridor. There are a lot of them that would like to change theirs to residential.

Chairperson Garrett deferred to Mr. Casteel.

Mr. Casteel said they don't offer rezoning. It is up to the landowner to request the rezoning. It will have to be adjacent to the zone for it to be rezoned.

Mr. Edgemon said he is a landowner, and it is adjacent to the zone.

Mr. Casteel told Mr. Edgemon he can submit the application.

Mr. Curtis told Mr. Edgemon he can make the request.

Mr. Edgemon said he tried before but was turned down by the Planning Commission because he wanted to rent that property. It was his homeplace and he had to tear it down because the taxes are charged by the square foot. He was turned by the zoning commission when his mother passed away and he wanted to rent it. Now they are making changes. He said he was going to hit them up for a lawsuit because it makes him very mad because that was his home place. They did the other homes down through there the same way.

Mr. Casteel said the Planning Commission does not rezone properties. They recommend whether it should be rezoned or not. City Council is the only one that has the power to rezone.

MOTION: To approve the request to recommend to City Council the rezoning of the property located at 2201 Decatur Pike.

MADE: Sam Stephens

SECOND: Eric Newberry

VOTE: Unanimous

MOTION PASSES

ORDINANCE NO. XXXX

AN ORDINANCE TO AMEND ‘THE ZONING ORDINANCE OF THE CITY OF ATHENS, TENNESSEE, SO AS TO AMEND THE OFFICIAL ZONING MAP TO REZONE THE PROPERTY LOCATED ON DECATUR PIKE FROM B-3 (INTENSIVE BUSINESS DISTRICT) TO R-2 (MEDIUM DENSITY RESIDENTIAL) SAID AREA BEING LOCATED WITHIN THE CORPORATE LIMITS OF ATHENS, TENNESSEE.

BE IT ORDAINED BY THE CITY OF ATHENS, TENNESSEE, AS FOLLOWS:

SECTION 1. That the Official Zoning Map of Athens, Tennessee, identified and referred to in Section 3.02 of said Zoning Ordinance, be amended to show the following described property and zoning designation as described within the body of this ordinance and shown on the attached illustration titled; “Rezoning Request for City of Athens for Property located at 2201 Decatur Pike Part of Tax Map 056 Parcel 009.00 from B-3 Intensive Business District to R-2 Medium Density Residential District” said property being within the corporate limits of Athens, Tennessee:

Area Description (B-3 to R-2)

The parcel to be rezoned from B-3 to R-2 is shown on Tennessee Property Assessment Data - Property Viewer as Part of Tax Map 056 Parcel 009.00. The parcel is further described on the attached illustrations that have been created from

Exhibit A: Official Zoning Map of the City of Athens, Tennessee

Exhibit B: Recorded subdivision plat

SECTION 2. Any Ordinance, Resolution, Motion or parts thereof in conflict herewith are hereby repealed and superseded. If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon final passage and as provided by law. As required by TENNESSEE CODE ANNOTATED, Section 13-7-203, a Public Hearing subject to fifteen day's notice has been held, and this ordinance meets the requirements of TENNESSEE CODE ANNOTATED, Section 13-7-201 through 13-7-210, including the approval of all necessary agencies.

FIRST READING: October 21, 2025
PUBLIC HEARING NOTICE: September 20, 2025
DATE OF PUBLIC HEARING: November 21, 2025
SECOND READING: November 21, 2025

ATTEST:

LARRY EATON, Mayor

RANDALL DOWLING, City Manager

APPROVED AS TO FORM:

CHRISTOPHER M. CALDWELL, City Attorney

ORDINANCE NO. XXXX

Rezoning Request for City of Athens for Property located at 2201 Decatur Pike, Part of Tax Map 056 Parcel 009.00, from B-3 Intensive Business District to R-2 Medium Density Residential District.

Exhibit A
Official Zoning Map of the City of Athens, Tennessee

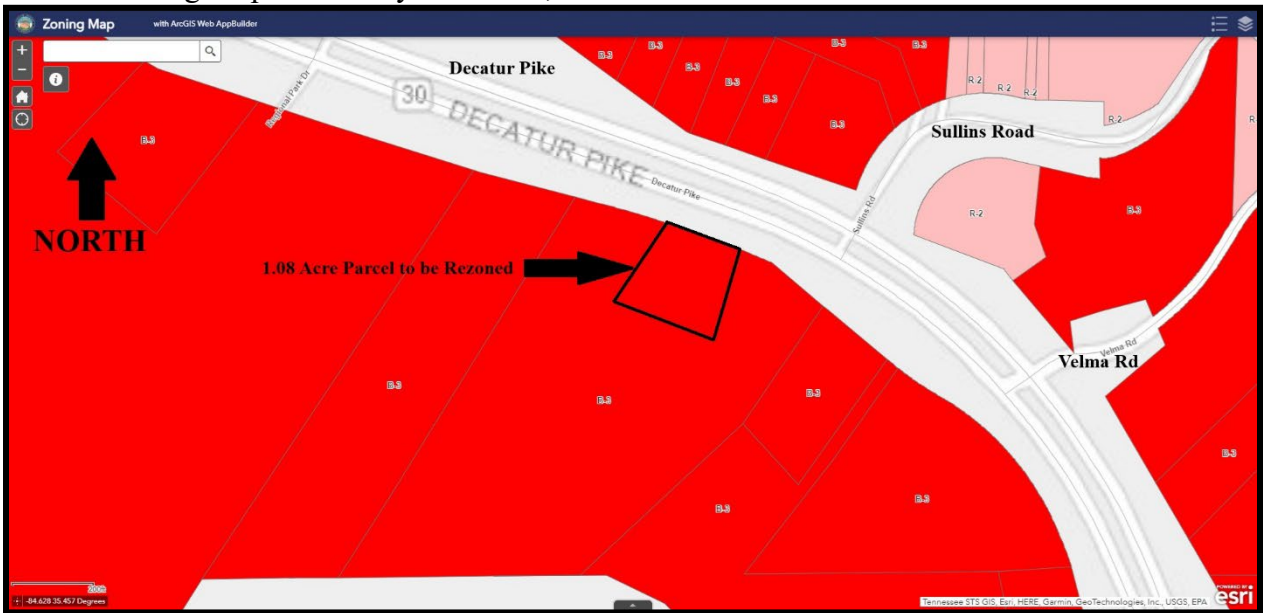
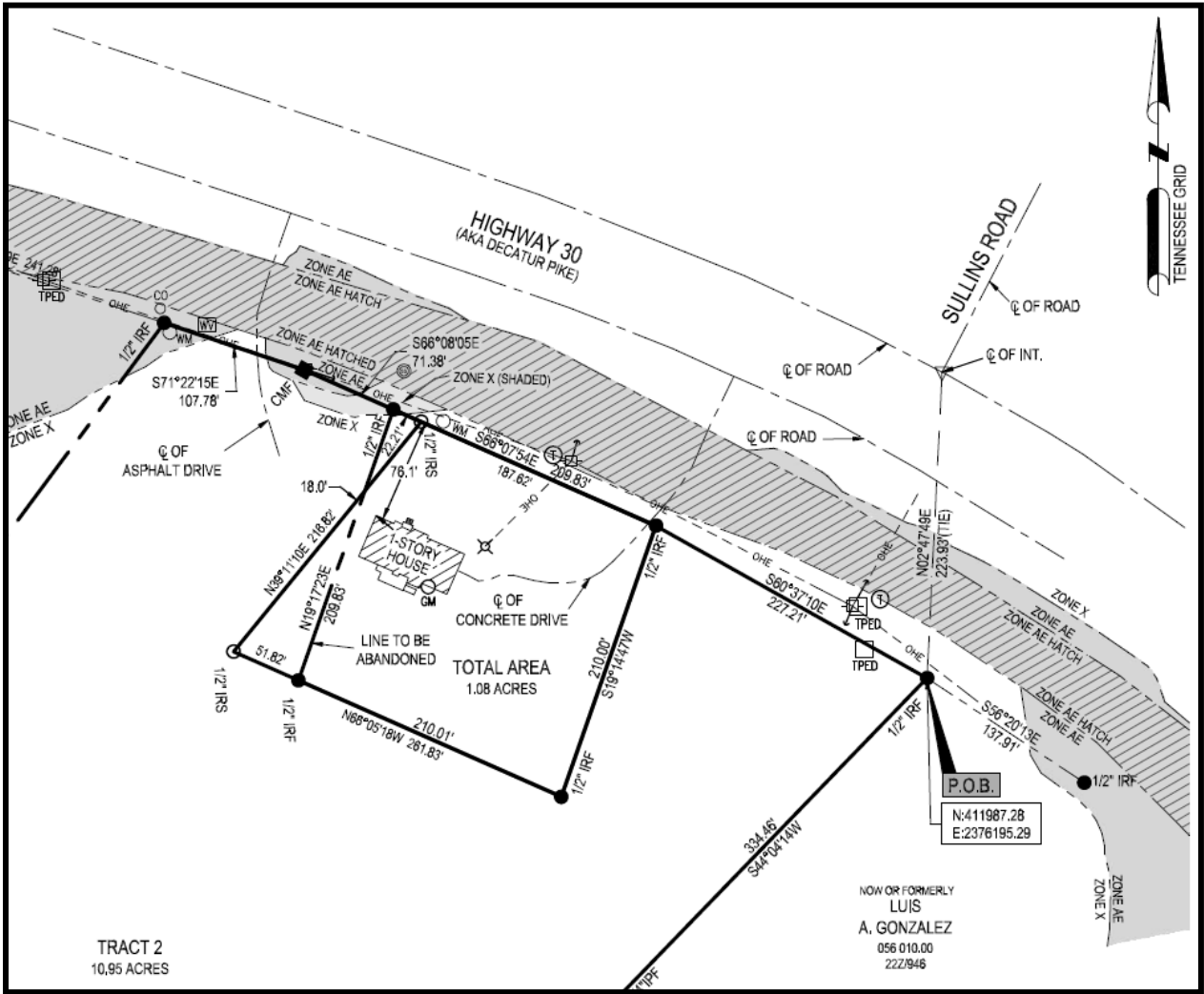


