



City Council Work Session Meeting Agenda

September 16, 2025 at 5:00 PM

Jefferson City Municipal Building

1. Call to Order

Opening Prayer

Pledge of Allegiance

2. Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)

3. Communications from the Mayor

4. Reports/Presentations

a. Quarterly Update from Jefferson Alliance - **Joe Gibson**

b. Quarterly Update from C.A.R.E. - **Kai Ravnborg**

c. Quarterly Update from Heritage Center at Mossy Creek - **Teresa Collins**

d. Quarterly Update from Mossy Creek Foundation

e. Update on TCRS Hazardous Duty Benefit Report - **Holly Cox/Andy Dossett**

f. Update on Search for Recreation Master Planning Firm - **Councilwoman Purkey/James Gallup**

5. Items for Discussion

a. Request to purchase Police Uniforms - **Andy Dossett**

b. Proposed Change Orders #2 and #3 for Fire Station 2 - **Lee Turner**

c. Waive Sealed Bid Requirement for 4 Scott Self-Contained Breathing Apparatus (SCBA) Purchase - **Lee Turner**

d. Annual City Buildings Sprinkler Inspection Repairs - **Lee Turner**

e. Recommendation to adopt 2025 Jefferson County Hazard Mitigation Plan - **Lee Turner**

f. Request to approve GameTime Playground Proposal - **Kevin Bolden**

g. Recommendation of Award for RFB 26-02 - Removal and Installation of Sand Filtration and Plumbing System - **Kevin Bolden/Amy Ballon**

h. Recommendation of award for RFB 26-03: Removal and Installation of Dectron Unit Replacement - **Kevin Bolden/Amy Ballon**

6. Appointments

There are no appointments for consideration.

7. Calendar/Upcoming Events

- a.** The September HZC/Regional Planning Commission/BZA meeting will be on Monday, September 22, 2025.
- b.** The October City Council Meeting will be on Monday, October 6, 2025.
- c.** The October Work Session will be on Tuesday, October 21, 2025.
- d.** The October HZC/Regional Planning Commission/BZA meeting will be on Monday, October 27, 2025.

8. Announcements

- a.** The Festival at Mossy Creek Station will be from 9:00am - 2:00pm on Saturday, October 4, 2025.
- b.** Dedication of the CNU Child Development Lab September 19th at 1:00pm.
- c.** Mossy Creek Movie Night on Friday, September 19th at 8:00pm.
- d.** Jefferson County Health Fair at the Community Center on September 26th from 9:00am - 1:00pm.
- e.** The City Offices will be closed on Monday, October 13, 2025, for Columbus Day.

9. Adjourn



Jefferson City Police Department AGENDA ITEM REPORT

TO: Mr. James Gallup, City Manager
FROM: Andy Dossett, Chief of Police
DATE: July 29, 2025
SUBJECT: TCRS Hazardous Duty Benefit Report from Justin Ball (TCRS)

BACKGROUND:

- Description: TCRS hazardous Duty Benefit for Police and Fire
- Impact

FISCAL IMPACT:

- Budget:
- Cost: \$574,236 lump sum or 10-year amortization

REQUEST/RECOMMENDATION:

The council approved the study required by TCRS to determine the cost to opt into the TCRS hazardous duty benefit for police and fire members who serve a minimum of 20 years with the city. This benefit would provide an additional retirement stipend for those who meet the criteria. Please see attached results of the study.

ATTACHMENTS:

- (1) Email from Justin Ball (TCRS) detailing the cost of the project
- (2) TCRS info brochure

Chief Dossett,

The actuarial study results are in for the Hazardous Duty Benefit. Essentially there are three options for paying the liability if you choose to move forward:

Lump sum	1-Year Amortization	10-Year amortization
Legacy \$574,236 and ADC increase of 0.48%	27.26% ADC increase	4.01% ADC increase

Please let me know if you have any questions or if you would like a resolution to adopt this plan provision.

Justin Ball

Regional Outreach Specialist, East TN Region

Tennessee Department of Treasury

Office 800-922-7772

Mobile 423-356-1518

Email Justin.Ball@tn.gov

RetireReadyTN.gov



Follow RetireReadyTN on social media!





State of Tennessee
PUBLIC CHAPTER NO. 919

HOUSE BILL NO. 2683

By Representatives Doggett, Davis, Boyd, Alexander, Russell, Burkhart, Sherrell

Substituted for: Senate Bill No. 2902

By Senators Bailey, Gardenhire, Haile, Hensley, Jackson, Massey, Southerland, Rose, Yager

AN ACT to amend Tennessee Code Annotated, Title 4, Chapter 24; Title 8, Chapter 34; Title 8, Chapter 35; Title 8, Chapter 36 and Title 8, Chapter 37, relative to retirement benefits.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 8, Chapter 36, Part 2, is amended by adding the following as a new section:

(a) Notwithstanding another law to the contrary, members employed as public safety officers are eligible to receive a hazardous duty supplemental benefit in addition to the member's retirement allowance if:

- (1) The member meets the eligibility requirements for retirement;
- (2) The member has at least twenty (20) years of creditable service in the retirement system as a public safety officer;
- (3) The member retires on a service retirement allowance or early service retirement allowance pursuant to this chapter, and does not retire under disability retirement pursuant to part 5 of this chapter;
- (4) The chief governing body of the political subdivision passes a resolution authorizing an actuarial study to determine the liability associated with providing the hazardous duty supplemental benefit and accepting responsibility for the costs of the study;
- (5) Following receipt of the actuarial study, the governing body of the political subdivision passes a resolution authorizing the supplemental benefit and accepting the liability for the benefit; provided, however, the political subdivision shall not establish the supplemental benefit unless the political subdivision's funded status in the retirement system will be at least seventy percent (70%) after implementation of the supplemental benefit as defined and otherwise provided for in § 8-35-206(i)(1). All costs associated with providing the supplemental benefit must be paid by the political subdivision and not the state; and
- (6) After authorizing the supplemental benefit, the political subdivision pays the estimated increased pension liability through one (1) of the following methods:
 - (A) A lump sum;
 - (B) An increase in the employer's contribution rate over the course of the fiscal year (July 1-June 30) following the adoption of the authorizing resolution; or
 - (C) Amortizing the unfunded accrued liability over a period of time not to exceed ten (10) years from the date of the adoption of the resolution.

(b) The hazardous duty supplemental benefit is calculated as follows:

HB2683

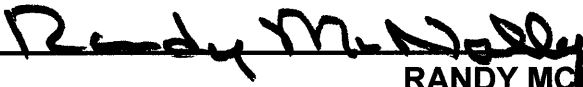
- (1) For any such member retiring on a service retirement allowance, the hazardous duty supplemental benefit is equal to three-eighths of one percent (0.375%) of the member's average final compensation multiplied by the member's years of creditable service as a public safety officer with a political subdivision that has adopted the hazardous duty supplemental benefit;
- (2) For any such member participating in the legacy plan retiring on an early service retirement allowance pursuant to § 8-36-301, the hazardous duty supplemental benefit is computed in accordance with subdivision (b)(1), but is reduced by four-tenths of one percent (0.4%) for each month by which the member's date of early service retirement precedes the member's service retirement date; and
- (3) For any such member participating in the alternate defined benefit plan pursuant to § 8-35-255, hybrid plan pursuant to § 8-35-256, or the hybrid retirement plan for state employees and teachers pursuant to chapter 36, part 9 of this title retiring on an early service retirement allowance, the hazardous duty supplemental benefit is computed in accordance with subdivision (b)(1), but is reduced by an actuarially determined factor as set by the board from time to time.
- (c) A retired member covered by this section is entitled to receive an adjustment in the retiree's hazardous duty supplemental benefit pursuant to § 8-36-701, except as otherwise provided in § 8-36-922. Any such adjustment to the hazardous duty supplemental benefit is computed separately from the member's service retirement allowance.
- (d) Sections 8-36-102, 8-36-208(a), 8-35-225(h), 8-35-256(h), and 8-36-908 do not reduce or eliminate the supplemental benefit provided by this section, and the supplemental benefit must not be reduced as a result of any optional retirement allowance selected by the member pursuant to § 8-36-601.
- (e) The hazardous duty supplemental benefit begins on the member's effective date of retirement or on the first day of the month following the month the member reaches age sixty (60), whichever is later.
- (f) The hazardous duty supplemental benefit, including any cost-of-living adjustments attributable to that benefit, ceases on the first day of the month following the month in which the member dies, or on the first day of the month following the month in which the member reaches full retirement age for receipt of old age and survivors benefits under Title II of the Social Security Act (42 U.S.C. §§ 401-425).
- (g) The hazardous duty supplemental benefit provided by this section applies to all current and future retired members who meet the eligibility criteria for the supplemental benefit; provided, that the benefit must not be paid retroactively.
- (h) For the purposes of this section, the term "public safety officer" means a full-time, salaried employee of a political subdivision who is a sheriff, sheriff's deputy, police officer, chief of police, or any other law enforcement officer with the political subdivision whose primary responsibility is the prevention and detection of crime and apprehension of offenders. The term "public safety officer" for purposes of this section also means a full-time, salaried employee of a political subdivision who is a correctional officer or firefighter.

SECTION 2. This act takes effect January 1, 2025, the public welfare requiring it.

HOUSE BILL NO. 2683

PASSED: April 17, 2024


CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES


RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 3rd day of May 2024


BILL LEE, GOVERNOR



Hazardous Duty Supplemental Benefit for Public Safety Officers

(Public Chapter 919)

There is a new law taking effect January 1, 2025, that provides a hazardous duty supplemental benefit for public safety officers in addition to the member's regular retirement allowance. "Public Safety Officer" means either (1) a full-time, salaried employee of a political subdivision who is a sheriff, sheriff's deputy, police officer, chief of police, or any other law enforcement officer whose primary responsibility is the prevention and detection of crime and apprehension of offenders, or (2) a full-time, salaried employee of a political subdivision who is a correctional officer or firefighter.



Local government requirements

The chief governing body of the political subdivision must pass a resolution authorizing an actuarial study to determine the liability and accepting responsibility for the costs of the study. After receipt of the actuarial study, the political subdivision must pass a resolution authorizing the supplemental benefit and accept the liability for the benefit. Political subdivisions may establish the supplemental benefit only if the political subdivision's funded status in the retirement system is at least 70% after implementation of the supplemental benefit. Political subdivisions can pay the increased pension liability through either a lump sum, an increase in the employer's contribution rate, or by amortizing the unfunded accrued liability over a period not to exceed ten (10) years. The effective date of the hazardous duty supplement is the date when the chief governing body of the political subdivision passes a resolution authorizing the supplemental benefit. It applies to current and future retired members who meet the eligibility criteria for the supplemental benefit.

Creditable service requirement

In order to qualify for the hazardous duty supplemental benefit, the member must have at least twenty (20) years of creditable service in TCRS as a Public Safety Officer, and the member must have creditable service as a Public Safety Officer with a political subdivision that has adopted the hazardous duty supplemental benefit. The member must retire on service retirement or early retirement only. For example, if a member has 15 years of service as a Public Safety Officer

with a political subdivision that adopted the resolution and 5 years in a public safety officer position with a political subdivision that did not adopt the resolution, the member is eligible for the supplemental benefit because the member has a total of 20 years as a Public Safety Officer. The amount of the hazardous duty supplemental benefit will be calculated and based on the 15 years of public safety officer service with the political subdivision that adopted the resolution. For the member who is retiring on a service retirement allowance, the hazardous duty supplemental benefit is equal to 0.375% of the member's average final compensation (AFC) multiplied by the member's years of creditable service as a Public Safety Officer with a political subdivision that has adopted the hazardous duty supplemental benefit. The hazardous duty supplemental benefit is not affected by any other benefits, such as bridge benefits, and is not eliminated or reduced due to any other benefits or payment options. The hazardous duty supplemental benefit is subject to a Cost of Living Allowance (COLA).

Benefit start date

The hazardous duty supplemental benefit begins on the member's effective date of retirement or on the first day of the month following the month when the member reaches age 60, whichever is later. The hazardous duty supplemental benefit ends on the earlier of the first day of the month following the month in which the member dies, or on the first day of the month following the month in which the member reaches Social Security full retirement age.

Contact Us

Call (800) 922-7772 Monday through Friday 8:00 a.m. to 7:00 p.m. CT

Call (800) 253-9981 Retiree Insurance (Benefits Administration)

Website: www.RetireReadyTN.gov



@RetireReadyTN

Please include your Member ID and your current address on any correspondence.



Jefferson City Police Department AGENDA ITEM REPORT

TO: Mr. James A. Gallup, City Manager
FROM: Andy Dossett, Chief of Police
DATE: August 20, 2025
SUBJECT: FY 25-26 Police Uniform Purchase

BACKGROUND:

- Description: Request to Utilize Sourcewell (011124-BLA) Contract Through Tru Blu Tactical for the purchase of uniforms
- Impact: NA

FISCAL IMPACT:

- Budget:
- Cost: \$16,497.96

REQUEST/RECOMMENDATION:

I respectfully request to waive the bid process and utilize Sourcewell contract #011124-BLA for the purchase of Blauer police uniforms in the amount of \$16,497.96 from Tru Blue Tactical. Funding was allocated for this project by the Council FY 25-26 Budget.

