

WILSON COUNTY CONNECTION

Lebanon Mt. Juliet Watertown



August 2016

Volume 5 Issue 8

A Word From Your County Mayor Randall Hutto

For the second year, Premier Orthopedics & Sports Medicine sponsored the Music City Star to transport runners

sented St. Jude Children's Research Hospital with a check for this year's donation totaling \$2,369.68.

The sponsoring of the train and the train ticket sales



from the marathon fit from this dona-

tion and from the St. Jude Nashville Rock N Roll Marathon. All pro-



ceeds from the \$12- per-rider ticket sales benefited St. Jude Children's Research Hospital. Premier Orthopedics pre-

We are so fortunate to have a good working relationship between the County, RTA, St. Jude and Premier Orthopedics.

made it possible for this donation to be made without the use of county taxpayer dollars. So many children will bene-

tion and I truly appreciate Premier's commitment and generosity to this

WILSON COUNTY DISTRICT 20



Annette Stafford District 20

Annette Stafford

607 C.L. Manier

Lebanon, TN 37087

615.449.2473



Rehabilitation Project Breaks Ground

Nashville-based real estate investment and property management firm, Freeman Webb, announces the launch of a substantial rehabilitation project for Lebanon's 130-unit affordable housing community Greentree Pointe, located at 1640 W. Main Street.

Designated as an affordable housing property since its initial construction in 1997, Greentree Pointe is home to approximately 350 residents, comprised primarily of Lebanon's thriving young families and workforce employees. Based on the original deed restrictions that required the property to operate as affordable housing through 2027 and complex state property tax laws, the ability to rehab the aging property has been an arduous process that has involved input and support at the local, state and federal level.

Though the property was awarded federal tax credits in 2015 for more than \$2.5 million in rehabilitation, state tax laws almost prevented the rehabilitation from taking place. Thanks to a bill passed by Governor Haslam and state legis-

lators allowing communities to create affordable housing PILOT ("Payment In Lieu Of Taxes") programs, as well as the vision of the city of Lebanon and Wilson County leaders, the property will receive the full \$2.5 million investment.

include new roofing, new siding, new landscaping, new asphalt paving and new interior repairs and upgrades. New playground equipment and a new privacy fence will also be included in the renovation, among many others.

"The most beneficial as-

bilitation plans. The property was one of only a handful of existing facilities in Tennessee that were awarded credits for renovation purposes. Freeman Webb will spearhead the rehabilitation and will also act as the property manager for the new owner.

"We are happy to help facilitate the improvements to Greentree Pointe," stated Freeman Webb, Inc. Co-Founder Bill Freeman. "We are honored to leverage our experience with property renovations and management to improve the lives and homes of Greentree Pointe's residents and the community at large."

Due to a complication in Tennessee's property tax laws that is not present in other states, local property tax assessors have the legal right to tax the federal credits, which negates the very purpose of funds designated for the renovation. Our state leaders have seen the problems with the flawed tax codes and the unintended consequences on projects such as these. As a result, they passed legislation allowing local communities to create PILOT structures for affordable housing as a method for bypassing the tax laws.

(Continued on Page 3)



"This project will make a positive impact on not only the residents of Greentree Pointe, but also on the area neighbors," commented Lebanon Mayor Philip Craighead. "Any time renovation is achieved on neglected properties, it becomes a positive for the neighborhood."

The city of Lebanon and Wilson County will both benefit from the improved property and from the overall benefits it will bring to this community. The \$2.5 million investment will

aspect of this project is that our residents will have a more livable environment close to shopping, dining, schools and other amenities that continue to make Wilson County the place to be," stated Wilson County Mayor Randall Hutto.

Greentree Pointe was awarded tax credits by the Tennessee Housing Development Agency in 2015 via a competitive process that assesses the qualifications of the owner, developer, community needs and reha-

(from Page 2)

The legislation regulating the PILOT structure requires that the property be titled in the local housing authority's name. Though the Lebanon Housing Authority will have legal title to the property, they will not be involved in the operations of the property, the rehabilitation or have any true ownership rights to the property.