Exhibit B
Portion of recorded subdivision plat.







Agenda Item

IV. J. Review of Amendments to the Floodplain Section of the Municipal Zoning Ordinance

Overview

The proposed revisions (attached) are required to keep the City of Athens in compliance with FEMA and the National Flood Insurance Program (NFIP) regulations. The primary changes include adopting the new Flood Insurance Rate Maps (FIRM) effective November 28, 2025, updating elevation standards, and clarifying requirements for manufactured homes, recreational vehicles, subdivisions, and unmapped streams. These updates will ensure continued eligibility for federally backed flood insurance.

TEMA has a specific ordinance edit process that requires color codes for the revisions:

- **BLUE** are changes TEMA made
- **RED** are changes reviewed or made by Community Development
- **GREEN** are any changes that differentiates from the draft (minus red text update).

Council's concurrence with the proposed changes is needed before staff can forward the proposed updates to TEMA and FEMA for review. If approval is received before Thursday, October 16th, the first reading will occur during the regular session on October 21, 2025, followed by the second reading and public hearing on November 18, 2025. Adoption must be completed before November 28, 2025, to avoid suspension from the NFIP.

Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for first reading of proposed ordinance.

Affected Departments

Community Development

ORDINANCE NO. _____

MUNICIPAL FLOODPLAIN ZONING ORDINANCE

AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF ATHENS, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF ATHENS, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM.

ARTICLE I. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

Section A. Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210, Tennessee Code Annotated delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Athens, Tennessee, Mayor and the Athens City Council, do ordain as follows:

Section B. Findings of Fact

1. The City of Athens, Tennessee, Mayor and the Athens City Council wishes to MAINTAIN eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3.
2. Areas of the City of Athens, Tennessee are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
3. Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

Section C. Statement of Purpose

It is the purpose of this Ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This Ordinance is designed to:

1. Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;

2. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
4. Control filling, grading, dredging and other development which may increase flood damage or erosion;
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

Section D. Objectives

The objectives of this Ordinance are:

1. To protect human life, health, safety and property;
2. To minimize expenditure of public funds for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;
6. To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;
7. To ensure that potential homebuyers are notified that property is in a floodprone area;
8. To **MAINTAIN** eligibility for participation in the NFIP.

ARTICLE II. DEFINITIONS

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application given its stated purpose and objectives.

"Accessory Structure" means a subordinate structure to the principal structure on the same lot and, for the purpose of this Ordinance, shall conform to the following:

1. Accessory structures shall only be used for parking of vehicles and storage.
2. Accessory structures shall be designed to have low flood damage potential.
3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.

4. Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.
5. Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter or height of a building.

"Appeal" means a request for a review of the local enforcement officer's interpretation of any provision of this Ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of Special Flood-related Erosion Hazard" is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

"Area of Special Flood Hazard" see **"Special Flood Hazard Area"**.

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one (1)-percent annual chance flood.

"Basement" means any portion of a building having its floor subgrade (below ground level) on all sides.

"Building" see **"Structure"**.

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

"Elevated Building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

"Emergency Flood Insurance Program" or **"Emergency Program"** means the program as implemented on an emergency basis in accordance with Section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

"Erosion" means the process of the gradual wearing away of land masses. This peril is not "per se" covered under the Program.

"Exception" means a waiver from the provisions of this Ordinance which relieves the applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to this Ordinance.

"Existing Construction" means any structure for which the "start of construction" commenced before the effective date of the initial floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Structures" see **"Existing Construction"**.

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding"

(a) A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.
3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

"Flood Elevation Determination" means a determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

"Flood Elevation Study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

"Flood Insurance Study" is the official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

"Floodplain" or "Floodprone Area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodplain Management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Flood Protection System" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

"Flood-related Erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

"Flood-related Erosion Area" or "Flood-related Erosion Prone Area" means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

"Flood-related Erosion Area Management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship

building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on the **City of Athens**, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By the approved Tennessee program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior.

"Letter of Map Change (LOMC)" means an official FEMA determination, by letter, that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

"Letter of Map Amendment (LOMA)" An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property or structure is not located in a special flood hazard area.

"Conditional Letter of Map Revision Based on Fill (CLOMR-F)" A determination that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

"Letter of Map Revision Based on Fill (LOMR-F)" A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer exposed to flooding associated with the base flood. In order to qualify for this determination, the fill must have been permitted and

placed in accordance with the community's floodplain management regulations.

"Conditional Letter of Map Revision (CLOMR)" A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA, to revise the effective FIRM.

"Letter of Map Revision (LOMR)" Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

"Levee System" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "Manufactured Home" does not include a "Recreational Vehicle".

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of

1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" means, as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

"New Construction" means any structure for which the "start of construction" commenced on or after the effective date of the initial floodplain management Ordinance and includes any subsequent improvements to such structure.

"New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this ordinance or the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

"North American Vertical Datum (NAVD)" means, as corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

"100-year Flood" see **"Base Flood"**.

"Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

"Reasonably Safe from Flooding" means base flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

"Recreational Vehicle" means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck;
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Regulatory Flood Protection Elevation" means the "Base Flood Elevation" plus the "Freeboard". In "Special Flood Hazard Areas" where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 1 foot. In "Special Flood Hazard Areas" where no BFE has been established, this elevation shall be at least three (3) feet above the highest adjacent grade.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special Flood Hazard Area" is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

"Special Hazard Area" means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State Coordinating Agency" the Tennessee Emergency Management Agency, State NFIP Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the State.