ATTACHMENTS:

(1) Tru Blu Tactical bid (2) Sourcewell Contract

**Solicitation Number: RFP #011124****CONTRACT**

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Blauer Manufacturing Co., Inc., 20 Aberdeen Street, Boston, MA 02215 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Uniforms with Related Products and Services from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. **EFFECTIVE DATE.** This Contract is effective upon the date of the final signature below.

EXPIRATION DATE AND EXTENSION. This Contract expires March 25, 2028, unless it is cancelled sooner pursuant to Article 22. This Contract allows up to three additional one-year extensions upon the request of Sourcewell and written agreement by Supplier. Sourcewell retains the right to consider additional extensions beyond seven years as required under exceptional circumstances.

B. **SURVIVAL OF TERMS.** Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Supplier's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new and the current model. Supplier may offer close-out or refurbished Equipment or Products if they are clearly indicated in Supplier's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. Supplier warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Supplier's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that extends beyond the expiration of the Supplier's warranty will be passed on to the Participating Entity.

C. DEALERS, DISTRIBUTORS, AND/OR RESELLERS. Upon Contract execution and throughout the Contract term, Supplier must provide to Sourcwell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers relative to the Equipment, Products, and Services offered under this Contract, which will be incorporated into this Contract by reference. It is the Supplier's responsibility to ensure Sourcwell receives the most current information.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced at or below the price stated in Supplier's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. **SHIPPING AND SHIPPING COSTS.** All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Supplier must permit the Equipment and Products to be returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

Supplier must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. **SALES TAX.** Each Participating Entity is responsible for supplying the Supplier with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. **HOT LIST PRICING.** At any time during this Contract, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Supplier may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Supplier Development Administrator. This approved form is available from the assigned Sourcewell Supplier Development Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Contract and will be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Supplier understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Supplier is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and

Supplier. Typically, a Participating Entity will issue an order directly to Supplier or its authorized subsidiary, distributor, dealer, or reseller. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment are included in its attached Proposal. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. **ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM.** Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum, the terms of which will be negotiated directly between the Participating Entity and the Supplier or its authorized dealers, distributors, or resellers, as applicable. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. **SPECIALIZED SERVICE REQUIREMENTS.** In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. **TERMINATION OF ORDERS.** Participating Entities may terminate an order, in whole or in part, immediately upon notice to Supplier in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

E. **GOVERNING LAW AND VENUE.** The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. Supplier will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Supplier must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, sales data reports, performance issues, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Supplier must provide a contract sales activity report (Report) to the Sourcewell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Supplier.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Supplier will pay an administrative fee to Sourcewell on all Equipment, Products, and

Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased by Participating Entities under this Contract during each calendar quarter. Payments should note the Supplier's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Supplier agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. **AUDIT.** Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Contract are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. **ASSIGNMENT.** Neither party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. Any prohibited assignment will be invalid.

C. **AMENDMENTS.** Any amendment to this Contract must be in writing and will not be effective until it has been duly executed by the parties.

D. **WAIVER.** Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

E. **CONTRACT COMPLETE.** This Contract represents the complete agreement between the parties. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22 of this Contract, the terms of Articles 1-22 will govern.

F. **RELATIONSHIP OF THE PARTIES.** The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. INDEMNITY AND HOLD HARMLESS

Supplier must indemnify, defend, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell or its Participating Entities, arising out of any act or omission in the performance of this Contract by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

12. GOVERNMENT DATA PRACTICES

Supplier and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, maintained, or disseminated by the Supplier under this Contract.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:

- a. Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising and

promotional materials for the purpose of marketing Sourcewell's relationship with Supplier.

b. Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising and promotional materials for the purpose of marketing Supplier's relationship with Sourcewell.

2. *Limited Right of Sublicense.* The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. *Use; Quality Control.*

a. Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

b. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. *Termination.* Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. **PUBLICITY.** Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Supplier individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. **MARKETING.** Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract.

D. **ENDORSEMENT.** The Supplier must not claim that Sourcewell endorses its Equipment, Products, or Services.

14. GOVERNING LAW, JURISDICTION, AND VENUE

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. **PERFORMANCE.** During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Supplier will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending.* Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed.

B. **DEFAULT AND REMEDIES.** Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

The party claiming default must provide written notice of the default, with 30 calendar days to cure the default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Supplier must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*

Workers' Compensation: As required by any applicable law or regulation.

Employer's Liability Insurance: must be provided in amounts not less than listed below:

Minimum limits:

\$500,000 each accident for bodily injury by accident

\$500,000 policy limit for bodily injury by disease

\$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:

\$1,000,000 each occurrence Bodily Injury and Property Damage

\$1,000,000 Personal and Advertising Injury

\$2,000,000 aggregate for products liability-completed operations

\$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Supplier will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms

no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.

Minimum Limits:

\$1,000,000 each accident, combined single limit

4. *Umbrella Insurance*. During the term of this Contract, Supplier will maintain umbrella coverage over Employer's Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:

\$2,000,000

5. *Network Security and Privacy Liability Insurance*. During the term of this Contract, Supplier will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Supplier's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:

\$1,000,000 per occurrence

\$1,000,000 annual aggregate

Failure of Supplier to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Supplier to provide certificates of insurance, in no way limits or relieves Supplier of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Supplier agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is

primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. **WAIVER OF SUBROGATION.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. **UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION.** The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. **LAWS AND REGULATIONS.** All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. **LICENSES.** Supplier must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Supplier conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Supplier certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Supplier declares bankruptcy, Supplier must immediately notify Sourcewell in writing.

Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Article, all references to “federal” should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Supplier’s Equipment, Products, or Services with United States federal funds.

A. **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and implementing regulations at 41 C.F.R. § 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.” The equal opportunity clause is incorporated herein by reference.

B. **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland “Anti-Kickback” Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of \$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared

ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in

guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

M. FEDERAL SEAL(S), LOGOS, AND FLAGS. The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

N. NO OBLIGATION BY FEDERAL GOVERNMENT. The U.S. federal government is not a party to this Contract or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Contract or any purchase by an authorized user.

O. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS. The Contractor acknowledges that 31 U.S.C. 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Contract or any purchase by a Participating Entity.

P. FEDERAL DEBT. The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

Q. CONFLICTS OF INTEREST. The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

R. U.S. EXECUTIVE ORDER 13224. The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

S. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. To the extent applicable, Supplier certifies that during the term of this Contract it will comply with applicable requirements of 2 C.F.R. § 200.216.

T. DOMESTIC PREFERENCES FOR PROCUREMENTS. To the extent applicable, Supplier certifies that during the term of this Contract will comply with applicable requirements of 2 C.F.R. § 200.322.

22. CANCELLATION

Sourcewell or Supplier may cancel this Contract at any time, with or without cause, upon 60 days’ written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Supplier’s Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell

Blauer Manufacturing Co., Inc.

DocuSigned by:

Jeremy Schwartz

C0FD2A139D06489...

By: _____

Jeremy Schwartz

Title: Chief Procurement Officer

Date: 3/25/2024 | 3:01 PM CDT

DocuSigned by:

Thomas W. Ames

3B34B6E64F2E49D...

By: _____

Thomas W. Ames

Title: Vice President – Business Development

Date: 3/25/2024 | 3:44 PM EDT

RFP 011124 - Uniforms with Related Products and Services

Vendor Details

Company Name: Blauer Manufacturing Co., Inc.

Does your company conduct business under any other name? If yes, please state: Blauer Manufacturing

Address: 20 Aberdeen Street
Boston, MA 02215

Contact: Thomas Ames

Email: tames@blauer.com

Phone: 617-648-4245

HST#: 04-1094570

Submission Details

Created On: Monday December 11, 2023 16:02:33

Submitted On: Wednesday January 10, 2024 16:13:18

Submitted By: Thomas Ames

Email: tames@blauer.com

Transaction #: c2e01a83-56f0-4a30-9302-9ded686d7e79

Submitter's IP Address: 108.26.227.98

Specifications**Table 1: Proposer Identity & Authorized Representatives**

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	Blauer Manufacturing Co., Inc.	*
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	N/A	*
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	Blauer Manufacturing Company	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	3A142	*
5	Proposer Physical Address:	20 Aberdeen Street Boston, MA 02215	*
6	Proposer website address (or addresses):	www.blauer.com	*
7	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Thomas W. Ames Vice President - Business Development 20 Aberdeen Street Boston, MA 02215 tames@blauer.com 617-648-4245	*
8	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Thomas W. Ames Vice President - Business Development 20 Aberdeen Street Boston, MA 02215 tames@blauer.com 617-648-4245	*
9	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	William Blauer Vice President - Sales 20 Aberdeen Street Boston, MA 02215 bblauer@blauer.com 800-225-6715	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	
-----------	----------	------------	--

10	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	Blauer Manufacturing Company was founded in Cambridge, MA by Louis Blauer in 1936 as a contract sewing company for department stores in the Boston area. Blauer's early products included dress raincoats, jackets and sport coats. In the early 1950s the company's focus turned to design and production of outerwear for the U.S. military and public safety markets. Since the 1970s our focus has been on the production of uniforms, outerwear, and rainwear for the public safety and municipal services markets. Blauer is a family owned and operated company with the 4th generation of family members involved in everyday management of operations. Blauer's core values and business philosophy are closely interwoven with a focus on designing and producing the highest quality and most innovative uniforms, outerwear, and related products available in the market with the goal of improving the comfort and safety of the users of our products. Blauer has long maintained its standing as a leading brand in the market due to this focus as well as our commitment to treating our employees and customers with respect and integrity.	Section 5, Item a.	*
11	What are your company's expectations in the event of an award?	Blauer's management team intends and expects to continue transitioning new and legacy customer accounts to sales through the Sourcwell contract vehicle. Blauer currently holds contract award 04092-BLA. Our distributor network and end user entities are increasingly aware of and comfortable with Blauer's Sourcwell contract award and there is a growing preference among both of these customer groups to utilize the contract to save the time and expense of administering separate solicitations, to achieve discounted pricing, and to insure access to their preferred products.		*
12	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	Please see the comfort letter provided by Bradley Mattox, Senior Vice President at Citizens Commercial Banking, in the document section of Blauer's response. Blauer is a privately-owned and family operated company and does not provide access to our financial statements to 3rd parties unless required for loan purposes and Non-Disclosure Agreements are executed.		*
13	What is your US market share for the solutions that you are proposing?	The majority of the producers of uniforms and related products for the U.S. market are privately held and do not publicly report sales data. However, based on our casual analysis of the market and Blauer's sales growth over the past four years, Blauer estimates our market share for the categories we are proposing as follows: Shirts & Pants: 25-30% Outerwear & Rainwear: 20-25% Base-Layers: 30-35% Mid-Layers: 20% Footwear: <5% Headwear: 20-25% Accessories: 2-3%		*
14	What is your Canadian market share for the solutions that you are proposing?	Based on the annual sales of our two stocking distributors in Canada, Blauer estimates our market share for the categories we are proposing as follows: Shirts & Pants: 30-35% Outerwear & Rainwear: 35-40% Base-Layers: 25-30% Mid-Layers: 25-30% Footwear: <3% Headwear: 25-30% Accessories: <1%		*
15	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No.		*

16	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Blauer is a manufacturer of premium quality shirts, pants, outerwear, rain gear, and mid-layers, hats, gloves, footwear, and accessories. We also produce CBRN-protective uniform outerwear that is used by most UASI regions around the country. Blauer's sales force is comprised of 17 full-time employees who manage 15 territories covering all 50 U.S. states. All of Blauer's sales force members have at least 15 years of experience in the public safety and municipal uniform market. Roughly one third of Blauer's sales team are retired public safety or military personnel who also have experience as users of uniform products. Blauer's sales personnel are trained to offer a consultative sales and service approach to existing and potential users and public entities. Blauer maintains a nationwide U.S. distributor network of roughly 225 independent companies. Each of our authorized distributors is assigned a geographic service area and is required to participate in Blauer's stocking programs in support of the specific uniform needs of the end users and government entities within that assigned area. All Blauer distributors are also required to maintain the ability to perform in-house tailoring and customization services for our mutual customers. Blauer maintains two independent distributors in Canada. Each distributor stocks specific products from Blauer's product line and sells directly to municipal governments.	Section 5, Item a.	*
17	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	N/A		*
18	Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.	N/A		*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	
19	Describe any relevant industry awards or recognition that your company has received in the past five years	Blauer has received multiple awards and commendations from state and local public safety agencies and associations for quality of service and product. These awards are typically provided to Blauer's local territory managers during association meetings.	*
20	What percentage of your sales are to the governmental sector in the past three years	Approximately 90% of Blauer's sales over the trailing three year period have been to government entities including public safety, transit, corrections, and defense.	*
21	What percentage of your sales are to the education sector in the past three years	Roughly 5% of Blauer's sales over the past three years have been to entities within the education sector. Most of these sales have been to campus security and police departments.	*
22	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	Source contract 04092-BLA.	*
23	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	N/A - Blauer does not maintain its own GSA contract.	*

Table 4: References/Testimonials

Line Item 24. Supply reference information from three customers who are eligible to be Sourcwell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Texas Department of Public Safety	Major Bruce James	512-424-2114	*
Massachusetts Department of Corrections	Thomas Preston	508-422-3328	*
Denver Fire Department	Captain Bill Moeder	720-219-0175	*

Table 5: Top Five Government or Education Customers

Section 5, Item a.