"The leaders of Lebanon and Wilson County have been very diligent in their analysis of the PILOT," stated Matt Olson, Vice President of Acquisitions for Freeman Webb Investments. "The PILOT structure was first reviewed and approved by the Wilson County Budget & Finance Committee and then by the

Wilson County Commissioners. After full approval at the county level, the Lebanon City Council held a public working session to better understand the need, structure and benefit of the PILOT. The working session was then followed by two public readings for the PILOT. The PILOT was also reviewed and approved by the Lebanon Special School District and the board of the Lebanon Housing Authority. This has truly been a community effort and the local leaders

have been very focused on the significant benefit that this rehabilitation will have for the community."

Without the PILOT, Greentree Pointe's renovations would not be possible. The property would continue to operate as low-income housing for another 11 years, but it would further deteriorate without the necessary repairs. "I applaud Governor Haslam and the legislators for supporting this legislation to help cities like Lebanon address

issues which have arisen over time, due to the lack of funds to maintain properties at a high standard," stated Mayor Craighead. The most beneficial aspects of this program for Lebanon and Wilson County will be the property improvements, but they will also benefit from increased payments under the PILOT. State law requires that the PILOT structure ensure that property taxes to the cooperating cities and counties not be re-

duced as a result of the program, so both the city of Lebanon and Wilson County will benefit directly from this project. They will not see a reduction in property tax flow, nor will financial support of this program be required from the city or county government. Instead, the complete costs of renovations will be covered by the federal tax credits. "Because of this new program, the City of Lebanon and Wilson County have been able to work together

solution that will not cost the city or county but will provide significant improvements in the living conditions of its residents and to the community and surrounding properties.

"The city and county have always worked well together," stated Mayor Hutto, "and this project is no different. Both entities will benefit from the tax revenue that will be wrought as a result of this venture. Federal funds ensure that neither the county nor city

will need to contribute funds to this project, so that, in itself, makes this project a win for everyone involved."

Renovations are scheduled to begin promptly, with an anticipated completion date of December 2017. "I thank Governor Haslam and our legis-

lators for their vision and thanks to Freeman Webb for taking up this challenge," stated Mayor Craighead.

"This is an awesome advantage for our citizens," reiterated Mayor Hutto. "This project does many great things, but most importantly it enhances the quality of life, which makes us all proud."



to prevent the continued decline in property values of this development," commented Mayor Craighead. "This also insures that this development doesn't have an adverse effect on neighboring subdivisions. "

The Greentree Pointe renovation project is an excellent example of city and county governments working in partnership with the state and federal government to apply resources to address a specific, local problem. It is a practical

Wilson County Fair Board Selects Theme for 2016

The Wilson County Fair Board selected “**We Want YOU at the 2016 Wilson County Fair**” as the theme of this year’s fair, which will open on Friday, Aug. 19, at 5 p.m. and run through Saturday, Aug. 27.

Wilson County Fair Board President Hale Moss said the play on the old “I Want You for the U.S. Army” poster was selected as a nod to this year’s election season.

“We were brainstorming about something that was all inclusive,” said Moss. “It’s also an election year, and we wanted to do something that had a patriotic overtone to it and encourage people to be patriotic and proud of our country and all of the things we enjoy.”

The original “I Want

You for the U.S. Army” poster was the most famous of 46 designs the late artist James Montgomery Flagg did for the government during

World War I. The portrait of Uncle Sam was originally published as the cover of the July 6, 1916, issue of “Leslie’s Weekly,” with the title “What Are You Doing for Preparedness?”

ty, the image was later adapted for use in World War II.

Presented by Your Middle Tennessee Ford Deal-

ers, the cover of the 2016 Wilson County Fair Book, which will be out in mid-July, pays homage to the fair’s roots in agriculture, as well as to great entertainment and rides.

ers, the cover of the 2016 Wilson County Fair Book, which will be out in mid-July, pays homage to the fair’s roots in agriculture, as well as to great entertainment and rides.

Moss said fair organizers are planning for 2016 to be a great Fair. Even with the all of the Expo Center construction, which we’re all very proud of. We look forward to the addition of the Expo Center in 2017. There are lots of plans being made to make coming to the Fair as convenient as possible and we ask everyone to work with us. We want everyone to know we appreciate their patience as we work on the egress and ingress for parking.

“We want YOU at the 2016 Wilson County Fair, along with your family and friends,” he continued. “We’re working hard to make the largest fair in the state of Tennessee the best one ever, and we hope you’ll join us.”

For more information about the fair, visit www.wilsoncountyfair.net.



As the United States entered World War I in 1917 and 1918, over four million copies were printed. Because of its overwhelming populari-

ty, the image was later adapted for use in World War II.