"Structure" for purposes of this Ordinance, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

"Substantial Improvement" means any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Substantially Improved Existing Manufactured Home Parks or Subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this Ordinance.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

ARTICLE III. GENERAL PROVISIONS

Section A. Application

This Ordinance shall apply to all areas within the incorporated area of the **City of Athens**, Tennessee.

Section B. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the **City of Athens**, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47107C0182D, 47107C0184D, 47107C0192D, 47107C0201D, 47107C0202D, 47107C0203D, 47107C0204D, 47107C0211D, 47107C0212D, 47107C0225D, dated September 28, 2007 and **47107C0125E** and **47107CIND0C dated November 28, 2025**, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

Section C. Requirement for Development Permit

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

Section D. Compliance

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations.

Section E. Abrogation and Greater Restrictions

This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this Ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

Section F. Interpretation

In the interpretation and application of this Ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

Section G. Warning and Disclaimer of Liability

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the **City of Athens**, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

Section H. Penalties for Violation

Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon adjudication therefore, be fined as prescribed by Tennessee statutes, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the **City of Athens**, Tennessee from taking such other lawful actions to prevent or remedy any violation.

ARTICLE IV. ADMINISTRATION

Section A. Designation of Ordinance Administrator

The **Building Official and Community Development Director** ~~is~~are hereby appointed as the Administrator to implement the provisions of this Ordinance.

Section B. Permit Procedures

Application for a development permit shall be made to the Administrator on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

1. Application stage
 - a. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.

- b. Elevation in relation to mean sea level to which any non-residential building will be floodproofed where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.
- c. A FEMA Floodproofing Certificate from a Tennessee registered professional engineer or architect that the proposed non-residential floodproofed building will meet the floodproofing criteria in Article V, Sections A and B.
- d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- e. In order to determine if improvements or damage meet the Substantial Improvement or Substantial Damage criteria, the applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a building. These include the costs of all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:
 - An itemized costs of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators
 - Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.
 - A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.
 - A detailed cost estimate provided and prepared by the building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc). In addition, the estimate must include the value of labor, including the value of the owner's labor.

2. Construction Stage

Within AE Zones, where Base Flood Elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of, a Tennessee registered land surveyor and certified by same. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

Within approximate A Zones, where Base Flood Elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The

Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

3. Finished Construction Stage

A final Finished Construction Elevation Certificate is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

Section C. Duties and Responsibilities of the Administrator

Duties of the Administrator shall include, but not be limited to, the following:

1. Review all development permits to assure that the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.
2. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
3. Notify adjacent communities and the Tennessee Emergency Management Agency, State NFIP Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.
4. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community FIRM's through the Letter of Map Revision process.
5. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.
6. Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with Article IV, Section B.

7. Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with Article IV, Section B.
8. When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with Article IV, Section B.
9. Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.
10. When Base Flood Elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the [City of Athens](#), Tennessee FIRM meet the requirements of this Ordinance.
11. Maintain all records pertaining to the provisions of this Ordinance in the office of the Administrator and shall be open for public inspection. Permits issued under the provisions of this Ordinance shall be maintained in a separate file or marked for expedited retrieval within combined files.
12. A final Finished Construction Elevation Certificate (the latest edition of FEMA Elevation Certificate Form) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" x 3". Digital photographs are acceptable.

ARTICLE V. PROVISIONS FOR FLOOD HAZARD REDUCTION

Section A. General Standards

In all areas of special flood hazard, the following provisions are required:

1. New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
2. Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces.
3. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
4. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
5. All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
9. Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this Ordinance, shall meet the requirements of "new construction" as contained in this Ordinance;
10. Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced;
11. All new construction and substantial improvement proposals shall provide copies of all necessary Federal and State permits, including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334;
12. All subdivision proposals and other proposed new development proposals shall meet the standards of Article V, Section B;

13. When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction;
14. When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple Base Flood Elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest Base Flood Elevation.

Section B. Specific Standards

In all Areas of Special Flood Hazard, the following provisions, in addition to those set forth in Article V, Section A, are required:

1. Residential Structures

In AE Zones where Base Flood Elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, and any mechanical units (including duct work), elevated to no lower than ~~one-two~~ (+2) foot above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures".

Within approximate A Zones where Base Flood Elevations have not been established and where alternative data is not available, the administrator shall require the lowest floor of a building and any mechanical units (including duct work), to be elevated to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

2. Non-Residential Structures

In AE Zones, where Base Flood Elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, and any mechanical units (including duct work), elevated or floodproofed to no lower than ~~one-two~~ (+2) foot above the level of the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

In approximate A Zones, where Base Flood Elevations have not been established and where alternative data is not available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, and any mechanical units (including duct work), elevated or floodproofed to no lower than three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate

equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: “Enclosures”

Non-Residential buildings located in all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the Administrator as set forth in Article IV, Section B.

3. Enclosures

All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

- a. Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria.
 - 1) Provide a minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - 2) The bottom of all openings shall be no higher than one (1) foot above the finished grade;
 - 3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
- b. The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.
- c. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of Article V, Section B.

4. Standards for Manufactured Homes and Recreational Vehicles

- a. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction.
- b. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:

- 1) In AE Zones, with Base Flood Elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no lower than ~~one-two~~ (12) foot above the level of the Base Flood Elevation or
 - 2) In approximate A Zones, without Base Flood Elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three (3) feet in height above the highest adjacent grade (as defined in Article II).
- c. Any manufactured home, which has incurred “substantial damage” as the result of a flood, must meet the standards of Article V, Sections A and B.
 - d. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
 - e. All recreational vehicles placed in an identified Special Flood Hazard Area must either:
 - 1) Be on the site for fewer than 180 consecutive days;
 - 2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or;
 - 3) The recreational vehicle must meet all the requirements for new construction.

5. Standards for Subdivisions and Other Proposed New Development Proposals

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.

- a. All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.
- b. All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- c. All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- d. In all approximate A Zones require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data (See Article V, Section E).

Section C. Standards for Special Flood Hazard Areas with Established Base Flood Elevations and With Floodways Designated

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements or other development within the adopted regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof;
2. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, floodway width or base flood discharge provided that the applicant first applies for a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the start of construction. Upon completion of the project, the applicant shall apply for a Letter of Map Revision (LOMR) from FEMA. Submittal requirements and fees shall be the responsibility of the applicant as established under the provisions of § 65.12.
3. ONLY if Article V, Section C, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section D. Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

1. Require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development, including fill shall be permitted within Zone AE on the community's FIRM, unless it is demonstrated through hydrologic and hydraulic analyses performed that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.
2. A community may permit encroachments within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the start of construction. Upon completion of the project, the applicant shall apply for a Letter of Map Revision (LOMR) from FEMA. Submittal requirements and fees shall be the responsibility of the applicant as established under the provisions of § 65.12.

3. ONLY if Article V, Section D, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section E. Standards for Streams without Established Base Flood Elevations and Floodways (A Zones)

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist, but no base flood data has been provided and where a Floodway has not been delineated, the following provisions shall apply:

1. The Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from any Federal, State, or other sources, including data developed as a result of these regulations (see 2 below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of Article V, Sections A and B.
2. Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data.
3. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in Article IV, Section B. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of Article V, Section B.
4. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to ~~the three (3) times the~~ width of the stream or ~~twenty-sixty~~ feet (2060), whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the **City of Athens**, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
5. New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of Article V, Sections A and B. Within approximate A Zones, require that those subsections of Article V Section B dealing with the alteration or relocation of a watercourse, assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

Section F. Standards For Areas of Shallow Flooding (Zone AO)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.
2. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Article V, Section F(1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Article 4, Section B(1) (c) and Article V, Section B(2).
3. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section G. Standards For Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section H. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the Areas of Special Flood Hazard established in Article III, Section B, are areas of the 100-year floodplain protected by a flood protection system but where Base Flood Elevations have not been determined. Within these areas (A-99 Zones) all provisions of Article IV and Article V shall apply.