Line Item 25. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
US Capitol Police	Government	District of Columbia - DC	Direct supply of standard uniform and accessories.	64,000 units (approx)	\$3,965,000 (approx)	*
Texas Department of Public Safety	Government	Texas - TX	Supply of standard Class A, Class B, dress uniform, and outerwear through two local distributors.	49,000 units (approx)	\$6,500,000 (approx)	*
New York City Police Department (NYPD)	Government	New York - NY	Supply of uniform shirts, pants, jackets, hats, gloves, base-layers, and body armor vest covers through network of local distributors.	31,500 units (approx)	\$2,200,000 (approx)	*
St. Louis County Police Department	Government	Missouri - MO	Supply of uniform shirts, pants, safety vests, base-layers, and headwear through local distributor.	20,800 (approx)	\$1,050,000 (approx)	*
Massachusetts Department of Corrections	Government	Massachusetts - MA	Supply of uniform shirts, pants, and boots through local distributor.	33,000 units (approx)	\$1,750,000 (approx)	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcwell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
26	Sales force.	Blauer maintains a field sales force of 17 full-time employees that cover 15 territories comprising all 50 states. Each of our 17 sales representatives is a W-2. Blauer does not use contractors for any sales or service functions. Our sales representatives reside on a full-time basis in the following states: Massachusetts (2), New Jersey, Pennsylvania (2), Ohio, Illinois, Alabama, Florida, Louisiana, Missouri, Tennessee, Colorado, Texas (2), Arizona, and Oregon.	*
27	Dealer network or other distribution methods.	Blauer maintains a national distributor network of roughly 225 independent companies that stock our products and operate at least one full-time brick-and-mortar retail location where end users and Sourcwell members are able to shop and receive fitting and customization service. Blauer does not currently have an authorized distributor in the states of Wyoming, South Dakota, or Vermont. Customers in these three states are serviced by authorized distributors in adjacent states or by Blauer directly through our web portal. To maintain authorized distributor status with Blauer, each of our distributors is required to participate in our stocking programs and also offer onsite tailoring and customization services at their retail locations.	*
28	Service force.	For uniforms and related products, local service is as important as the uniform products themselves due to the amount of measuring, customization and tailoring that most municipal, state, and public entities require. Blauer's service model is heavily weighted towards our national distributor network for these needs as the typical Blauer distributor employs outside and inside service and sales staff to provide hands-on measuring and customization services to end users. This is the key component to Blauer's distribution model. For accounts that Blauer sells and services directly as well as distributor support, we maintain a customer service department at our distribution center in Batesville, MS. Our customer service department is made up of ten full-time employees that work in our call center from 8:00 A.M. to 5:00 PM central time Monday through Friday. Blauer also employs two personnel who work in our corporate office in Boston, MA to oversee and support the staff in our Batesville call center.	*

29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Blauer offers two ordering and fulfillment approaches to Sourcewell members. The majority of Sourcewell members are within the service areas of stocking distributors. Blauer's typical approach for these members is to issue quotations against the Sourcewell contract number that cite the specific products of interest, unit pricing and payment terms, and the local distributor that will serve as Blauer's subcontractor for sales and service. Sourcewell members place their orders and remit payment against these quotes with the designated distributor. The distributor is required to supply Blauer with quarterly reporting that details all transactions. Most Blauer distributors offer dedicated portal accounts to state, municipal, non-profit, and educational entities. For Sourcewell members who do not fall within any stocking distributors' service areas or who prefer to purchase directly from Blauer, Blauer issues quotations against the Sourcewell contract number that cite the specific products of interest, unit pricing, and payment terms. These Sourcewell members then submit their orders directly to Blauer and remit payment directly to Blauer. Sourcewell members that order directly from Blauer can submit their orders by email or fax to our customer service department or through dedicated online portal accounts.	Section 5, Item a.	*
30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Blauer is an ISO-9001 certified company with specific performance metrics in place that are used to monitor and evaluate the quality of service we provide to our customers, both distributors and end users. These metrics and procedures are documented in our Quality Manual, which is evaluated during our annual ISO management review process as well as TUV SUD, the issuer of Blauer's ISO 9001 certificate. Blauer's customer service policies, programs, and procedures are too comprehensive and multi-faceted to provide a detailed description of in this submission. Blauer will supply samples of our customer service performance tracking metrics to Sourcewell by request.		*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	Blauer's primary sales and service area is the United States. Blauer is able and willing to provide our products and services to all Sourcewell participating entities in the United States and its territories. Sales and service to participating entities within the United States and its territories will be provided either directly or through our authorized distributor network.		*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Blauer maintains two stocking distributors in Canada. Unisync is headquartered in Mississauga, Ontario. Martin & Levesque is headquartered in Quebec. Both distributors stock a variety of Blauer products and employ sales staff across Canada to provide sales and service support to eligible Sourcewell and Canoe members. Blauer is also capable and willing to provide sales and service directly to Sourcewell participating entities in Canada, as needed.		*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	N/A		*
34	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	N/A - Blauer is able to serve all participating entity sectors that the proposed contract is structured for.		*
35	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	N/A		*

Table 7: Marketing Plan

Section 5, Item a.

Line Item	Question	Response *
36	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Blauer will continue with our current marketing strategy for promoting the Sourcewell contract, which focuses on providing an overview supported by print collateral as a standard part of Blauer's sales presentations to state and municipal entities and working with preferred distributors to facilitate local sales and service through the contract. Given the specific nature of our product line, virtually all of our sales through the Sourcewell contract are from existing customers or entities that Blauer and our distributor network have newly created demand for Blauer product with that we subsequently promote our Sourcewell contract to as a means for saving time and money and insuring they receive the desired Blauer products from their distributor of choice. Blauer sales staff place the Sourcewell table-top banner prominently in our booths at the roughly 100 trade shows we exhibit in around the country throughout the year. Blauer also highlights our Sourcewell contract award on www.blauer.com and maintains a web inquiry resource for interested parties to contact Blauer to request quotations or additional information.
37	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Blauer uses adaptive messaging and a dynamically optimized technology stack through numerous social media and online industry channels. The focus of Blauer's marketing team is to propagate brand and product messaging through www.blauer.com , email campaigns, social review outlets, discussion sites, and similar social media outlets.
38	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	Sourcewell markets its contract vehicle award in a number of ways. In my view, the methods that seem most impactful for raising awareness of Sourcewell and its contracts are your consistent and active presence at key industry trade shows and your regional seminars. Blauer became aware of Sourcewell at the 2019 IACP Conference in Chicago when your staff visited our booth and provided an overview of the organization, the various contract vehicles available, and the process for registering and applying for the Uniforms with Related Products and Services RFP (RFP #040920). The presentation was very effective and motivating for Blauer to participate in the solicitation. The Sourcewell website is also well organized to enable members to efficiently search contracts for the commodities of interest and identify contract holders. Blauer frequently refers customer entities to your website to help them quickly identify whether they are already Sourcewell members and learn about the Sourcewell contract option.
39	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Yes. Blauer's website is built on the Magento 2.0 platform, which enables Blauer's marketing and information systems team to easily set up branded portals for our customers on an enterprise level. Customer portals are built out to show the specific Blauer products that are authorized or specified by each entity with ordering permissions and access to reporting assigned as specified by the customer entity. Customer portal accounts can be set up to enable access for a single administrator or for multiple administrators as may be needed by entities that have more than one location or more than one cost center for invoicing purposes. To place orders administrators access their entity's portal account using their unique login credentials and then build their shopping carts by specifying the items needed, sizing instructions, and customization requirements. Administrators are able to specify the shipping address for each order by choosing from a pre-populated list of options or manually entering an address. Blauer's e-procurement platform is integrated with Blauer's ERP system to enable administrators at customer entities to check inventory, track orders, and run reports.

Table 8: Value-Added Attributes

Section 5, Item a.

Line Item	Question	Response *
40	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Blauer's products do not require training or operating instructions for use.
41	Describe any technological advances that your proposed products or services offer.	Blauer is an innovation leader in the uniform market. The U.S. government has awarded Blauer over three dozen patents for design and functionality features that are incorporated into a number of our products. In addition to the patents that Blauer maintains, we work with our fabric and component suppliers to develop technological advances that are confined exclusively to Blauer. Blauer's patents and the unique fabrics and components that our suppliers confine to Blauer serve to improve user safety, comfort, and/or efficiency on the job.
42	Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	N/A
43	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	N/A
44	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	N/A
45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities (customization, personalization, alteration, fitting, and/or sizing)? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities (laundrying, cleaning, mending and/or repair services)?	In addition to the product innovations and patents mentioned in response 41 above, Blauer's status as a family-owned and operated company facilitates a level of availability and interaction with Blauer's owners and executive team for our customers that is unique within the market. Blauer's customers, both end users and distributors, are able to easily get in touch with the executive team and owners to provide feedback on our products and service, offer ideas for new products, and in some cases alert us to concerns that should be investigated. It is this consistent one-on-one interaction with customers and our eagerness to involve users in our product development efforts and service model that enable Blauer to maintain our standing as a market leader in terms of both market share and brand equity.

Table 9A: Warranty

Section 5, Item a.

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
46	Do your warranties cover all products, parts, and labor?	Yes.	*
47	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	Yes. Blauer warrants that every product we produce will be free of defects in materials and workmanship for a specific period of time that varies by the product category. Our uniform shirts, pants, sweaters, job shirts, and safety vests are covered for a period of one year from date of purchase. Our outerwear and rainwear products are covered for a period of three years from date of purchase. Our footwear, base-layer, bag, and accessory products are covered for a period 120 days from date of purchase. Blauer's warranty coverage does not include normal wear and tear from use, misuse, or improper care and laundering.	*
48	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	N/A. Warranty service claims are coordinated through our stocking distributor network or directly with Blauer's customer service staff. For either scenario, Blauer coordinates shipment of items in question to Blauer's distribution center for evaluation and repair/replacement, as appropriate.	*
49	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	No. Warranty repairs and/or replacement is provided throughout the U.S. and Canada either directly by Blauer or through the distributor associated with the customer. However, Blauer does not send technicians to customer sites. We either coordinate service through the local distributor that services the account, or collect any items that warranty service is requested for to our distribution center in Mississippi.	*
50	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	N/A - Blauer is not including products made by other manufacturers in our proposal.	*
51	What are your proposed exchange and return programs and policies?	Blauer offers exchanges and returns of unused products in their original packaging with all labels and hangtags intact within 30 days of purchase. Shipping charges apply.	*
52	Describe any service contract options for the items included in your proposal.	Blauer's proposal includes Ala carte pricing for customization services such as hemming, application of emblems, lettering, and application of functional features like equipment tabs. All of the customization options and services Blauer offers to our distributor network and end users are included in Blauer's proposal.	*

Table 9B: Performance Standards or Guarantees

Describe in detail your performance standards or guarantees, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your performance materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
53	Describe any performance standards or guarantees that apply to your services (product longevity or wear- resistance).	Blauer warrants and guarantees that every product we produce will be free of defects in materials and workmanship for the useful life of the product according to the product category. Warranty service, whether repair or replacement, for valid claims are typically coordinated through the distributor the product was purchased from for fast resolution, often from the distributor's inventory. Blauer then compensates the distributor.	*
54	Describe any service standards or guarantees that apply to your services (repairs, cleaning turnaround times, etc.).	N/A - Blauer does not offer any specific service guarantees. However, we strive to provide timely turnaround of customer orders and as as warranty service. Customer orders for non-customized product are shipped within a 24 - 72 hour period from receipt of order. Warranty service, while not frequently needed, is prioritized to minimize the time users of our products are required to work without the items.	*

Table 10: Payment Terms and Financing Options

Section 5, Item a.