'Year of the Watermelon' at the Fair

You can eat them, naturally, but you can also spit their seeds, roll them, and make pickles, ice cream and wine from them. What are we talking about? The watermelon!

Each year, the Wilson County Fair selects an agriculture commodity to highlight. In 2015, Wilson County Fair Board President Hale Moss said the selection of the commodity was suggested by the Youth Fair Board, "Year of the Watermelon" for 2016.

"They thought it would be fun because there's so many activities that young people can enjoy around the watermelon," Moss explained. "We're

planning to have contests for watermelon eating, seed-spitting, watermelon carving, decorating and rolling, where fairgoers can participate by seeing who can roll a wa-

termelon the fastest over a 10-yard stretch. Please

visit the Fair website, www.wilsoncountyfair.net for more information and to find out how to register for these

fun activities. Additionally, Moss said there will be a watermelon pickle and ice cream competition, and "hopefully, someone will

make some watermelon wine for the homemade wine contest or watermelon preserves or watermelon ice cream," he said, in addition to a possible carving competi-

tion.

While there aren't many watermelon growers on a large scale in Tennessee, Moss said there are some here in Tennessee and very large producers in Georgia and Alabama. "We plan to get information about the economic impact these watermelon farms have on their areas to share as well," he added.

The Wilson County Fair, presented by Your Middle Tennessee Ford Dealers, runs from Friday, August 19, through Saturday, August 27, at the James E. Ward Agriculture Center in Lebanon.



Congratulations to Kim Parks and Historic Lebanon for being awarded the Tennessee Historical Commission Certificate of Merit Award





Pipeline Safety – Call Before You Dig!

One of the leading causes of pipeline failure is damage resulting from nearby excavation. We watch for unauthorized digging, but we're also asking for your help.

To help reduce the chance of pipeline damage, all states have established one-call notification centers and require by law that people call 48 to 72 hours before digging. To ensure their safety and that of the surrounding community, excavators simply need to dial 811 to reach the one-call center for their area. The one-call center will notify Spectra Energy and owners of other buried utilities so they can mark their underground facilities in the area before digging begins. Once these facilities are marked, the excavator will "know what's below" and can dig safely.

We watch for unauthorized digging, but we're also asking for your help. Many people who perform excavation are unaware of the need to call the one-call center or are unwilling to do so. ***If you're involved in development planning, permitting, work-site inspections or other areas that could result in excavation near pipelines, we request that you help to educate people on the need to call the one-call centers. It will help to keep the excavators and your community safe from a pipeline accident.***

If your state's one-call center cannot be reached by dialing **811**, a toll-free direct number can be obtained by calling **1-888-258-0808**.

For more information on digging and damage prevention, visit www.call811.com.

Pipeline Location and Markers

Pipeline markers like these are used to indicate the approximate location of a natural gas pipeline and to provide contact information. People planning to dig near a pipeline should always call the one-call center even if a marker is present. The marker provides an approximate location and typically doesn't specify how deep the pipeline is buried.

Patrol aircraft also use the markers to identify the pipeline route. Markers should never be removed or relocated by anyone other than a pipeline operator.

Spectra Energy pipelines range in diameter from 2-inch to 42-inch.

For the location(s) and diameter(s) of Spectra Energy pipelines located in your area, visit our website at: <http://www.spectraenergy.com/Locator/US> or contact a Spectra Energy representative at **1-888-293-7867**.



(continued on page 7)

(from page 6)

Additional information on pipelines in your area is available on the National Pipeline Mapping System website at www.npms.phmsa.dot.gov.

Pipeline maps and markers provide the general location of the pipeline, but are **NOT** an alternative to calling one-call before excavating. Always call **811** before digging.

Acceptable Uses of the Pipeline Right-of-Way

Generally, no buildings or trees are allowed within the right-of-way, but roads and sidewalks are usually allowed to cross it. Shrubs and bushes less than 4 feet in height are allowed within the pipeline right-of-way but Spectra Energy does not normally pay for damages to such landscaping if it is incurred during maintenance or construction activities. Seasonal crops may be planted over the company's pipelines.

Planning Development in the Vicinity of Transmission Pipelines

Planning for land development decisions in the vicinity of natural gas transmission pipelines should be based on risk informed decisions.