Section I. Standards for Unmapped Streams

Located within the **City of Athens**, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

1. No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the locality.
2. When a new flood hazard risk zone, and Base Flood Elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with Articles IV and V.
3. ONLY if Article V, Section I, provisions (1) and (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

ARTICLE VI. VARIANCE PROCEDURES

Section A. Municipal Board of Zoning Appeals

1. Authority

The **City of Athens**, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.

2. Procedure

Meetings of the Municipal Board of Zoning Appeals shall be held at such times, as the Board shall determine. All meetings of the Municipal Board of Zoning Appeals shall be open to the public. The Municipal Board of Zoning Appeals shall adopt rules of procedure and shall keep records of applications and actions thereof, which shall be a public record. Compensation of the members of the Municipal Board of Zoning Appeals shall be set by the **Athens City Council**

3. Appeals: How Taken

An appeal to the Municipal Board of Zoning Appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the Administrator based in whole or in part upon the provisions of this Ordinance. Such appeal shall be taken by filing with the Municipal Board of Zoning Appeals a notice of appeal, specifying the grounds thereof. In all cases where an appeal is made by a property owner or other interested party, a fee of **500.00** dollars for the cost of publishing a notice of such hearings shall be paid by the appellant. The Administrator shall transmit to the Municipal Board of Zoning Appeals all papers constituting the record upon which

the appeal action was taken. The Municipal Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest and decide the same within a reasonable time which shall not be more than **30** days from the date of the hearing. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

4. Powers

The Municipal Board of Zoning Appeals shall have the following powers:

a. Administrative Review

To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the Administrator or other administrative official in carrying out or enforcement of any provisions of this Ordinance.

b. Variance Procedures

In the case of a request for a variance the following shall apply:

- 1) The **City of Athens**, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
- 2) Variances may be issued for the repair or rehabilitation of historic structures as defined, herein, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Ordinance to preserve the historic character and design of the structure.
- 3) In passing upon such applications, the Municipal Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Ordinance, and:
 - a) The danger that materials may be swept onto other property to the injury of others;
 - b) The danger to life and property due to flooding or erosion;
 - c) The susceptibility of the proposed facility and its contents to flood damage;
 - d) The importance of the services provided by the proposed facility to the community;
 - e) The necessity of the facility to a waterfront location, in the case of a functionally dependent use;

- f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - h) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - i) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 - j) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.
- 4) Upon consideration of the factors listed above, and the purposes of this Ordinance, the Municipal Board of Zoning Appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this Ordinance.
 - 5) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

Section B. Conditions for Variances

- 1. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in Article VI, Section A.
- 2. Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Ordinances.
- 3. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance (as high as \$25 for \$100) coverage, and that such construction below the Base Flood Elevation increases risks to life and property.
- 4. The Administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

ARTICLE VII. LEGAL STATUS PROVISIONS

Section A. Conflict with Other Ordinances

In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the **City of Athens**, Tennessee, the most restrictive shall in all cases apply.

Section B. Severability

If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not of itself invalid or unconstitutional.

Section C. Effective Date

This Ordinance shall become effective on **(DATE)**, in accordance with the Charter of the **City of Athens**, Tennessee, and the public welfare demanding it.

Approved and adopted by the **City of Athens**, Tennessee, Mayor and the **Athens City Council**.

Date

Mayor of **Athens**, Tennessee

Attest: _____
City ~~Recorder~~Clerk

Date of Public Hearing

1st Reading _____

2nd Reading _____

~~3rd Reading~~ _____

Date of Publication of
Caption and Summary



Agenda Item

IV. K. Purchase of Equipment and Services for the Decatur Pike Corridor Traffic Signal Retiming Project

Overview

The City Council funded a traffic signal study for the Decatur Pike corridor between Denso Drive and Holiday Drive. Kimley-Horn conducted the study and it was completed during July 2025 (see attached study). The analysis reviewed four intersections (Denso/Milton, I-75 Southbound Ramps, I-75 Northbound Ramps, and Holiday Drive). All intersections are currently operating at acceptable levels of service but the study identified targeted improvements to increase efficiency and traffic coordination.

The FY 2025-26 approved Capital Improvement Fund budget contains \$193,000 for this project. The city's traffic signal maintenance contractor, Stansell Electric, provided a proposal totaling \$257,409.15 for this project or \$64,409.15 over the estimated budget. This overage amount will come from the Capital Improvement Fund.

Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for consideration.

Affected Departments

Public Works

July 28, 2025

PREPARED BY: Kimley»Horn

Athens SR 30 Signal Timing Operational Analysis



MEMORANDUM

TO: Kevin Helms, ICMA-CM, CMFO
Project Manager
City of Athens
219 Alford Street
Athens, Tennessee 37303

FROM: Terrance Hill, PE
Carter Schmidt, EI
Kimley-Horn and Associates, Inc.
10 Lea Avenue, Suite 400
Nashville, Tennessee 37210

DATE: July 28, 2025

SUBJECT: Athens SR 30 Signal Timing
Operational Analysis – Athens SR 30
Kimley-Horn Project Number: 016352004

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Appendix A:	Synchro Reports
Appendix B:	Traffic Count Data
Appendix C:	Intersection Singal Timing Sheets



1.0 INTRODUCTION

Kimley-Horn was tasked with performing an evaluation of existing conditions and an operational analysis for four (4) intersections along SR 30 (Decatur Pike) within the City of Athens, Tennessee as part of the referenced project. The four (4) intersections analyzed are listed below. The operational analysis focused on three (3) over-arching categories:

- 1) Capacity analysis
- 2) Manual on Uniform Traffic Control Devices (MUTCD) items – signs, signals, and pavement markings
- 3) Signal technology items

Capacity analyses addressed each intersection's level-of-service, vehicle delay, and volume-to-capacity ratio (V/C). If poor capacity results were found, both geometric and operational improvements were considered and potentially recommended in this document. Pedestrian accessibility items reviewed included the potential need for and/or modification of pedestrian crosswalks, curb ramps, and/or pedestrian signals (accessible pedestrian signals [APS] and countdown pedestrian signal heads). However, since no existing pedestrian facilities exist, no pedestrian improvements were recommended. It should be noted that only four (4) pedestrians were observed during the collection of the 8-hour turning movement counts.

MUTCD items consisted of assessing the need for and/or the condition of traffic signs, traffic signal infrastructure items, and pavement markings. Signal technology items consisted of the following: signal cabinet condition (size, mounting type), signal controller and malfunction management unit (MMU) type, detection type, and signal communications.

The intersections within the current Athens SR 30 Signal Timing signal system are as follows:

- 1) SR 30 (Decatur Pike) at Milton Road/Denso Drive
- 2) SR 30 (Decatur Pike) at I-75 SB Ramps
- 3) SR 30 (Decatur Pike) at I-75 NB Ramps
- 4) SR 30 (Decatur Pike) at Holiday Drive

2.0 EXISTING MEASURES OF EFFECTIVENESS

The existing conditions of each intersection within this corridor were analyzed using *Synchro 12*. However, *Highway Capacity Manual* (HCM) results were tallied using *HCM 2000*, which is the version that provides an overall intersection V/C ratio as well as working seamlessly with various phasing nomenclatures. Data used to compile the *Synchro 12* models was collected by Kimley-Horn. The data collection process included preparing intersection sketches that depict the laneage, pavement markings, existing phasing sequences, and operational characteristics. Kimley-Horn observed traffic patterns such as excessive queuing, and lane utilization during the three primary weekday peak periods: morning (AM), midday (MD), and afternoon (PM).