Line Item	Question	Response *	
55	Describe your payment terms and accepted payment methods.	Net 30 days. Sourcewell users can pay Blauer or our designated local distributor acting as our subcontractor by check, credit card, or P-card.	*
56	Describe any leasing or financing options available for use by educational or governmental entities.	Blauer does not offer leasing or financing options directly. However, we are in touch with NCL Government Capital (a Sourcewell contract holder) and will facilitate use of NCL's financing services as appropriate for larger purchases through the Sourcewell contract, if awarded.	*
57	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	As each Sourcewell member typically uses its own purchase order forms, Blauer does not mandate a standard order form. Blauer does use a standard quote format for all member inquiries that cites our contract number, quote number, issue date, expiration date, entity name and Sourcewell member #, entity POC details, pricing by requested item number, shipping and dating terms, and order submission instructions including whether Blauer designates a local stocking distributor as our subcontractor for sales and service.	*
58	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Yes. Blauer accepts P-card purchases from entities that order through Blauer's online customer portal. Blauer does not charge any additional fees for use of P-cards.	*

Table 11: Pricing and Delivery

Section 5, Item a.

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcwell Price and Product Change Request Form.

Line Item	Question	Response *	
59	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcwell discounted price) on all of the items that you want Sourcwell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Blauer's proposed pricing is on a line-item basis and is based on a percentage discount off of our 2024 Retail Price List. Blauer's proposed pricing represents the "ceiling" prices that Blauer may sell any Sourcwell member through the Contract. In many cases, Blauer will formally quote period-specific, volume-based pricing discounts below contract prices to Sourcwell members to insure pricing that provides the maximum benefit possible to participating Sourcwell members and is consistent or preferable to local market pricing. Blauer's proposed pricing includes freight and handling charges within the 48 contiguous states. Blauer's proposed pricing also includes oversizes that Blauer typically charges a percentage premium for. Blauer reserves the right to charge extra for "super sizes" (4XL+ and equivalent) as detailed in our proposed contract pricing that is included with our proposal and titled "Blauer 2024 Price List (Sourcwell RFP 011124)".	*
60	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Blauer's proposed line-item pricing ranges from a high of 25% to a low of 7% discount off of our published 2024 Retail Price List. The discount percentage varies by product category with higher price products offered at greater discounts than lower price products. The average discount Blauer is proposing across all categories is 18.6% off of our published 2024 Retail Price List.	*
61	Describe any quantity or volume discounts or rebate programs that you offer.	Blauer will offer quantity discounts below awarded Sourcwell contract pricing on a case-by-case basis for Sourcwell member requirements, whether direct sale or through our designated local, stocking dealer acting as our subcontractor for sales and service.	*
62	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "nonstandard options". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	Blauer will provide quotes for open market products or services that Blauer agrees to source for Sourcwell members. Blauer will submit a "Price and Product Change Request Form" to Sourcwell for approval in such cases.	*
63	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Blauer's proposed pricing does not include freight, duties, customs, and related charges for shipments outside of the 48 contiguous states. Blauer may invoice Participating Sourcwell Members for such charges as separate line items.	*
64	If freight, delivery, or shipping is an additional cost to the Sourcwell participating entity, describe in detail the complete freight, shipping, and delivery program.	Blauer's proposed pricing includes freight and delivery charges for ground shipments within the 48 contiguous states. Blauer will charge additional freight, delivery, and related fees (as incurred by Blauer) for expedited shipments or shipments to Hawaii, Alaska, U.S. territories outside of the continental U.S., and Canada. Such additional charges will be invoiced as separate line items.	*
65	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Blauer will invoice freight, delivery, and related charges as separate line items for shipments to Alaska, Hawaii, Canada, or any offshore location. Blauer will invoice such charges at cost and as separate line items on each invoice.	*
66	Describe any unique distribution and/or delivery methods or options offered in your proposal.	N/A	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
67	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	

Table 13: Audit and Administrative Fee

Section 5, Item a.

Line Item	Question	Response *
68	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	Blauer will designate one corporate executive staff member as the primary liaison with Sourcewell as well as the responsible party for managing compliance with the terms of the contract as well as the pricing and terms specified in all quotes issued to Sourcewell member entities. Direct sales to Sourcewell members through the contract are executed through unique account numbers beginning with "SW" that are assigned to the Sourcewell member entities. This enables easy monitoring and reporting of sales on a quarterly basis. Direct sale quotations issued by Blauer to Sourcewell members are appended to each account established in Blauer's ERP system to insure purchase order pricing and terms match those issued by Blauer against the Sourcewell contract. Sales through the Sourcewell contract that are administered through local, stocking distributors that Blauer designates as our subcontractor for sales and service are monitored on quarterly basis through self-reporting on the part of participating distributors that report invoicing detail against all active quotes issued by Blauer for the quarter directly to Sourcewell members. Participating dealers typically volunteer copies of all invoices for the quarter or supply them at Blauer's request to enable verification of compliance with quoted pricing provided directly from Blauer to Sourcewell members. Blauer is cautious and conservative in our selection of local distributors as designated subcontractors for sales and service to Sourcewell members towards fulfillment of the terms of our Sourcewell contract and responsibilities. Candidate distributors must be high-volume Blauer distributors that maintain local inventory of any items quoted to Sourcewell members, operate on ERP systems with reporting tools adequate to comply with quarterly sales reporting requirements as outlined in the Sourcewell contract, and must agree to abide by the terms and pricing detailed in quotes that Blauer issues to Sourcewell members against the contract.
69	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	Blauer will track the number of quotes issued to Sourcewell members, the percentage of quotes that purchase orders are issued against by Sourcewell members, overall sales as measured by revenue, and revenue growth. This evaluation will occur quarterly and annually.
70	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	Blauer proposes an administrative fee of 1.5% of invoices sales (USD) through the Sourcewell contract, payable on a quarterly basis to Sourcewell. Each payment will be supported with detailed reporting of the invoiced sales for the quarter using Sourcewell's standard Sales Reporting Template.

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Section 5, Item a.

Line Item	Question	Response *
71	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	Uniform and accessory products within the categories of shirts, pants, suspenders, outerwear, rainwear, base-layers, mid-layers, safety vests, sweaters, boots, shoes, socks, insoles, hats, belts, and gloves. Blauer is offering our entire product line with the exceptions of knives and pens.
72	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	Shirts: ArmorSkin, FlexRS, tactical shirts, StreetGear Flex, ClassAct, SuperShirt, polo shirts, and fire-retardant shirts. Pants: FlexRS, tactical pants, Flex Pro, ClassAct, Flex Force, and fire-retardant pants. Outerwear: system outerwear shells, fleece jackets, soft-shell jackets, stand-alone jackets, all-season jackets.

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments
73	Uniform apparel, uniform accessories, and footwear;	☒ Yes ☐ No	N/A
74	Rental and leasing services incidental to the offering of the uniform apparel, uniform accessories, and footwear described in Line 73 above;	☐ Yes ☒ No	N/A
75	Customization, personalization, alteration, fitting, and sizing services incidental to the offering of the uniform apparel, uniform accessories, and footwear described in Line 73 above;	☒ Yes ☐ No	Blauer's proposal includes pricing for all customization, personalization, and alteration services we offer and that are typical for uniform products. Blauer and our participating subcontractor distributors offer sizing services as a standard service expectation for most enterprise-level sales and do not typically charge extra for the service.
76	Laundry, cleaning, mending, and repair services incidental to the offering of the uniform apparel, uniform accessories, and footwear described in Line 73 above; and,	☒ Yes ☐ No	Repair services are included in our proposed unit pricing for valid warranty claims that do not warrant replacement of product. Blauer does not offer laundry or cleaning services.
77	Incidental offering of facility supplies and related services such as, floor mats, mops, cleaning supplies, first-aid supplies, and related items to the extent they are complementary to the offering of the uniform apparel, uniform accessories, and footwear described in Line 73 above.	☐ Yes ☒ No	N/A

Table 15: Exceptions to Terms, Conditions, or Specifications Form

Line Item 78. NOTICE: To identify any exception, or to request any modification, to Sourcwell standard Contract terms, conditions, or specifications, a Proposer must submit the proposed exception(s) or requested modification(s) via redline in the Contract Template provided in the "Bid Documents" section. Proposer must upload the redline in the "Requested Exceptions" upload field. All exceptions and/or proposed modifications are subject to review and approval by Sourcwell and will not automatically be included in the Contract.

Do you have exceptions or modifications to propose?	Acknowledgement *
	☐ Yes ☒ No

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.
 2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.
 3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.
 4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."
- [Pricing](#) - Blauer 2024 Price List (Sourcewell RFP 011124).pdf - Wednesday January 10, 2024 16:06:29
 - [Financial Strength and Stability](#) - Citizens Banking Reference (Blauer Manufacturing)(2023).pdf - Friday January 05, 2024 15:22:05
 - [Marketing Plan/Samples](#) - Blauer Marketing Material Samples (standard flyer and select screenshots from Blauer website).pdf - Wednesday January 10, 2024 15:36:36
 - WMBE/MBE/SBE or Related Certificates (optional)
 - Warranty Information (optional)
 - [Standard Transaction Document Samples](#) - Blauer_Sourcewell_Quotation_Template.pdf - Friday January 05, 2024 15:32:50
 - Requested Exceptions (optional)
 - [Upload Additional Document](#) - Blauer Sourcewell Member Testimonials.pdf - Friday January 05, 2024 15:43:09

Addenda, Terms and Conditions

Section 5, Item a.

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.
2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.
3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.
4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.
5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.
6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.
7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.
8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.
9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.
10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.
11. Proposer its employees, agents, and subcontractors are not:
 1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: <https://www.treasury.gov/ofac/downloads/sdnlist.pdf>;
 2. Included on the government-wide exclusions lists in the United States System for Award Management found at: <https://sam.gov/SAM/>; or
 3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated

by the State of Minnesota; the United States federal government or the Canadian government, as applicable Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a crime related to the subject matter of this solicitation.

Section 5, Item a.

☒ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Thomas Ames, Vice President - Business Development, Blauer Manufacturing Co., Inc.

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

☒ Yes ☐ No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_4_Uniforms_with_Related_Products_and_Services_RFP_011124 Mon December 18 2023 03:08 PM	☒	2
Addendum_3_Uniforms_with_Related_Products_and_Services_RFP_011124.pdf Thu December 14 2023 02:18 PM	☒	3
Addendum_2_Uniforms_with_Related_Products_and_Services_RFP_011124 Tue December 12 2023 01:10 PM	☒	1
Addendum_1_Uniforms_with_Related_Products_and_Services_RFP_011124 Mon November 20 2023 04:35 PM	☒	2

Section 5, Item a.

TruBlu Tactical Police Supply
4463 N Roan St Ste 10
Johnson City, TN 37615 US
4238540900
trublutactical@gmail.com

Section 5, Item a.



Estimate

ADDRESS

Andy Dossett
Jefferson City Police
Department
100 City Center Drive
Jefferson City, Tn 37760

ESTIMATE # 2414

DATE 08/19/2025

EMPLOYEE

Eric Thomas

PURCHASE ORDER

Uniform Quote

DESCRIPTION	QTY	RATE	AMOUNT
Blauer 8666 LAPD Trousers (Hemmed)	72	89.99	6,479.28T
Blauer 8361 L/S Hybrid Shirt with patches	27	69.99	1,889.73T
Blauer 8362 S/S Hybrid Shirt with patches	27	69.99	1,889.73T
Blauer L/S Shirt with patches	39	79.99	3,119.61T
Blauer Item#8676 FlexRS S/S Shirt with patches	39	79.99	3,119.61T
SUBTOTAL			16,497.96
TAX			0.00
TOTAL			\$16,497.96

Accepted By

Accepted Date



FIRE DEPARTMENT AGENDA ITEM REPORT

TO: Mayor and City Council

FROM: Lee Turner, Fire Chief

DATE: September 8, 2025

SUBJECT: Change Orders #2 and #3 for Fire Station 2

BACKGROUND:

- Change Order #2 increases the contract time for the City to acquire a testing-firm.
- Change Order #3 changes the structural steel for the building.

FISCAL IMPACT:

- There is no price change for Change Order #2.
- The price change for Change Order #3 is \$12,482.84. The new contract amount is less than the original contract price.

REQUEST/RECOMMENDATION:

Approve both Change Orders as presented and recommended.