The **Pipeline and Informed Planning Alliance (PIPA)** has developed best practices for land development near pipelines. PIPA is a stakeholder initiative supported by the U.S. Department of Transportation (DOT) to improve the safety of communities that surround large-diameter, high-pressure transmission pipelines.

For more information about PIPA recommended practices visit:

<http://primis.phmsa.dot.gov/comm/pipa/landuseplanning.htm>.

Spectra Energy's Encroachment Policy

Spectra Energy investigates encroachment by non-company individuals in the pipeline right-of-way. These include activities that have been reported by the encroaching party to the state one-call service by calling **811**, and those activities that are discovered by the company through aerial and/or ground patrol that have not been reported by calling **811**.

Right-of-way encroachments include installation of such things as:

- Buildings/Mobile Homes
- Pipelines
- Fences
- Roads
- Utility Lines
- Trees

What Spectra Energy Does in an Emergency

Spectra Energy facilities are designed to isolate pipeline segments in the event of an emergency. We have developed a comprehensive Crisis Management Plan to assure an effective response to pipeline emergencies. Our personnel are trained to work in cooperation with emergency responders to manage these events. For more information about Spectra Energy's emergency preparedness program in your area, contact us by calling **1-888-293-7867**; emailing askspectra@spectraenergy.com; or returning the enclosed card with your comments.

(continued on page 8)

(from page 7)

Spectra Energy Reliability

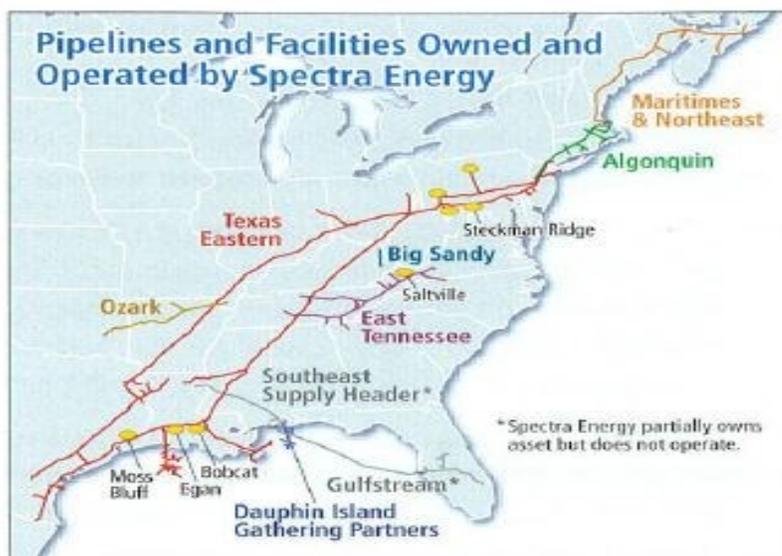
Spectra Energy operates more than 19,000 miles of high-pressure natural gas transmission pipelines in North America. Our long-haul pipelines cross North America (much like interstate highways) transporting natural gas from supply basins to industrial facilities, power plants and local distribution companies.

Local distribution companies then deliver the natural gas to homes and businesses. So, while we generally don't deliver natural gas directly to homes or businesses, there's a good chance we supply your local gas company or your local electric company that utilizes natural gas to produce electricity in your area.

We monitor our pipelines in many ways, including round-the-clock electronic monitoring, regular air and ground surveillance, and routine maintenance inspection. In addition, Spectra Energy applies rigorous integrity management practices to all its facilities, regardless of whether or not those facilities are located within high consequence areas as defined by the federal regulations.

We work hard to maintain the integrity of our pipeline systems and keep them safe from security threats. We stay in touch with industry and government organizations to monitor potential threats and study new technologies that will help keep our facilities as safe and secure as possible.

For more information about Spectra Energy's integrity management program in your area, visit our website at <http://www.spectraenergy.com/Integrity-Management> or contact us by calling **1-888-293-7867**; emailing askspectra@spectraenergy.com; or returning the enclosed card with your comments.



Integrity Management and High Consequence Areas

The objective of Spectra Energy integrity management program is to improve pipeline safety through a systematic approach involving data gathering, risk assessment, integrity assessments, prevention and mitigation. The U.S. Department of Transportation has developed specific High Consequence Area (HCAs) regulations for the operations and maintenance of natural gas transmission pipelines. These regulations are more rigorous than those for non-HCA locations and focus integrity management activities on populated areas and areas where it would be difficult to evacuate people. In most all cases, Spectra Energy applies the more rigorous requirements to the operation of all its pipeline facilities, not just the HCAs.