Level-of-service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS, per the HCM, is defined as a qualitative measure that describes the operational characteristics in a traffic stream, generally in terms of service measures such as speed and travel time,



freedom to maneuver, traffic interruptions, and comfort / convenience. The HCM describes six levels of service, LOS A through LOS F, with LOS A being the most ideal and LOS F being the least. The LOS criteria for signalized and unsignalized intersections is shown in **Table 1**. **Table 2** summarizes the intersection LOS, average vehicle delay per intersection, and intersection volume-to-capacity (v/c) ratio for the existing conditions for each of the four (4) intersections.

Table 1 LOS Criteria for Intersections			
LOS	Signalized Delay	Unsignalized Delay	Description
A	<10.0	<10.0	Operations with very low delay and most vehicles do not stop.
B	>10.0 and <20.0	>10.0 and <15.0	Operations with good progression but with some restricted movement.
C	>20.0 and <35.0	>15.0 and <25.0	Operations where a significant number of vehicles are stopping with some backup and light congestion.
D	>35.0 and <55.0	>25.0 and <35.0	Operations where congestion is noticeable, longer delays occur, and many vehicles stop. The proportion of vehicles not stopping declines
E	>55.0 and <80.0	>35.0 and <50.0	Operations where there is significant delay, extensive queuing, and poor progression.
F	>80.0	>50.0	Operations that is unacceptable to most drivers, when the arrival rates exceed the capacity of the intersection.

Table 2 Comparison of LOS, Average Delay (seconds/vehicle), and Volume/Capacity Ratio (v/c) by Intersection				
Intersection		AM Peak Hour	MD Peak Hour	PM Peak Hour
#	Name	LOS (Avg. Delay) [V/C Ratio]	LOS (Avg. Delay) [V/C Ratio]	LOS (Avg. Delay) [V/C Ratio]
1	SR 30 (Decatur Pike) at Milton Road/Denso Drive	B (18.9) [0.38]	B (18.1) [0.27]	C (22.4) [0.54]
2	SR 30 (Decatur Pike) at I-75 SB Ramps	B (14.9) [0.60]	B (12.7) [0.48]	B (17.2) [0.74]
3	SR 30 (Decatur Pike) at I-75 NB Ramps	B (14.7) [0.53]	B (11.7) [0.44]	B (14.2) [0.63]
4	SR 30 (Decatur Pike) at Holiday Drive	B (12.5) [0.50]	B (11.1) [0.38]	B (11.6) [0.50]

As shown in Table 2, all the signalized intersections along this corridor operate within acceptable ranges and within capacity.



3.0 OPERATIONAL ANALYSIS

An operational analysis was performed for each of the study intersections by studying the data collected. By observing the traffic flow patterns and the existing LOS, delay, and the v/c ratios for each intersection, an analysis was performed to determine if any modifications to the intersections would enhance their operation. Also, some recommended actions regarding the MUTCD, 2023 Edition, were noted and improvements recommended. Operational improvements that were identified include possible geometric modifications, phasing changes, signal infrastructure improvements, signage changes, signal cabinet hardware, and pavement marking / lane utilization changes. **Table 3** details recommended improvements for consideration at each intersection. **Table 4** lists the contents of each signal cabinet at the intersections and details recommended improvements for consideration.

For the purposes of this memorandum, SR 30 (Decatur Pike) is considered the east-west street while the side streets and interstate ramps are the north-south streets.

Table 3 Operational Analysis Summary	
Intersection Recommended Development	Comments
1- SR 30 (Decatur Pike) at Milton Road/Denso Drive	
- Change SB approach laneage to be a shared thru-right lane and a dual left lane.	
- Restripe the SB approach	
- Restripe the NB approach	
- Install a NBR overlap. Replace two 3-section signal heads with one 5-section signal head.	Remove Right on Red Arrow After Stop (R10-17a) sign
- Install 3-section Flashing Yellow Arrow (FYA) signal heads and Left Turn Yield on FYA (TN-69a) signs for EB and WB approaches	Remove Left Turn Yield on Green (R10-12) signs
- Remove rightmost 3-section head for WB approach	Adjust 5-section signal head location and street name sign
- Add tether wire on all approaches.	
- Restripe stop bar for WB approach	
- Consider installing Keep Right (R4-7) signs on median noses	
- Refresh lane extension lines for SB approach	
- Refresh lane extension lines for NB approach	
2- SR 30 (Decatur Pike) at I-75 SB Ramps	
- Install green thru arrow for leftmost EB signal head and the rightmost WB signal head	
- Restripe EBR stop bar	



Table 3
Operational Analysis Summary

Intersection Recommended Development	Comments
- Remove 3-section turn arrow for WBL approach and Left Turn on Green Arrow Only (R10-5) sign. Install 3-section FYA and TN-69A sign - Restripe SB approach	
3- SR 30 (Decatur Pike) at I-75 NB Ramps	
- Install green thru arrow on the leftmost signal head for the WB approach and the rightmost signal head for the EB approach	
- Remove 3-section turn arrow signal head for the EBL approach and Left Turn on Green Arrow Only (R10-5) sign. Install 3-section FYA signal head and Left Turn Yield on FYA (TN-69A) sign.	
- Remove and replace EBL stop bar. Install stop bar approximately 25 feet west of its current location.	
- Restripe yellow edge line for NB approach	
- Restripe median channelization striping adjacent to EBL lane to align with relocated EBL stop bar.	
- Restripe WB stop bar	
4- SR 30 (Decatur Pike) at Holiday Drive	
- Refresh stop bars on all approaches	
- Restripe NB and SB approaches	
- Restripe SBL to be a shared thru-left lane and a right turn lane. Each lane should be a minimum of twelve feet in width. Install a SBR channelized island and yield sign.	
- Install 3-section FYA signal heads and Left Turn Yield on FYA (TN-69A) sign for EBL and WBL approaches	Remove existing 5-section signal heads and install an additional EB and WB 3-section head for the EB and WB approaches
- Remove left turn yield on green (R10-12) signs	
- Install dotted single yellow lane extension lines for NBL and SBL movements	



**Table 4
Cabinet Inventory**

Intersection Existing Cabinet Contents	Comments / Recommendations
1- SR 30 (Decatur Pike) at Milton Road/Denso Drive	
- Cabinet: Eagle, 12 phase.	
- Controller: Siemens M50.	Upgrade with Yunex M60.
- Detection: ITERIS vantage edge 2 video detection processor and camera.	Video detection for SB approach (phase 4) only. Replace with Wavetronix
- Detection: Loops, LMD301T (10).	Upgrade to Wavetronix Expanse unit within cabinet, SmartSensor Matrix stop bar radar detection units on all approaches, and SmartSensor Advance for the EB and WB approaches. Phase 1 (WBL) and phase 3 (NB) detection are locking, which places a call to the controller even when vehicles are no longer present
- MMU: EDI SSM-12LEC.	
- Ethernet Switch: Cisco IE 3200.	Connect fiber to controller.
- DIN-Rail Power supply (for switch): Cisco PWR-IE65W-PC-AC.	
- Fiber Patch Panel: Corning SPH 12F	
2- SR 30 (Decatur Pike) at I-75 SB Ramps	
- Cabinet: Eagle, 16 phase.	
- Controller: Siemens M60.	
- MMU: EDI MMU2-16Leip.	
- Detection: Wavetronix Click 650 cabinet interface device.	Upgrade to Wavetronix Expanse unit within cabinet and SmartSensor Matrix stop bar radar detection units on all approaches. Existing Wavetronix advanced radar detection is for the EB and WB approaches only.
- Detection: Gridsmart GS2 processor.	Replace with Wavetronix
- Ethernet Switch: Cisco IE 3200.	
- DIN-Rail Power supply (for switch): Cisco PWR-IE65W-PC-AC.	
- Fiber Patch Panel: Corning SPH 12F.	
3- SR 30 (Decatur Pike) at I-75 NB Ramps	
- Cabinet: NEMA 16 phase	
- Controller: Siemens M60	
- MMU: Eberle Design, INC (EDI) MMU2-16Leip	