ATTACHMENTS:

Change Order #2

Change Order #3

AIA® Document G701® – 2017
Change Order

PROJECT: <i>(Name and address)</i> Jefferson City Fire Station No. 2 1075 Odyssey Road Jefferson City, TN 37760	CONTRACT INFORMATION: Contract For: Jefferson City Fire Station No. 2 Date: 05-12-2025	CHANGE ORDER INFORMATION: Change Order Number: 003 Date: 06-26-2025
OWNER: <i>(Name and address)</i> City of Jefferson City, TN 112 City Center Drive Jefferson City, TN 37760	ARCHITECT: <i>(Name and address)</i> Allen & Hoshall 5746 Marlin Road Suite 102 Chattanooga, TN 37411	CONTRACTOR: <i>(Name and address)</i> McSpadden Inc P. O. Box 948 Dandridge, TN 37725

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Structural Steel Changes per ASI # 1--ADD \$12,482.84

The original Contract Sum was	\$ 5,202,800.00
The net change by previously authorized Change Orders	\$ (43,615.00)
The Contract Sum prior to this Change Order was	\$ 5,159,185.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 12,482.84
The new Contract Sum including this Change Order will be	\$ 5,171,667.84

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

 ARCHITECT (Signature) BY: Robert Thew (Printed name, title, and license number if required) 9/4/2025 Date	 CONTRACTOR (Signature) BY: Charles S McSpadden, VP (Printed name and title) 6-26-25 Date	_____ OWNER (Signature) BY: Mayor Mitch Cain (Printed name and title) _____ Date
---	---	---

AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> Jefferson City Fire Station No. 2 1075 Odyssey Road Jefferson City, TN 37760	CONTRACT INFORMATION: Contract For: Jefferson City Fire Station No. 2 Date: 05-12-2025	CHANGE ORDER INFORMATION: Change Order Number: 002 Date: June 09, 2025
OWNER: <i>(Name and address)</i> City of Jefferson City, TN 112 City Center Drive Jefferson City, TN 37760	ARCHITECT: <i>(Name and address)</i> Allen & Hoshall 5746 Marlin Road Suite 102 Chattanooga, TN 37411	CONTRACTOR: <i>(Name and address)</i> McSpadden Inc P. O. Box 948 Dandridge, TN 37725

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Contract time will increase Twenty-Eight (28) days for the Owner to acquire Testing Firm. The new date of Substantial Completion will be June 04, 2026.

The original Contract Sum was	\$ 5,202,800.00
The net change by previously authorized Change Orders	\$ (43,615.00)
The Contract Sum prior to this Change Order was	\$ 5,159,185.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 5,159,185.00

The Contract Time will be increased by Twenty-Eight (0) days.
The new date of Substantial Completion will be June 04, 2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

 ARCHITECT <i>(Signature)</i> BY: Robert Thew <i>(Printed name, title, and license number if required)</i> 8-26-2025 Date	 CONTRACTOR <i>(Signature)</i> BY: Charles S McSpadden, VP <i>(Printed name and title)</i> June 9, 2025 Date	 OWNER <i>(Signature)</i> BY: Mayor Mitch Cain <i>(Printed name and title)</i> Date
---	--	---





JEFFERSON CITY FIRE DEPARTMENT AGENDA ITEM REPORT

TO: City Council

FROM: Robert Lee Turner, Jr., Fire Chief

DATE: September 8, 2025

SUBJECT: Waive Sealed Bid Requirement – (4) Scott Self-Contained Breathing Apparatus (SCBA) Purchase

BACKGROUND:

- The Fire Department has approval in the FY 2025-26 Budget to purchase four (4) new self-contained breathing apparatus for the new aerial ladder truck.
- The SCBAs are essential, mandatory equipment items for the aerial ladder truck's loose tools and equipment requirements

FISCAL IMPACT:

- There is \$45,000 budgeted in Line Item 42200-949 in the 2025-26 Approved Budget.
- The cost for the requested equipment is \$43,736.00. This is based upon Contract #PS20120, RFP1920 Firefighter Self-Contained Breathing Apparatus.

REQUEST/RECOMMENDATION:

It is our request that City Council suspend the sealed bid requirement for purchase of these SCBAs as allowed in the City of Jefferson City Purchasing Policy and the Department be allowed to order the equipment based upon the contract bidding price of \$43,736.00.

ATTACHMENTS:

Quote – MES #QT1960855



Quote

Quote # QT1960855
Date 08/12/2025
Expires 09/25/2025
Sales Rep Jenkins, Timothy A
Shipping Method FedEx Ground
Customer JEFFERSON CITY FIRE DEPT (TN)
Customer # C37978

Bill To
JEFFERSON CITY FIRE DEPT
P.O. BOX 530
JEFFERSON CITY TN 37760
United States

Ship To
JEFFERSON CITY FIRE DEPT
Matt Henderson
1162 DOLLY PARTON PKWY
Sevierville TN 37862
United States

Item	Alt. Item #	Units	Description	QTY	Unit Price	Amount
X8814025305304			Air-Pak X3 Pro SCBA (2018 Edition) with CGA Cylinder Connection, 4.5, Standard Harness with Parachute Buckles, Standard Belt with No Escape Rope, E-Z Flo Regulator with Quick Connect Hose (Rectus fittings), Universal EBSS Accessory Hose, No Airline Connection, No Spare Harness Kit, Pak-Tracker, No Case, Packaged 2 SCBA Per Box (Black)	4	\$7,749.00	\$30,996.00
804722-01			CYL&VLV ASSY,CARB,45MIN,4500	8	\$1,395.00	\$11,160.00
201215-28			SCOTT NEW AV3000HT 4 POINT - KEVLAR - RT BRKT - SIZE MED	4	\$395.00	\$1,580.00

Contract Pricing through NPPGov
Contract PS 20120, RFP1920 FIRE FIGHTER SELF CONTAINED BREATHING APPARATUS (SCBA)
Customer Membership ID # M-5724021

Subtotal \$43,736.00
Shipping Cost \$0.00
Tax Total \$0.00
Total \$43,736.00

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.





JEFFERSON CITY FIRE DEPARTMENT AGENDA ITEM REPORT

TO: City Council

FROM: Robert Lee Turner, Jr., Fire Chief

DATE: 9/10/2025

SUBJECT: Annual City Buildings Sprinkler Inspection Repairs

BACKGROUND:

- The City's fire alarm and sprinkler contractor has completed annual testing and inspection of the fire sprinkler systems in the Community Center, City Hall, Police Department, Fire Department and the Library.
- The attached quotes detail the costs associated with the repairs and preventive maintenance items to maintain the systems.

FISCAL IMPACT:

- The total of maintaining and providing the testing for all five buildings is \$12,021.05.

REQUEST/RECOMMENDATION:

It is my request that due to Securfire being our current maintenance and repair vendor for sprinkler and fire alarm services, that City Council waive the competitive sealed bid requirement and allow Secufire to complete the needed repairs and preventive inspection items as detailed in the attached quotes.

ATTACHMENTS:

City Hall Fire Sprinkler Repairs Quote

Community Center Fire Sprinkler Repairs Quote

Fire Department Fire Sprinkler Repairs Quote

Library Fire Sprinkler Repairs Quote

Police Department Fire Sprinkler Repairs Quote

**9111 Cross Park Drive, Suite D200
Knoxville, TN 37923
Phone: 865-313-6282**

NOTICE

Quote is good for 30 days

All information contained herein is to be considered CONFIDENTIAL

Notes:

Signature: _____ **Date:** _____



SECUFIRE, LLC
9111 Cross Park Drive, Suite D200
Knoxville, TN 37923
Phone: 865-313-6282

Customer: Jefferson City Government
Attention: Chief Tuner / Allen Gillespie
Project: Fire Sprinkler Repairs - Community Center
Address: 124 TN-92, Jefferson City, TN
Submission Date: 9/11/2025
Submitted By: Noah K
Job#:

NOTICE

Prices quoted are FOB factory

Quote is good for 30 days

Not responsible for omitted or misquoted items

All information contained herein is to be considered CONFIDENTIAL

<u>Part Number</u>	<u>Description</u>	<u>Qty</u>	<u>Price Ea.</u>	<u>Sub-Total</u>
5 Year Internal Insp.	5 Year Internal Pipe Inspection	1	\$ 950.00	\$ 950.00
Signage	Replace Missing Signage	1	\$ 125.00	\$ 125.00
FDC Hydro	FDC 5 Year Hydrostatic Pressure Test	1	\$ 315.00	\$ 315.00
Gauge	Sprinkler Gauge Replacement	3	\$ 45.00	\$ 135.00
FDC Caps	Caps - Includes Install	1	\$ 28.00	\$ 28.00
Potter Bell	Potter Low Voltage Bell	1	\$ 146.50	\$ 146.50
Labor	Labor to run wire & Install new bell in place of old water gong	5	\$ 157.50	\$ 787.50
RK114-975XLC	Wilkins Backflow 975VL 2" Rebuild Kit	1	\$ 324.80	\$ 324.80
Labor	Labor to rebuild backflow	2.5	\$ 105.00	\$ 262.50
Post Test - Backflow	Backflow Post Test	1	\$ 45.00	\$ 45.00
FDC Cleanout		0.75	\$ 105.00	\$ 78.75
Spare Head Box	Spare Head Box - Parts & Install	1	\$ 159.50	\$ 159.50
Spare Heads	155 Degree Pendant - Standard Response	6	\$ 15.50	\$ 93.00
Labor	Labor to remove clogged test valve on riser, clean, reinstall	3	\$ 157.50	\$ 472.50
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-

Estimated Total: \$ 3,923.05

Notes:

The above quoted price includes materials and labor to complete the job in a professional timely manner.
Terms: Due Upon Completion
By signing this quote you agree to pay the estimated total. Signatures are to be of a authorized rep of the owner or the owner.

Signature: _____ **Date:** _____

9111 Cross Park Drive, Suite D200

Knoxville, TN 37923

Phone: 865-313-6282

Customer: Jefferson City Government
Attention: Chief Tuner / Allen Gillespie
Project: Fire Sprinkler Repairs - Fire Department
Address: City Complex
Submission Date: 9/2/2025
Submitted By: Noah K
Job#:

NOTICE

Prices quoted are FOB factory

Quote is good for 30 days

Not responsible for omitted or misquoted items

All information contained herein is to be considered CONFIDENTIAL

[illegible]

Notes:

The above quoted price includes materials and labor to complete the job in a professional timely manner.

Terms: Due Upon Completion

By signing this quote you agree to pay the estimated total. Signatures are to be of a authorized rep of the owner or the owner.

Signature: _____ **Date:** _____

9111 Cross Park Drive, Suite D200

Knoxville, TN 37923

Phone: 865-313-6282

NOTICE

Prices quoted are FOB factory

Quote is good for 30 days

Not responsible for omitted or misquoted items

All information contained herein is to be considered CONFIDENTIAL

Notes:

The above quoted price includes materials and labor to complete the job in a professional timely manner.

Terms: Due Upon Completion

By signing this quote you agree to pay the estimated total. Signatures are to be of a authorized rep of the owner or the owner.

Signature: _____ **Date:** _____



SECUFIRE, LLC

9111 Cross Park Drive, Suite D200

Knoxville, TN 37923

Phone: 865-313-6282

Customer: Jefferson City Government
Attention: Chief Tuner / Allen Gillespie
Project: Fire Sprinkler Repairs - Police Department
Address: City Complex
Submission Date: 9/2/2025
Submitted By: Noah K
Job#:

NOTICE

Prices quoted are FOB factory

Quote is good for 30 days

Not responsible for omitted or misquoted items

All information contained herein is to be considered CONFIDENTIAL

<u>Part Number</u>	<u>Description</u>	<u>Qty</u>	<u>Price Ea.</u>	<u>Sub-Total</u>
5 Year Internal Insp.	5 Year Internal Pipe Inspection	1	\$ 725.00	\$ 725.00
Signage	Replace Missing Signage	1	\$ 60.00	\$ 60.00
FDC Hydro	FDC 5 Year Hydrostatic Pressure Test	1	\$ 315.00	\$ 315.00
Gauge	Sprinkler Gauge Replacement	1	\$ 45.00	\$ 45.00
Waterflow Switch	Waterflow switch replacement- missing cover & corroded contact	1	\$ 225.00	\$ 225.00
Control Valve	Control valve needs packing replaced - Includes new bolt kit	1	\$ 118.00	\$ 118.00
Labor	Labor to rework 2 sprinkler heads in garage area	6	\$ 157.50	\$ 945.00
Labor	Labor to install flow switch & rework OS&Y valve	4	\$ 105.00	\$ 420.00
sprinkler escutcheon plates		2	\$ 7.50	\$ 15.00
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-

Estimated Total: \$ 2,868.00

Notes:

The above quoted price includes materials and labor to complete the job in a professional timely manner.

Terms: Due Upon Completion

By signing this quote you agree to pay the estimated total. Signatures are to be of a authorized rep of the owner or the owner.

Signature: _____ Date: _____



OFFICE OF THE CITY MANAGER

AGENDA ITEM REPORT

TO: Honorable City Council

FROM: James A. Gallup, City Manager

DATE: September 08, 2025

SUBJECT: Recommendation to adopt 2025 Jefferson County Hazard Mitigation Plan

BACKGROUND:

- The Jefferson County Hazard Mitigation Plan is a comprehensive, multi-jurisdictional guide designed to identify local risks from natural and man-made hazards and outline projects and strategies to reduce these risks for Jefferson County and its participating jurisdiction i.e. Jefferson County, Jefferson City, Dandridge, and Baneberry.
- The purpose of the plan is to identify and assess the county's key risks and vulnerabilities, then propose and implement projects to decrease futures losses of life and property from disasters. The plan must be updated every five years to stay eligible for federal mitigation funding.
- The 2025 updated draft was reviewed and accepted as compliant to the planning requirements contained in 44 CFR §201.6. FEMA approval is pending adoption by local jurisdictions.