(continued on page 9)

(from page 9)

In case of an emergency, call toll-free 24 hours a day.

1-800-231-7794



INGAA

The Interstate Natural Gas Association of America (INGAA) is a trade association representing natural gas transmission pipeline operating companies in North America. INGAA's 25 member companies, including Spectra Energy, transport over 95 percent of the nation's natural gas through a network of 200,000 miles of pipelines. INGAA members have committed to improving the safety performance of their natural gas pipelines, and have formally adopted a set of Guiding Principles for pipeline safety. These Guiding Principles include a primary goal of zero incidents – a perfect safety record and reliability for the nation's onshore natural gas transmission pipelines. In July 2011, INGAA members agreed to a multifaceted action plan to achieve this aggressive safety goal. Spectra Energy fully supports the INGAA Guiding Principles and is taking a lead role in developing and implementing the INGAA action plan. You can get more information about these Guiding Principles and other INGAA activities by visiting the association's website at www.ingaa.org.

Damage Prevention Program

Spectra Energy maintains a Damage Prevention Program in accordance with state and federal guidelines. The purpose of this program is to prevent damage to the Spectra Energy pipeline facilities from excavation activities, such as digging, trenching, blasting, boring, tunneling, or backfilling.

How to Contact Us

If you need general information or have a *non-emergency question*, please call us toll free at **1-888-293-7867**; email us at askspectra@spectraenergy.com; or write to us at:

Operational Compliance Department
Spectra Energy
P.O. Box 1642
Houston, TX 77251-1642

Frequently Asked Questions

Answers to frequently asked questions can be found on our website: <http://www.spectraenergy.com/Pipeline-FAQ>, or contact us and we'll send you a printed version..

CONNECT WITH US



For more information, visit www.spectraenergy.com

2016

(continued on page 10)



Signs of a Natural Gas Pipeline Leak

Any of the following could be a sign of a leak:

- Blowing or hissing sound
- Gaseous or "rotten egg" odor
- Dead or discolored vegetation in an otherwise green area
- Flames, if a leak has ignited
- Dust blowing from a hole in the ground
- Continuous bubbling in wet or flooded areas
- Disturbance on the surface of streams, rivers or other waterways

Hazards Associated with a Natural Gas Pipeline Leak or Rupture

- Dizziness or suffocation if leak occurs in a confined space
- Fire if an ignition source is present during leak, which may result in burns
- Potential explosion when natural gas is mixed with air
- Projectiles ejected from the force of escaping gas

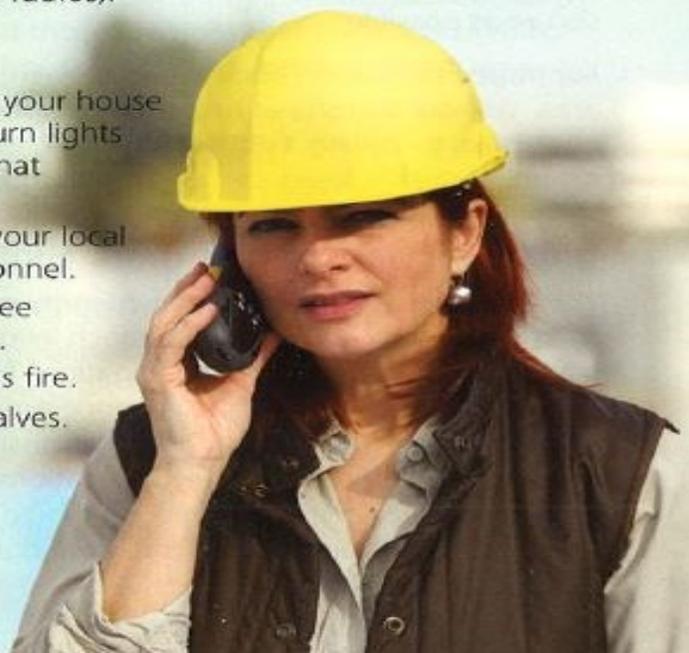
What to Do If You Suspect a Pipeline Leak

Your personal safety should be your first concern:

- Evacuate the area and try to prevent anyone from entering.
- Abandon any equipment being used in or near the area.
- Avoid any open flames.
- Avoid introducing any sources of ignition to the area (such as cell phones, pagers and two-way radios).
- Do not start or turn off motor vehicles or electrical equipment.
- If you suspect natural gas has leaked into your house or office, evacuate immediately. Do not turn lights on or off, use the phone or do anything that could produce a spark.
- Call **911** from a safe location or contact your local fire department or law enforcement personnel.
- Notify Spectra Energy by calling the toll-free emergency number listed in this brochure.
- Do not attempt to extinguish a natural gas fire.
- Do not attempt to operate any pipeline valves.