Table 4
Cabinet Inventory

Intersection Existing Cabinet Contents	Comments / Recommendations
- Detection: Wavetronix Click 650 cabinet interface device (EB approach, advanced)	Upgrade to Wavetronix Expanse unit within cabinet, SmartSensor Matrix stop bar radar detection units on all approaches, and SmartSensor Advance for the WB approach. Existing Wavetronix advanced radar detection is for the EB approach only.
- Detection: Gridsmart GS2 processor	Replace with Wavetronix
- Ethernet Switch: Cisco IE 3200	
- DIN-Rail Power supply (for switch): Cisco PWR-IE65W-PC-AC	
- Fiber Patch Panel: Corning SPH 12F	
4- SR 30 (Decatur Pike) at Holiday Drive	
- Cabinet: NEMA 12 phase.	
- Controller: Eagle EPAC300.	Upgrade to Yunex M60. Make Holiday Drive controller the primary controller for this signal system.
- MMU: Eberle Design, INC (EDI) SSM-12LE.	
- Detection: Loops LM301T (x6, 7 w/ LMD301 deflector).	Upgrade to Wavetronix Expanse unit within cabinet, SmartSensor Matrix stop bar radar detection units on all approaches, and SmartSensor Advance for the EB and WB approaches.
- Ethernet Switch: Cisco IE 3200.	Connect fiber to controller.
- DIN-Rail Power supply (for switch): Cisco PWR-IE65W-PC-AC.	
- Fiber Patch Panel: Corning SPH 12F.	
- Install a GPS device for signal coordination	

4.0 RECOMMENDATIONS

As referenced above, there are several items at these project intersections that can be implemented to improve signal operations, better utilize intersection capacity, comply with MUTCD and guidelines, and/or improve driver understanding of traffic conditions. The priority should be to install two (2) additional Yunex M60 controllers at the intersection of SR 30 (Decatur Pike) at Holiday Drive and SR 30 (Decatur Pike) at Milton Road/Denso Drive. All four (4) controllers should be running the same firmware/software to ensure compatibility with one another. Next each controller should be connected to the existing fiber. A contractor should test the fiber connections to ensure that each controller can communicate with the primary controller at Holiday Drive. The controller at the Holiday Drive intersections should be designated as the primary controller. This controller will keep the time-of-day clock to ensure that all intersections have the same time. A GPS device that can sync with the atomic clock from the National Institute of Standards and Technology should be



installed in conjunction with the primary controller. Each controller's internal clock can drift causing time to vary greatly among controllers, and that will impede coordinated timings. Once this is completed, the traffic signals can be retimed. Wavetronix stop bar radar detection units should be installed for all approaches at each intersection. The installation of reliable detection will help signals operate more efficiently by detecting vehicles on various approaches and providing the appropriate "green time" to those approaches, which reduces vehicle idling and increases intersection efficiency. Advanced detection should be installed along the SR 30 (Decatur Pike) approaches as recommended by TDOT for mainline approaches with a speed limit in excess of 35 MPH. Advanced detection will help reduce the dilemma zone, which is a section of the roadway in which a driver struggles with proceeding through an intersection or stopping at the onset of the yellow indication. While within this zone, it is likely that the driver may not be able to stop behind the stop bar or clear the stop bar once the signal turns red. Advanced detection can extend the green indication if it detects a vehicle within dilemma zone. The existing Wavetronix Click 650 devices may need to be replaced with the Wavetronix Expanse devices since the Click 650 has been discontinued and only allows connections with up to four (4) radar units. Finally, flashing yellow arrows can be installed for all left-turn movements along SR 30 (Decatur Pike). Some signal heads may need to be removed or installed, and the relocation of existing heads may need to occur to ensure that TDOT standards are met. Flashing yellow arrows are preferable to 5-section left-turn signals because they can operate as permissive only, protected/permissive or protected only based on the time of day and traffic volumes. To ensure consistency with existing signal heads and appropriate vehicle clearance heights are met, it is recommended that 3-section flashing yellow arrow signals heads be installed instead of 4-section flashing yellow arrow signals. All of the existing cabinets have enough available load switches to accommodate the installation of flashing yellow arrows along SR 30 (Decatur Pike). These improvements can be complete in stages as funding becomes available or all at one time.

Proposal Prepared for - City of Athens - Decatur @ Denso - Signal Upgrade

Labor Description	Hours	Cost	Total
Hourly Employee	5	\$80.00	\$400.00
Two or More	65	\$155.00	\$10,075.00
			\$0.00

			\$0.00
			\$0.00
			\$0.00

Truck	70	\$65.00	\$4,550.00
			\$0.00
			\$0.00
			\$0.00

Material Description	Qty	Cost	Total
Yunex M62 Controller	1	\$5,316.74	\$5,316.74
Wavetronix - Stop Bar	4	\$7,170.84	\$28,683.36
Wavetronix - Advance	2	\$7,633.08	\$15,266.16
Wavetronix - Arc6	1	\$8,294.34	\$8,294.34
Wavetronix Cable	1250	\$2.50	\$3,125.00
Bi-modal YY Arrow LED	2	\$216.31	\$432.62
Red Arrow LED	2	\$65.56	\$131.12
Green Arrow LED	2	\$65.56	\$131.12
FYA Sign (TN-69A)	2	\$137.65	\$275.30
7c Traffic Signal Cable	520	\$2.30	\$1,196.00
1/4" Tether Wire	400	\$0.41	\$164.00
	0	\$0.00	\$0.00
Off Duty Officer	45	\$68.40	\$3,078.00

Total Labor	\$10,475.00
Total Equipment	\$4,550.00
Total Materials	\$66,093.76

Total Cost Proposal	\$81,118.76
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- ~ Proposal prepared using City of Athens contract service rates. See following for assumptions, inclusions, and exclusions.
- ~ Proposal includes removing (2) left turn 5 sections signals w/ signs and replacing with (2) 3 section FYA signals w/ signs.
- ~ Proposal includes removing (3) 3 section signals. Two of these signals will be used for the FYA signals. New arrow LEDs will be installed.
- ~ Proposal includes adjusting the WB right turn 5 section signal and streetname sign to align with traffic.
- ~ Proposal includes installing (4) Wavetronix stop bar, (2) Wavetronix advance, and (1) Wavetronix Arc6. This includes all mounting hardware and cable.
- ~ Proposal includes replacing existing controller with a Yunex M60 ATC controller.
- ~ Proposal includes 7c Traffic Signal Cable for the FYA signals. If the 5 section left turn signals currently have their own 7c feeding them, the cable will not be invoiced.
- ~ Proposal includes installing tether wire on the approaches that are currently not tethered.
- ~ Proposal includes verifying fiber connections are in working order at this intersection.
- ~ Any fiber repair will be billed at our current City of Athens contract rates.
- ~ Proposal includes programming controller, detectors, and FYA signals for complete working system.