FISCAL IMPACT:

- Each project contained herein is planned to be sourced from Hazard Mitigation Grant Program Funds and local funds.
- Items included in the plan for Jefferson City:
 - Generators for Community Center and Public Works (All Hazards)
 - Community Center Safe Room (All Hazards)
 - Buffer Zone for the Public Works Building (Wildfires)

REQUEST/RECOMMENDATION:

- Staff recommends adoption of the 2025 Hazard Mitigation Plan dated August 15, 2025.

ATTACHMENTS:

- Draft Resolution for adopting the 2025 Hazard Mitigation Plan
- Draft Hazard Mitigation Plan (88 of 278 pages; appendices excluded)

U.S. Department of Homeland Security
Region 4
3005 Chamblee Tucker Road
Atlanta, GA 30341



FEMA

August 13, 2025

Mr. Shannon Ball
State Hazard Mitigation Officer
Tennessee Emergency Management Agency
3041 Sidco Drive
Nashville, TN 37204

Reference: Jefferson County Hazard Mitigation Plan

Dear Mr. Ball:

The Federal review of the draft Jefferson County Hazard Mitigation Plan for compliance with the planning requirements contained in 44 CFR §201.6 is complete. The plan is compliant with Federal requirements, subject to formal community adoption. FEMA approval pending adoption does not include the review or approval of content that exceeds the applicable FEMA mitigation planning requirements.

For our office to issue formal approval of the plan, the jurisdiction(s) must submit adoption documentation. Upon receipt of the adoption resolution(s) to our office, we will issue formal approval of the Jefferson County Hazard Mitigation Plan. Once approved, please submit a final copy of the Plan, without draft notations and track changes.

If you or any plan participant need assistance, please do not hesitate to contact Kymberly Kudla, of my staff, at (202) 655-6712.

Sincerely,

A handwritten signature in blue ink that reads "Kristen M. Martinenza".

Kristen M. Martinenza, P.E.
Risk Analysis Branch Chief

RESOLUTION 2025-XX

A RESOLUTION OF THE CITY OF JEFFERSON CITY TO
ADOPT THE 2025 JEFFERSON COUNTY NATURAL
HAZARD MITIGATION PLAN

WHEREAS, the participating jurisdictions of Jefferson County have worked together to develop a strategy known as the 2025 County Hazard Mitigation Plan to improve disaster resistance in the planning area; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 (DMA2000) pursuant 44 CFR Part 201 and the Federal Emergency Management Agency (FEMA) require communities to adopt an approved hazard mitigation plan in order to be eligible to receive pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the participating jurisdiction has participated in the hazard mitigation plan by the formation of a Mitigation Planning Committee (MPC); and

WHEREAS, the MPC recommends the formal adoption of the 2025 County Hazard Mitigation Plan dated August 15th, 2025, by the passing of this resolution; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Jefferson City, Tennessee, in regular session assembled, that:

Section 1: The City Council of Jefferson City, Tennessee, hereby approves and adopts the updated hazard mitigation plan in its entirety with projects as adopted by the MPC; and agrees to be governed by the Hazard Mitigation Plan dated August 15th, 2025, attached hereto and incorporated.

Section 2: The City Council of Jefferson City, Tennessee, authorizes the appropriate participating officials to pursue funding opportunities for the implementation of proposals designated therein; and will, upon receipt of such funding or other necessary resources, seek to implement the actions contained in the hazard mitigation plan.

Section 3: The City Council of Jefferson City, Tennessee, will continue to cooperate and participate in the hazard mitigation planning process, holding regular meetings, including reporting progress as required by FEMA, the Tennessee Emergency Management Agency (TEMA), and the MPC.

Adopted this 6th day of October 2025.

Bettina Chandler, City Recorder

Mitch Cain , Mayor

Jefferson County Hazard Mitigation Plan

2025 Update



Prepared By:

Jefferson County Hazard Mitigation Planning Committee
Jefferson County Emergency Management Agency/Office of Emergency Management

Assistance Provided By:

Tennessee Emergency Management Agency
as part of the Tennessee Mitigation Initiative

Executive Summary

Over the past two decades, hazard mitigation has gained increased national attention due to the large number of natural disasters that have occurred throughout the U.S. and the rapid rise in costs associated with those disaster recoveries. It has become apparent that money spent mitigating potential impacts of a disaster event can result in substantial savings of life and property. With these benefit-cost ratios extremely advantageous, the Disaster Mitigation Act of 2000 was developed as U.S. Federal legislation reinforcing the importance of pre-disaster mitigation planning by calling for local governments to develop mitigation plans (*44 CFR 201*).

A local hazard mitigation plan aims to identify the community's notable risks and specific vulnerabilities and then to create/implement corresponding mitigation projects to address those areas of concern. This methodology helps reduce human, environmental, and economic costs from natural and man-made hazards through the creation of long-term mitigation initiatives.

The advantages of developing a local hazard mitigation plan are numerous and include improved post-disaster decision-making, education on mitigation approaches, and an organizational method for prioritizing mitigation projects. Communities with a mitigation plan receive larger amounts of Federal and State funding opportunities to be used on mitigation projects and can receive these funds faster than communities without a plan. This 2025 update of the Jefferson County Hazard Mitigation Plan addresses Building Resilient Communities and Infrastructure (BRIC), Flood Mitigation Assistance (FMA), and Hazard Mitigation Grant Program (HMGP) requirements. Each jurisdiction within the county participated in the preparation of the update, including:

- Jefferson County
- Jefferson City
- Dandridge
- Baneberry

In reference to federal code title *44 CFR 201*, the plan is required to be submitted to both TEMA (State) and FEMA (Federal) for review to be approved. When the plan is deemed "approval pending adoption" by FEMA (*44 CFR 201.6(c)5*), each of the participating jurisdictions will adopt the plan through a local resolution.

Table of Contents

Chapter 1. The Planning Process.....5

1.1 Purpose and Need, Authority and Statement of Problem..... 5

1.1.1 Purpose and Need..... 5

1.1.2 Authority 5

1.1.3 Statement of Problem 5

1.2 Methodology, Update Process, and Participation Summary 6

1.2.1 Local Government Participation..... 6

1.2.2 Hazard Mitigation Planning Process 8

1.3 Plan Update..... 12

1.3.1 The New Plan..... 12

1.3.2 2025 HMP Strategy Review..... 14

1.4 Multi-Jurisdictional Special Considerations 15

1.5 Public Participation 15

1.6 County Data Profile 16

1.6.1 Resources and Assets 16

1.6.2 Development and Growth..... 17

1.6.3 Demographics..... 17

1.6.4 Social Vulnerability..... 18

1.6.5 Critical Infrastructure 20

1.7 Resource Capabilities 20

Chapter 2: Hazard and Risk Assessment22

2.1 Risk Assessment Overview 22

2.2 Dams..... 25

2.3 Drought..... 30

2.4 Earthquakes..... 35

2.5 Extreme Temperatures..... 43

2.6 Flood 47

2.7 Geological 56

2.8 Severe Weather..... 60

2.9 Tornadoes..... 67

2.10 Wildfire 72

Chapter 3. Mitigation Strategy76

3.1 Mitigation Goals 76

3.2 Compliance with NFIP 78

3.3 Prioritization Process 80

3.4 Mitigation Action Plan 82

Chapter 4. Implementation, Integration, and Maintenance85

4.1 Plan Adoption, Implementation, Monitoring, and Evaluation 85

 4.1.1 Plan Adoption 85

 4.1.2 Implementation 85

4.2 Integration into Local Planning Mechanism 86

4.3 Monitoring, Evaluating, Updating..... 86

Appendix A PLANNING DOCUMENTATION89

Appendix B CLIMATE TRENDS..... 105

Appendix C HAZUS..... 146

Appendix D FIS REPORTS/FIRM PANELS..... 207

Chapter 1. The Planning Process

1.1 Purpose and Need, Authority and Statement of Problem

1.1.1 Purpose and Need

FEMA defines “hazard mitigation” as any sustained action taken to reduce or eliminate the long-term risk to life and property from a hazard event. Hazard mitigation planning is the process through which hazards are identified, likely impacts determined, mitigation goals set, and appropriate mitigation strategies defined, prioritized, and implemented. The Hazard Mitigation Plan aims to identify, assess, and mitigate risk to better protect the people and property of Jefferson County from the effects of natural and man-made hazards. This Plan documents the hazard mitigation planning process and identifies relevant hazards, vulnerabilities, and strategies the County and incorporated jurisdictions will use to decrease vulnerability and increase resiliency and sustainability. This Plan demonstrates the participating communities’ commitment to reducing risks from identified hazards and serves as a tool to help decision-makers direct mitigation activities and resources.

1.1.2 Authority

This Hazard Mitigation Plan has been adopted by Jefferson County and all participating jurisdictions in accordance with the authority granted to local communities by the State of Tennessee. This Plan was updated per state and federal rules and regulations governing local hazard mitigation plans. The Plan shall be reviewed annually and go through a complete update process every five years to remain eligible for hazard mitigation grants. The following legislation was used for guidance:

- Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act or the Act), 42 U.S.C. 5165, enacted under Section 104 of the Disaster Mitigation Act of 2000 (DMA 2000) Public Law 106-390 of October 30, 2000, as implemented at 44 CFR 201.6 and 201.7 dated October 2011.
- Tennessee Code Annotated
 - **T.C.A. 58-2-106(b)(16)**
 - **T.C.A. 58-2-106(b)(1)**
 - **T.C.A. 58-2-103(a)(5)**

1.1.3 Statement of Problem

Each year in the United States, natural disasters take the lives of hundreds of people and injure thousands more. Taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. Unfortunately, this only partially reflects the cost of disasters because additional expenses incurred by insurance companies and non-governmental organizations are not reimbursed by tax dollars. Many natural disasters are predictable, and much of the damage caused by these events can be reduced or even eliminated.

The original Jefferson County Hazard Mitigation Plan was created and approved by FEMA in 2019. Per federal requirements stated in 44 CFR 201, all local hazard mitigation plans are required to go through a FEMA approval process every five years to remain eligible for hazard mitigation grants. This plan will be re-evaluated and updated every five years to ensure local governments are continuing to assess the hazards and risks within their communities. This plan update has been prepared to meet requirements set forth by FEMA and the Tennessee Emergency Management Agency (TEMA) to ensure Jefferson County is eligible for funding and technical assistance from state and federal hazard mitigation programs. All communities are welcome to address man-made hazards and risks in their hazard mitigation plan. However, it's important to note that the State and Federal governments only evaluate and approve based on natural hazards only as per federal code title 44 CFR 201.

1.2 Methodology, Update Process, and Participation Summary

This Hazard Mitigation Plan was developed under the guidance of a Hazard Mitigation Planning Committee (HMPC). The Committee included representatives of Jefferson County, Jefferson City, Baneberry, and Dandridge.

Information in this plan will be used to help guide and coordinate mitigation activities and decisions for local land use policy in the future. Proactive mitigation planning will help reduce the cost of disaster response and recovery to communities and their residents by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruptions. This plan identifies activities that can be undertaken by both the public and the private sectors to reduce risk to safety, health, and property caused by natural and man-made hazards.

1.2.1 Local Government Participation

The planning regulations and guidance stress that each local government seeking FEMA approval of their mitigation plan must participate in the planning effort in the following ways:

- Participate in the process as part of the HMPC;
- Detail where within the planning area the risk differs from that facing the entire area;
- Identify potential mitigation actions; and
- Formally adopt the plan.

For the HMPC, “participation” meant the following:

- Providing facilities for meetings;
- Attending and participating in the HMPC meetings;
- Collecting and providing other requested data (as available);
- Identifying mitigation actions for the plan;
- Reviewing and providing comments on plan drafts;

CHAPTER 1: THE PLANNING PROCESS

- Informing the public, local officials, and other interested parties about the planning process and providing opportunity for them to comment on the plan;
- Coordinating, and participating in the public input process; and
- Coordinating the formal adoption of the plan by the appropriate governing body.

The HMPC met all the above-stated participation requirements. Jefferson County and all its incorporated jurisdictions (Dandridge and Jefferson City) participated in the 2025 Plan update, as well as reviewed and provided timely comments on all draft components of the Plan. A summary of past and current community participation is shown below in *Table 1*. All participants were invited to this committee via email by the County EMA Director. Those who did not originally respond were reached out to via phone or email by the County EMA Director.

Table 1 Multi-Jurisdictional HMPC Participation

Jurisdiction	2019 Participation	2025 Participation
Jefferson County	Y	Y
Jefferson City	Y	Y
Dandridge	Y	Y
Baneberry	N	Y

The HMPC for the 2025 plan update included key community representatives. *Table 2* details the HMPC members, meeting dates, associated FEMA Lifeline, and committee member attendance. FEMA Lifelines are fundamental way for a community to recover, however, all participants might not be associated with a FEMA Lifeline. If they are not associated with a FEMA Lifeline, then they will be indicated as not applicable (NA). The EMA director invited individuals who represented regional and local agencies that have authority in regulating county/city development, individuals that represent vulnerable populations, as well as those that are responsible for responding to the identified hazards of prime concern. These partners include jurisdictional police, fire, public works, and health departments, community representatives, nonprofit organizations, local floodplain administration, the county/city school board, elected officials, and electric utility companies. All committee members provided key information to recognize and mitigate hazards of prime community concern. A more detailed summary of HMPC meeting dates, members seeking approval and FEMA lifeline association follows in *Table 2*. Meeting sign-in sheets are included in Appendix A.