*In case of an emergency,
call toll-free 24 hours a day.*

1-800-231-7794



Mt. Juliet Library Reopens Its Doors

Mt. Juliet-Wilson County
Harvey Freeman Memo-
rial Library held a ribbon
cutting ceremony on July

added to the facility. The
library was 9,970 square
feet before the expansion
and now measures to

meeting rooms, an inter-
net café, expanded read-
ing areas, a larger well
contained genealogy

pansion received paint
and carpet. The library
also now has a second
entrance and added park-



20, 2016. Mayor Hutto
gave the opening re-

more than 23,000 square
feet. The edition includes

room and an elevator. In
addition, the remaining

ing. All of these new
amenities allow the li-

marks at the
ceremony
and thanked
the individ-
uals and
groups of
people that
help make
the expan-
sion possi-
ble. The
ceremony
was held to



celebrate the new \$2.5
million edition recently

a significantly larger
children's area, two

areas of the library that
were not part of the ex-

ue to positively impact
the community.

brary to provide
individuals of all
age's resources to
help them to
learn and grow.
With over 39,000
cardholders, there
is no doubt that
the Mt. Juliet-
Wilson County
Harvey Freeman
Memorial Library
will only contin-

Lebanon's Fiddlers Grove Celebrated Christmas in July

Visitors to Fiddlers Grove "Stepped Back In Time" on July 15-17 and enjoyed a summertime treat as they visited local artisans who presented

their hand-crafted wares for sale. This is the 2nd year Fiddlers Grove has presented a craft event

featuring artwork from local artisans. They hope to develop this into a large event so that artisans in this area can showcase their work. Gwen Scott, Fiddlers Grove Coordinator, said last year she had borrowed the theme "Christmas in July" from

other events happening in July. It makes perfect sense to start shopping early and buy unique items you can't find elsewhere.

This year the number of vendors had doubled over last year and she hopes it will double again next year. The committee is already working on next year's event. Scott said she hopes people will not only come to see what the vendors have for sale,

but support them while enjoying the beautiful scenery at Fiddlers Grove.

Did you know there's a grist mill, a cobbler's

shop, a model train exhibit, and much, much more to see when you visit Fiddlers Grove? Fiddlers Grove is fast becoming a great place to network with other artists and learn from each other. Several artisan groups meet each week to share their crafts or

hobbies. The blacksmiths meet on Tuesday and Thursday evenings, the woodcarvers meet on Tuesday evenings, and the model train club

meets on certain Thursday nights. There's a new group of fiber artists that have organized and they learn about all stages of fiber art from each



other. If you are interested in Wilson County history, Fiddlers Grove is the place to visit and learn. If you are interested in learning a craft or trade, why not join one of the groups and perhaps you can be a vendor at next year's Christmas in July.

Finance Department Hosts Wellness Seminar

“Weight Loss for Life”

On July 22, 2016 the Wilson County Finance Department held its first wellness seminar of the year. The seminar was a free event for all county employees and featured a presentation as well as a light lunch. The seminar topic was entitled “Weight Loss for Life”. Cassie Brown from the Wilson County Employee Clinic gave a presentation over making healthy food choices. She provided materials such as recipe cards featuring healthy recipes, and a handout that covered making healthy food choices.

In addition to lunch and the educational material presented, those in attendance were also entered for a chance to win a \$100 Kroger gift card. CPL. Bates of the Wilson County Sheriff’s Department (pictured)



won the \$100 gift card. The finance department also plans to host additional wellness seminars in the future. Future topic possibilities include stress management and tobacco cessation. If you missed the seminar, or have an interest in learning more about “Weight Loss for Life”, Cassie Brown at the Wilson County Employee Clinic is available for one-on-one consulting. Cassie can be reached by calling the clinic at 615-453-5575.

plans to provide county employees with more opportunities to take advantage of their health. In October, the department plans to host their annual Health Fair. The