Proposal Prepared for - City of Athens - Decatur @ I-75 SB - Signal Upgrade

Labor Description	Hours	Cost	Total
Hourly Employee	5	\$80.00	\$400.00
Hourly Two or More	35	\$155.00	\$5,425.00
			\$0.00

Operator			\$0.00
Operator			\$0.00
Skilled Labor			\$0.00

Truck	40	\$65.00	\$2,600.00
			\$0.00
			\$0.00
			\$0.00

Material Description	Qty	Cost	Total
Wavetronix - Stop Bar	3	\$7,170.84	\$21,512.52
Wavetronix - Arc6	1	\$8,294.34	\$8,294.34
Wavetronix - Cable	715	\$2.50	\$1,787.50
Bimodal YY Arrow LED	1	\$216.31	\$216.31
Green Arrow LED	2	\$65.56	\$131.12
FYA Sign (TN-69A)	1	\$137.65	\$137.65
7c Traffic Signal Cable	150	\$2.30	\$345.00
		\$0.00	\$0.00
Off Duty Officer	10	\$68.40	\$684.00
		\$0.00	\$0.00
		\$0.00	\$0.00
Lodging	0	\$150.00	\$0.00
Per Diem	0	\$30.00	\$0.00

Total Labor	\$5,825.00
Total Equipment	\$2,600.00
Total Materials	\$33,108.44

Total Cost Proposal	\$41,533.44
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- ~ Proposal prepared using City of Athens contract service rates. See following for assumptions, inclusions, and exclusions.
- ~ Proposal includes modifying existing left turn signal to a FYA. The yellow arrow will be replaced with a bi-modal YY arrow.
- ~ Proposal includes removing current "Left Turn on Green Arrow Only" sign, and replacing with a FYA sign (TN-69A).
- ~ Proposal includes removing the green ball LED and replacing with a green arrow in the left most EB signal and the right most WB signal.
- ~ Proposal includes installing (3) Wavetronix stop bar detectors and (1) Wavetronix Arc6. This includes all mounting hardware and cable.
- ~ Intersection currently has (2) Wavetronix advance detectors.
- ~ Proposal includes 7c Traffic Signal Cable for the FYA signal. If the 3 section left turn signal currently has its own 7c feeding it, the cable will not be invoiced.
- ~ Proposal includes verifying fiber connections are in working order at this intersection.
- ~ Any fiber repair will be billed at our current City of Athens contract rates.
- ~ Proposal includes programming controller, detectors, and FYA signals for complete working system.

Proposal Prepared for - City of Athens - Decatur @ I-75 NB - Signal Upgrade

Labor Description	Hours	Cost	Total
Hourly Employee	5	\$80.00	\$400.00
Hourly Two or More	35	\$155.00	\$5,425.00
			\$0.00

Operator		\$0.00	\$0.00
Operator		\$0.00	\$0.00
Skilled Labor		\$0.00	\$0.00

Truck	40	\$65.00	\$2,600.00
			\$0.00
			\$0.00
			\$0.00

Material Description	Qty	Cost	Total
Wavetronix - Stop Bar	3	\$7,170.84	\$21,512.52
Wavetronix - Advance	1	\$7,633.08	\$7,633.08
Wavetronix - Arc6	1	\$8,294.34	\$8,294.34
Wavetronix - Cable	700	\$2.50	\$1,750.00
Bimodal YY Arrow LED	1	\$216.31	\$216.31
Green Arrow LED	2	\$65.56	\$131.12
FYA Sign (TN-69A)	1	\$137.65	\$137.65
7c Traffic Signal Cable	150	\$2.30	\$345.00
Off Duty Officer	10	\$68.40	\$684.00
		\$0.00	\$0.00
		\$0.00	\$0.00
Lodging	0	\$175.00	\$0.00
Per Diem	0	\$50.00	\$0.00

Total Labor	\$5,825.00
Total Equipment	\$2,600.00
Total Materials	\$40,704.02

Total Cost Proposal	\$49,129.02
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- ~ Proposal prepared using City of Athens contract service rates. See following for assumptions, inclusions, and exclusions.
- ~ Proposal includes modifying existing left turn signal to a FYA. The yellow arrow will be replaced with a bi-modal YY arrow.
- ~ Proposal includes removing current "Left Turn on Green Arrow Only" sign, and replacing with a FYA sign (TN-69A).
- ~ Proposal includes removing the green ball LED and replacing with a green arrow in the left most WB signal and the right most EB signal.
- ~ Proposal includes installing (3) Wavetronix stop bar, (1) Wavetronix advance, and (1) Wavetronix Arc6. This includes all mounting hardware and cable.
- ~ Intersection currently has (1) Wavetronix advance detector.
- ~ Proposal includes 7c Traffic Signal Cable for the FYA signal. If the 3 section left turn signal currently has its own 7c feeding it, the cable will not be invoiced.
- ~ Proposal includes verifying fiber connections are in working order at this intersection.
- ~ Any fiber repair will be billed at our current City of Athens contract rates.
- ~ Proposal includes programming controller, detectors, and FYA signals for complete working system.

Proposal Prepared for - City of Athens - Decatur @ Holiday - Signal Upgrade

Labor Description	Hours	Cost	Total
Hourly Employee	5	\$80.00	\$400.00
Hourly Two or More	50	\$155.00	\$7,750.00
			\$0.00

Operator			\$0.00
Operator			\$0.00
Skilled Labor			\$0.00

Truck	55	\$65.00	\$3,575.00
			\$0.00
			\$0.00
			\$0.00

Material Description	Qty	Cost	Total
Wavetronix - Stop Bar	4	\$7,170.84	\$28,683.36
Wavetronix - Advance	2	\$7,633.08	\$15,266.16
Wavetronix - Arc6	1	\$8,294.34	\$8,294.34
Wavetronix - Cable	1225	\$2.50	\$3,062.50
FYA 3 Section Signal	2	\$1,081.57	\$2,163.14
3 Section Signal	1	\$924.25	\$924.25
FYA Sign (TN-69A)	2	\$137.65	\$275.30
7c Traffic Signal Cable	460	\$2.30	\$1,058.00
Yunex M60 Controller	1	\$5,316.74	\$5,316.74
Yunex M60 Master Controller	1	\$5,445.14	\$5,445.14
Off Duty Officer	10	\$68.40	\$684.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00

Total Labor	\$8,150.00
Total Equipment	\$3,575.00
Total Materials	\$71,172.93

Total Cost Proposal	\$82,897.93
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- ~ Proposal prepared using City of Athens contract service rates. See following for assumptions, inclusions, and exclusions.
- ~ Proposal includes removing (2) left turn 5 sections signals w/ signs and replacing with (2) 3 section FYA signals w/ signs.
- ~ Proposal includes installing (2) 3 section through signals. One signal will be purchased and the second will be used from the Denso intersection.
- ~ Proposal includes installing (4) Wavetronix stop bar, (2) Wavetronix advance, and (1) Wavetronix Arc6. This includes all mounting hardware and cable.
- ~ Proposal includes replacing existing controller with a Yunex M60 ATC controller.
- ~ Proposal includes installing Yunex M60 Master controller at this location.
- ~ Proposal includes 7c Traffic Signal Cable for the FYA signals. If the 5 section left turn signals currently have their own 7c feeding them, the cable will not be invoiced.
- ~ Proposal includes verifying fiber connections are in working order at this intersection.
- ~ Any fiber repair will be billed at our current City of Athens contract rates.
- ~ Proposal includes programming controller, detectors, and FYA signals for complete working system.



Agenda Item

IV. L. Ordinance 1144, An ordinance to amend Title 14, Chapter V, Section 14-130 of the Athens City Code relative to Permanent Stormwater Management: Design and Construction Inspection.

Overview

The City of Athens is required to comply with the Tennessee Department of Environment and Conservation (TDEC) National Pollutant Discharge Elimination System (NPDES) Small Municipal Separate Storm Sewer System (MS4) General Permit. TDEC has recently clarified its requirements concerning manufactured treatment devices (MTDs) and stormwater quality standards.

Ordinance 1144 (attached) amends Athens City Code, Title 14, Chapter V, Section 14-130(4), to align the City Code with updated TDEC requirements, maintain compliance with the MS4 General Permit, and ensure stormwater management designs reflect current environmental and engineering standards. The ordinance is scheduled for first reading on September 16, 2025, and second reading on October 21, 2025.

Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for consideration.

Affected Departments

Public Works



PUBLIC WORKS

TO: Randall Dowling, City Manager
FROM: Ben Burchfield, Public Works Director
DATE: September 4, 2025
SUBJECT: Stormwater Management Program Modifications

Background

In accordance with our TDEC NPDES Small MS4 permit, the Public Works Department is providing a memo documenting its rationale and requesting Council acknowledgement and approval in modification of the stormwater management program.

Within the TDEC Small MS4 General Permit, requirements for a small MS4 program to make minor modifications to its program are outlined under section **4.4.1.** as follows:

4.4. STORMWATER MANAGEMENT PROGRAM MODIFICATION Program Modification

Permittees may modify the Stormwater Management Program during the life of the permit in accordance with the following:

4.4.1.1. Minor Modifications

Minor Modification are required to be reported in accordance with 4.2.2. These changes do not require a formal public notice.

- a) Modifications that add, but neither subtract nor replace, components, controls, or requirements to the Stormwater Management Program may be made by the permittee at any time. A description of the modification shall be included in the subsequent Annual Report.
- b) Correct typographical errors
- c) Increase in Monitoring



PUBLIC WORKS

- d) Remove an outfall when the discharge from that outfall is terminated and does not result in discharge of pollutants from other outfalls except in accordance with permit limits.
- e) Modifications that replace an ineffective or infeasible BMP, or SCM which is specifically identified in the Stormwater Management Program along with an alternate BMP or SCM, may be made by the permittee at any time. A description of the replacement BMP or SCM shall be included in the subsequent Annual Report along with the following information:
 - a. An analysis of why the former BMP was ineffective or infeasible;
 - b. Expectations on the effectiveness of the replacement BMP or SCM; and
 - c. An analysis, if applicable, of why the replacement BMP or SCM will ensure the optimization of equipment use.
- f) Addition of Facilities covered under this permit.

The Department has identified since the most recent amendment of our current Stormwater Management Program , that TDEC has clarified its stance on manufactured treatment devise, or MTDs, that necessitates a response and modification to the City's permit.

These changes specifically revolve around total-suspended-solids, or TSS, treatment requirements as detailed in section **4.2.5.2 Permanent Stormwater Standards** in the TDEC Small MS4 General Permit. The State recognizes only a select few agencies methodology when benchmarking treatment devices. It has also clarified that attempting to daisy-chain or "treatment-train" certain MTDs, specifically hydrodynamic separator devices, or HDS units, does *not* provide conjunctive TSS removal that meets the 80% removal requirement. **Chapter 14 Section 14-130 Permanent Stormwater Management: Design and Construction Inspection** details the City's stance on this, and currently reads as follows:

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- (4) Total suspended solids (TSS) removal rate shall be the City's recognized metric for the reduction of pollutants in stormwater effluent. Design TSS removal rates for approved MTDs shall be established by a 3rd party verification or certification program recognized by the City such as those of NJDEP and WSDOE.
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PUBLIC WORKS

The Department intends to amend this section to remove “verification” and denote NJDEP and WSDOE as the *only* two programs the City recognizes. We are also including language to clarify that treatment-train MTDs do not meet our program’s TSS removal requirements and shall not be permissible for design.

The amended section shall read as follows:

(4) Total suspended solids (TSS) removal rate shall be the City’s recognized metric for the reduction of pollutants in stormwater effluent. Design TSS removal rates for approved MTDs shall be established by a 3rd party certification program recognized by the City. The two certification programs currently recognized by the City include NJDEP and WSDOE; additionally, use of sequential MTDs, e.g. a treatment train of two or more HDS units, in an attempt to cumulatively meet the 80% TSS requirement are not recognized as achieving such and shall not be permissible in permanent SCM design(s).

If you have any questions, do not hesitate to contact me.

Action Item

Acknowledge and authorize the Public Works Department to modify **Chapter 14-V Stormwater Management Section 14-130** as stipulated above to ensure the City’s stormwater management program stays in compliance with TDEC General Permit requirements.

ORDINANCE NO. XXXX

**AN ORDINANCE TO AMEND TITLE 14, CHAPTER V, SECTION 14-130 OF THE
ATHENS CITY CODE RELATIVE TO PERMANENT STORMWATER
MANAGEMENT: DESIGN AND CONSTRUCTION INSPECTION.**

WHEREAS, the City of Athens is required to comply with the Tennessee Department of Environment and Conservation (TDEC) National Pollutant Discharge Elimination System (NPDES) Small Municipal Separate Storm Sewer System (MS4) General Permit; and

WHEREAS, TDEC has clarified its requirements concerning manufactured treatment devices (MTDs) and total suspended solids (TSS) removal standards, including recognition of certification programs and the prohibition of sequential “treatment-train” designs for hydrodynamic separator devices; and

WHEREAS, it is necessary to amend the City Code to maintain compliance with state regulations and ensure the City’s stormwater management program reflects current standards;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF ATHENS, TENNESSEE AS FOLLOWS:**

SECTION 1.

That Title 14, Chapter V, Section 14-130(4) of the Athens City Code is hereby amended to read as follows:

14-130 Permanent Stormwater Management: Design and Construction Inspection

- (4) Total suspended solids (TSS) removal rate shall be the City’s recognized metric for the reduction of pollutants in stormwater effluent. Design TSS removal rates for approved MTDs shall be established by a 3rd party certification program recognized by the City. The two certification programs currently recognized by the City include NJDEP and WSDOE; additionally, use of sequential MTDs, e.g. a treatment train of two or more HDS units, in an attempt to cumulatively meet the 80% TSS requirement are not recognized as achieving such and shall not be permissible in permanent SCM design(s).

SECTION 2.

That Title 14, Chapter V, Section 14-128 of the Athens City Code is hereby amended to include the following two definitions and renumber the items appropriately:

14-128 Definitions

SECTION 3.

That this Ordinance shall take effect from and after its adoption, the public welfare requiring it.

FIRST READING: September 16, 2025
PUBLIC HEARING NOTICE:
DATE OF PUBLIC HEARING:
SECOND READING: October 21, 2025

ATTEST:

LARRY EATON, Mayor

RANDALL DOWLING, City Manager

APPROVED AS TO FORM:

CHRISTOPHER M. CALDWELL, City Attorney



Agenda Item

VI. Boards & Committees

Overview

- A. Abby Burke Carroll requests appointment to fill any vacancy on the Council Advisory Committee
- B. Reappointment of Frances Witt-McMahan to the Athens Municipal Regional Planning Commission. During regular session on April 15, 2025 Mayor Eaton appointed Frances Witt-McMahan to fill the unexpired term of Janice Hardaway. The term expired in August 2025 and a reappointment is being requested. If reappointment is approved the term will expire August 2028.

Action to Consider

Consensus is needed to move this item to the September 16, 2025 regular session for consideration.

Affected Departments

City Council

First Name	Last Name	Councilmember
Amy	Sullins	Curtis
Barbara	Peck	Curtis
Hugh	Willson	Curtis
Jo	Lundy	Curtis
Reita	Witt	Curtis
C. Shawn	McKeehan	Duggan
James	Fries	Duggan
Perry	McCowan	Duggan
Vacancy		Duggan
Vacancy		Duggan
Anne Marie	Schaffer	Eaton
Frances	Witt-McMahan	Eaton
Vacancy		Eaton
Vacancy		Eaton
Vacancy		Eaton
William (Bill)	Wilson	Pelley
Vacancy		Pelley
Vacancy		Pelley
Vacancy		Pelley
Vacancy		Pelley
Bob	Roseberry	Sherlin
Elaine	Newman	Sherlin
John	Proffitt	Sherlin
Patti	Greek	Sherlin
Vacancy		Sherlin