Table 2 HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates	
				4/11/2025	5/15/2025
Michael Lamphere	East Region Planner	Safety & Security	TEMA	X	X
Tim Wilder	EMA Director	Safety & Security	Jefferson County	X	X
Mark Potts	Mayor	Safety & Security	Jefferson	X	

CHAPTER 1: THE PLANNING PROCESS

			County		
Russ Gawler	Fire Chief	Safety & Security	City of Baneberry	X	
Jeremy Stewart	Utility Supervisor	Energy, Food, Water, and Shelter	Town of White Pine	X	
Robert Lee Turner, Jr.	Fire Chief	Safety & Security	Jefferson City	X	
James Gallup	City Manager	Safety & Security, Communications	Jefferson City	X	
Chris Shockley	Town Administrator	Communications	Town of Dandridge	X	X
Kelly Coggins	Teacher	Safety & Security	JC Schools		X
Austin Bridgewater	Teacher	Safety & Security	JC Schools		X
Lee Rayburn	Jefferson City Fire	Safety & Security	Jefferson City		X

1.2.2 Hazard Mitigation Planning Process

The 2025 Jefferson County Hazard Mitigation Plan was updated following guidance put forth by FEMA in the *Local Mitigation Planning Policy Guide* which became effective on April 19, 2023. This guidance emphasized the need for a whole community planning approach to include representatives from all sectors of the community with an emphasis on the increased need for vulnerable and underserved population representation. The guidance also highlighted increased emphasis on risk, vulnerability, and resilience assessments, the inclusion of high hazard dams, and future weather trends/patterns.

FEMA guidance proposes a structured four-phase approach to completing a Hazard Mitigation Plan as follows:

- 1) Planning Process
- 2) Risk Assessment
- 3) Mitigation Strategy
- 4) Plan Maintenance

Phase I - Planning Process

Organize to Prepare the Plan

The planning process officially began with a meeting held on **4/11/2025** at the **Mayor's office in Dandridge, TN**. The meeting covered the scope of hazard mitigation, the purpose of planning, eligible grants, risk assessments and vulnerabilities impacting the community. During the planning process, the committee communicated through face-to-face meetings, email, and telephone conversations. The neighboring communities were given an opportunity to be involved in the planning process with email invitations by the County

EMA Director for the planning committee meetings, however, none chose to attend. Some of those neighboring counties that were outreached include: Hamblen, Grainger, Knox, Sevier, and Cocke counties.

Involve the Public

Early discussions established the significance of involving the public. The HMPC agreed to an approach using established public information mechanisms and resources within the community. Public involvement activities for this plan update included public notices, stakeholder and public meetings, and the collection of public and stakeholder comments on the draft plan. In order to ensure socially vulnerable and underserved populations were included in organizing efforts the Jefferson County EMA director contacted organizations that had roots within the community such as churches, civic organizations, schools, and community centers. Due to the nature of the public meetings, neighboring communities, agencies, utilities, academia, civic organizations, and other interested parties were given the opportunity to participate.

A public notice was posted on **4/23/2025** in the Jefferson County Post newspaper, local courthouses, and on the county social media pages inviting members of the public to attend the **5/15/2025** Hazard Mitigation Planning Committee meeting. Documentation to support outreach efforts such as emails, community flyers, and social media postings can be found in Appendix A.

Sign-in sheets from all meetings are included in Appendix A. The meeting date and topics discussed are summarized below in *Table 3*. The meeting on **5/15/2025** was open to the public and announced via the Jefferson County Post newspaper, local courthouses, and on the county social media pages, however, no members of the general public chose to attend.

Table 3 Summary of Hazard Mitigation Planning Meetings

Meeting Number	Meeting Topic	Meeting Date	Meeting Location
Meeting #1 and #2	Overview of hazard mitigation	4/11/2025 and 5/15/2025	Mayor’s Office, Dandridge, TN on 4/11/2025 and Dandridge Courthouse on 5/15/2025
	Hazard Mitigation Planning Process		
	Purpose of the HMP		
	Area growth and changes		
	Identification of Hazards		
	Future weather predictions		
	Assessment of risk, vulnerabilities, resilience, and hazards discussion		
	Review of NFIP		
	Previous HMP goals/projects		
	Finalization of New		

	goals/projects		
--	----------------	--	--

Coordination/

Early in the planning process, the committee determined that the risk assessment, mitigation strategy development, and plan approval would be greatly enhanced by inviting other local and state partners to participate in the process. The coordination involved contacting these agencies through email, flyers, in-person and phone conversations. All groups and agencies were advised on how to become involved in the plan development process and were solicited asking for their assistance and input. A summary of agencies and organizations actively involved in the HMPC is as follows:

- Tennessee Emergency Management Agency
- Jefferson County Emergency Management Agency / Office of Emergency Management
- Jefferson County Highway Dept
- Jefferson City (Public Works, Fire, Police, Utilities)
- Dandridge (Public Works, Fire, Police, Utilities)
- Baneberry (Public Works, Fire, Police, Utilities)
- White Pine (Was at the 1st meeting, but has not actively participated)
- Jefferson County Schools
- TN Homeland Security and TBI
- Jefferson County Health Department
- TVA
- Sheriff's Department
- TDOT (TN Dept of Transportation)
- East TN VOAD
- Health & Human Services
- County Commission
- TN Highway Patrol
- American Red Cross
- Jefferson County EMS

Coordination with other community planning efforts was also paramount to the success of this plan. Mitigation planning involves identifying existing policies, tools, and actions that will reduce a community's risk and vulnerability to hazards. Jefferson County uses a variety of planning mechanisms, such as land development regulations and ordinances, to guide growth and development. Integrating existing planning efforts, mitigation policies, and action strategies into this plan establishes a credible and comprehensive plan that ties into and supports other community programs.

Table 4 identifies the existing planning mechanisms that were reviewed and how they were incorporated into the 2025 Hazard Mitigation Plan Update.

Table 4 Planning Mechanism Review

CHAPTER 1: THE PLANNING PROCESS

Existing Planning Mechanisms	Reviewed? (Yes/No)	Method of Use in Hazard Mitigation Plan
State Hazard Mitigation Plan	Yes	Identifying hazards, assessing vulnerabilities, and mitigation strategies
Local Emergency Operations Plan	Yes	Identify major capabilities
Community Data Profile	Yes	Development trends, capability assessment
Stormwater Ordinance	Yes	Capability assessment, mitigation strategies
Building and Zoning Codes and Ordinances	Yes	Different years of code regulations utilized in different jurisdictions
CDC Social Vulnerability Index	Yes	Analyze vulnerable populations in jurisdictions
FEMA's National Risk Index	Yes	Analyze natural hazard risk within each jurisdiction
Land Use Maps	Yes	Assessing vulnerabilities, development trends, and mitigation strategies
Critical2TN Infrastructure Database	Yes	Assessing vulnerabilities, mitigation strategies
NOAA Archives	Yes	Analyze weather data and trends
ETSU Geoinformatics & Disaster Science Lab	Yes	Analyze future weather trends and patterns
U.S Census Bureau	Yes	Analyze community demographic data and trends
Local County Hazard Mitigation Plan	Yes	Analyze previous plan for updates
Flood Insurance Rate Maps	Yes	Analyze flood-prone areas within the community

These and other documents were reviewed and considered, as appropriate, during the collection of hazard identification, vulnerability assessment, and capability assessment. Data from these plans and ordinances were incorporated into the plan's risk assessment and hazard vulnerability sections as appropriate. The data was also used to determine the community's capability to implement certain mitigation strategies. To further enhance integration, the local hazard mitigation plan will be strategically synchronized with existing county and jurisdictional policies, plans, and procedures, leveraging investments from their own budgets. This coordinated effort maximizes resources and promotes efficient allocation of funds towards mitigation projects, strengthening community resilience against a spectrum of hazards.

Table 5: Planning Mechanism Analysis

Existing Planning Mechanisms	Updated? (Yes/No)	How was it utilized?
Local Basic Emergency Operations Plan	Yes	Identify major capabilities
Stormwater Ordinance	Yes	Capability assessment, mitigation strategies
Building and Zoning Codes and Ordinances	Yes	Different years of code regulations utilized in different jurisdictions
Critical2TN Infrastructure Database	Yes	Assessing vulnerabilities, mitigation strategies
Budget Hearings	Yes	Financial Budgeting

Phase II – Risk Assessment

Identify the Hazard, Assess the Risk and Vulnerabilities

The committee completed a comprehensive effort to identify/update, document, and profile all hazards that have, or could have, an impact on the community. The committee also conducted a capability assessment to review and document the planning area's

current capabilities and gaps. By collecting information about existing government programs, policies, regulations, ordinances, and emergency plans, the committee could assess the activities and measures already in place that contribute to mitigating some of the risks and vulnerabilities identified. A more detailed description of the risk assessment process and the results are included in Chapter 2 Risk and Vulnerability Assessment.

Phase III – Mitigation Strategy

Set Goals and Review Actions

This meeting facilitated brainstorming and discussion sessions that described the purpose and process of developing planning goals and objectives, a comprehensive range of mitigation alternatives, and a method of selecting and defending recommended mitigation actions using a series of selection criteria. This information is included in Chapter 3 Mitigation Strategy.

Draft an Action Plan

A complete first draft of the plan was prepared based on information and input collected during the HMPC meetings, and various agencies and individuals were invited to comment on this draft. Public and agency comments were integrated into the final draft for TEMA and FEMA Region IV to review and approve, contingent upon final adoption by Jefferson County.

Phase IV – Plan Maintenance

Adopt the Plan

To secure buy-in and officially implement the plan, the plan was reviewed and adopted by the appropriate governing bodies.

Implement, Evaluate, and Revise the Plan

Implementation and maintenance of the plan is critical to the overall success of hazard mitigation planning and actions. Chapter 4 Plan Integration and Maintenance discusses incorporating the plan into existing planning mechanisms and how to address continued public involvement.

1.3 Plan Update

The 2019 Jefferson County Hazard Mitigation Plan contained a hazard identification and risk assessment for each jurisdiction and a corresponding action list aimed at mitigation risk. Since that time, progress has been made by both the County and incorporated jurisdictions on the implementation of the mitigation strategy with 0 completed actions and 0 in progress. The HMPC has met annually over the past five years to monitor, implement, and update the plan. This chapter includes an overview of the approach to updating the plan and identifies new analyses and information included in this plan update.

1.3.1 The New Plan

The updated plan involved a comprehensive review and revision of each section of the 2019 plan and included an assessment of the success of the County and the incorporated

jurisdictions in evaluating, monitoring, and implementing the mitigation strategy outlined in the 2025 plan. Only the information and data still valid from the 2019 plan was carried forward as applicable in this update. The following requirements were addressed during this plan update process with consideration of the priorities and goals of the Jefferson County Hazard Mitigation Planning Committee:

- Consider changes in vulnerability due to action implementation;
- Document success stories where mitigation efforts have proven effective;
- Document areas where mitigation actions were not effective;
- Document any new hazards that may arise or were previously overlooked;
- Document NFIP as related to the county and jurisdictions;
- Incorporate new data or studies on hazards and risks;
- Incorporate new data related to future climate patterns and trend;
- Incorporate new capabilities or changes in capabilities;
- Incorporate social vulnerability data and vulnerable population information;
- Incorporate growth and development-related changes to inventories; and
- Incorporate new action recommendations or changes in action prioritization;
- Enhanced public outreach and multi-agency coordination efforts.

1.3.2 2025 HMP Strategy Review

During the 2025 update of the Jefferson County Hazard Mitigation Plan, the HMPC identified 27 actions as relevant to the county. Of these 27 actions, 0 have been completed, 0 are in progress, and 0 have been started. Actions that had not been pursued were discussed for relevance to the new plan and were either carried over to the 2025 plan or deleted from the strategy. 18 of these projects were determined to still be viable and will be carried over or revised in this plan update. Details and the status of all previous actions are in *Chapter 3*.

1.4 Multi-Jurisdictional Special Considerations

Hazards Assessment

Most of the natural hazards identified within this plan have an impact on both Jefferson County and the incorporated jurisdictions. Some hazards have a larger impact on the County rather than the incorporated jurisdictions and vice versa. Impacts of identified hazards differ the most at the rural and urban interface where flooding can have different severity levels. Therefore, the flooding section emphasizes the depth, duration, and timing of severe flooding events. Below is a table that shows whether a hazard will have multi-jurisdictional impacts.

Hazards	Will the hazard have multi-jurisdictional differences?
Drought	No
Earthquake	Yes
Extreme Temperature	Yes
Wildfire	Yes
Flooding	Yes
Geologic	Yes
Severe Weather	Yes
Tornado	Yes
Communicable Disease	Yes
Dam/Levee Failure	Yes
Hazardous Materials Release	No
Terrorism	Yes
Infrastructure Incident	No

1.5 Public Participation

Public involvement included press releases, public meetings, and a public comment period on the draft plan. Organizations representing vulnerable and underserved populations were contacted in an effort to gain further input from populations most at risk during hazardous events. The formal public meetings for this plan are summarized in *Table 3* (Section 1.2.2) discussed early in this chapter. The **5/15/2025** HMPC meeting was open to the public; however, no members of the public chose to attend the meeting.

A public notice was posted in the Jefferson County Post, local courthouses, and on the county social media pages on **4/23/2025**. Documentation to support the public outreach efforts can be found in Appendix A. Over the past five years, the community was kept involved in the planning process through the implementation of projects in the plan.

1.6 County Data Profile

Middle TN(Some overlap in SE and East): <https://www.mtida.org/regions>

Southeast: <https://www.seida.info/about/>

East: <https://www.eteda.org/>

West: <https://www.wtia.org/>

1.6.1 Resources and Assets

Tennova Jefferson Memorial Hospital in Jefferson City provides 24-hour emergency care to residents of the county and is home to 58 beds. The county also has: 120 volunteer firefighters with 8 stations, and Approximately 150-155 full time Law Enforcement officers including the county sheriff. Jefferson County School District facilities the learning of approximately 6,854 students via their system of 14 public schools within the region. According to the RWJ Foundation County Health Rankings profile Jefferson County Schools are underfunded by \$1,649 per pupil as related to dollars to test score achievement.

Jefferson County houses two radio stations (WNRX 99.3 and WJFC AM 1480 or 102.9FM) and 0 tv networks. The main phone companies in the area are T-Mobile, AT&T, Verizon, US Cellular, Spectrum, and Xfinity. Residents in the county can either obtain internet via Xfinity, Spectrum, AT&T, or Starlink. Communication resources, a vital component of emergency response and preparedness, is notably lacking in the more rural portions of Jefferson County. Between 2019 and 2023 92.9%of households had a computer and 84.9% had broadband internet access according to the United States Census Bureau.

The main roadways that travel through the county are US Route 11E, US 25E, 64 and State Route 66, 92, 341, 139, and 113. The nearest interstate is I-40 runs East-West through the Southern part of the County and I-81 intersects with I-40 and runs Northeast. The main waterways that run through the County are the Nolichucky River, Douglas Lake (Douglas Reservoir), Cherokee Lake, and the French Broad River. Other smaller waterways that intersect throughout Jefferson County are Big Creek, Dumplin Creek, Flat Creek, Muddy Creek, Nina Creek, Indian Creek, Long Creek, Hickman Creek, Raccoon Creek, Sinking Creek, Wolf Creek, and Pinhook Creek. A further analysis of these water systems will be explored in the hazard flood section as related to their propensity for flood events.

The nearest international airport is McGhee Tyson TYS (approx. 45 miles West), and the closest general aviation location is Moore-Murrell Airport (MOR) in Morristown. There is also a private airstrip in Dandridge for a skydiving business off I-40. Given the limited public transportation options and the rural environment of Jefferson County, 44% of working individuals endure a commute of more than 30 minutes, and 84% of all working individuals drive alone to work.

Jefferson County is governed by an elected County Mayor and Board of Commissioners. The jurisdictions within Jefferson County are governed by an elected Mayor and Council.

There are multiple regulatory committees that are appointed by both the County Mayor and the Board of Commissioners.

1.6.2 Development and Growth

Like a majority of its counterparts, Jefferson County has been experiencing rapid growth over the past few years. The population of the county increased between 2010 and 2020 censuses from 51,407 to 54,683. 10% of the 21,351 Jefferson County households deal with at least 1 severe housing problem (overcrowding, high housing costs, lack of kitchen facilities, or lack of plumbing facilities). Most of Jefferson Counties’ employed population work within the transportation industry, followed by manufacturing, education, and healthcare. Jefferson County is a member of the Joint Economic and Community Development Boards to ensure and promote economic growth within the county and for its constituents. As stated, Jefferson County has experienced much growth since the last planning period, specifically residentially. Highway 92 and Highway 25/70 are experiencing rapid commercial and residential growth off the highway.

1.6.3 Demographics

Throughout the planning process, Jefferson County HMPC remained committed to recognizing socially vulnerable and underserved populations. To maintain this commitment, the HMPC reached out to key stakeholders as discussed previously and reviewed the CDC/ATSDR Social Vulnerability Index (SVI). SVI information is in Appendix B.

Table 7 below illustrates the population data of the county according to the 2020 U.S Census. Other important demographics obtained via the U.S Census Bureau and County Health Rankings (RWJ Foundation) are presented in list form. Of the 59,217 residents living within Jefferson County as of 1 July 2024:

- The median household income is \$63,084
- 12.9% live below the national poverty line
- 75.8% live in rural areas
- 12% are confronted with food insecurity
- 14% of the under 65 years of age population live with a disability
- 12% of the under-65 population do not have health insurance
- Population as of 2020 was 198.8 people per square mile

Table 7 Population Data		
Demographic		Percentage
Identified gender		
Male		49.3
Female		50.7%
Age Group		
Under 5		4.7%
Under 18		19.2%
Over 65		20.9%

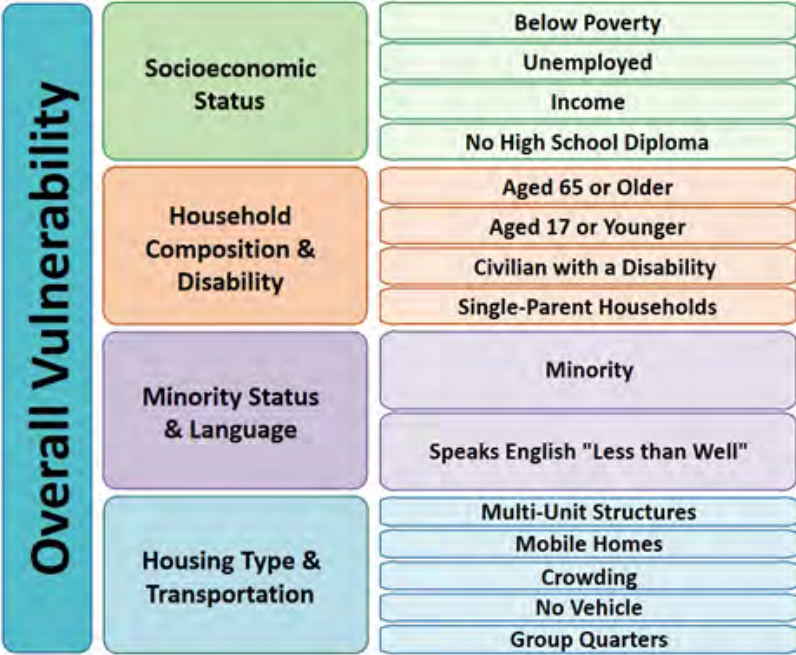
Race/Ethnicity (one)	
White (not Hispanic/Latin)	94.9%
Asian	0.8%
Black or African American	2.1%
American Indian or Alaskan Native	0.5%
Hispanic/Latino	4.8%
Education	
High School Graduate or Higher	88.9%
Bachelor's Degree or Higher	21%

Data sources:
<https://www.census.gov/quickfacts/fact/table/US/PST045221>
<https://www.countyhealthrankings.org/app/tennessee/2024/overview>

1.6.4 Social Vulnerability

Social vulnerability refers to a community’s capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters, such as tornadoes or disease outbreaks, to human-caused threats, such as toxic chemical spills. Social vulnerability considerations were included in this plan update to identify areas across the planning area that might be more vulnerable to hazard impacts based on several factors. The County BEOP will also incorporate this information to improve response efforts in socially vulnerable neighborhoods.

The Center for Disease Control and Prevention (CDC) has developed a social vulnerability index (SVI) to measure the resilience of communities when confronted by external stresses such as natural or human-caused disasters or disease outbreaks. The SVI is broken down to the census tract level and provides insight into vulnerable populations to assist emergency planners and public health officials in identifying communities more likely to require additional support before, during, and after a hazardous event. The SVI index combines four main themes of vulnerability, which are, in turn, broken down into subcategories for 16 vulnerability factors. The themes are outlined in the table below.



The specific breakdown for Jefferson County and all participating jurisdictions are as follows

Jefferson County Social Vulnerability Factors	
Total Square Miles	198.8
Total Population (as of 2024)	59,217
Housing Units Estimated	26,048
Households	21,351
Persons below Poverty	10,555
Age 16+ unemployed	1,453
Per Capita Income	34,953
Age 25+ w/ no HS Diploma	4,730
Percentage of Persons below poverty	19.9%
Unemployment rate	5.4%
Percentage of persons w/ no HS diploma 25 yo+	12%
Aged 65+ & older	11,137
Age 17 & younger	10,498
Civilian noninstitutionalized population with a disability	11,073
Single Parent HH w/ children under 18	1,185
Percentage of person aged 65+	20.2%
Percentage of persons 17 or younger	19.1%
Percentage of civilian noninstitutionalized population with a disability	20.4%
Percentage of single parent households with children under 18	5.7%
Minority (all persons except white, non-Hispanic)	4,938
Persons (age 5+) who speak English "less than well"	665

Percentage minority (all persons except white, non-Hispanic)	9%
Percentage of persons (age 5+) who speak English "less than well"	1.3%
Housing in structures with 10 or more units	350
Mobile Homes	5,783
At Household level (occupied housing units) more people than rooms	332
Households w/ no vehicle	548
Persons in Group Quarters	1,764
Percentage of housing in structures with 10 or more units	1.4%
Percentage of mobile homes	23.2%
Percentage of occupied housing units with more people than rooms	1.6%
Percentage of households with no vehicle available	2.6%
Percentage of persons in group quarters	3.2%

1.6.5 Critical Infrastructure

Critical Infrastructure are assets in a community that are considered vital to the public’s health and safety. Due to the sensitivity of these assets in Jefferson County and the incorporated jurisdictions, these assets are restricted for public viewing. However, the data is viewable to restricted personal on the State of Tennessee’s Critical2TN Database. The County and incorporated jurisdictions currently have 41 assets identified.

<https://cikr-tnema.hub.arcgis.com/>

1.7 Resource Capabilities

The committee gathered the following resource capabilities to determine what existing staff and resources are being used to support mitigation programs.

CHAPTER 1: THE PLANNING PROCESS

Table 8 Jurisdictional Mitigation Capabilities

Mitigation Capabilities	Jefferson County	Jefferson City	Dandridge	Baneberry
Building Codes	Y	Y	Y	Y
Zoning Codes	Y	Y	Y	Y
Subdivision Ordinance	N	Y	Y	Y
Stormwater Ordinance	N	Y	Y	N
Floodplain Ordinance	Y	Y	Y	Y
Erosion, Sedimentation and Pollution Control Ordinance	N	Y	Y	N
Stormwater Management Program	Y	Y	Y	Y
Site Plan Review Requirements	Y	Y	Y	Y
Capital Improvements Plan	N	Y	Y	N
Economic Development Plan	Y	Y	Y	Y
Local Emergency Operations Plan	Y	Y	Y	Y
Flooding or Engineering Study	Y	Y	Y	N
Repetitive Loss Plan	Y	Y	Y	Y
Elevation Certificates	Y	Y	Y	Y
Grant writer (part-time or full-time)	Y	Y	N	N
Public Information Officer	Y	Y	Y	N
Floodplain Manager	Y	Y	Y	Y
Volunteer Fire Service	Y	Y	Y	Y
Full Time Fire Service	Y	Y	N	N
School Resource Officers (SROs)	Y	Y	Y	Y
Law Enforcement	Y	Y	Y	Y
Emergency Manager	Y	Y	Y	Y
GIS Personnel	Y	N	Y	N
Capital improvements project funding	N	Y	Y	Y
Fees for utility services	Y	Y	Y	N
Impact fees for new development	N	N	Y	N
General obligation bonds	N	Y	Y	N
Withhold spending in hazard-prone areas	N	N	N	N

Chapter 2: Hazard and Risk Assessment

2.1 Risk Assessment Overview

Hazard Mitigation Planning is about developing a strategy to reduce risk in the long term. An essential part of the process is identifying hazards, risks, impacts and vulnerabilities. In mitigation planning, “risk” is the potential for damage or loss when a hazard interacts with an asset. Assets can be people, buildings, infrastructure, the economy, or natural and cultural resources.

The risk assessment helps communicate vulnerabilities, develop priorities, and inform decision making. It is the factual basis for the mitigation strategy. The hazards and associated impacts in the risk assessment should be the hazards and impacts the mitigation strategy seeks to address. If, for example, the risk assessment shows that the state will have hurricane damage in a specific area, the mitigation strategy should include actions to protect state assets and jurisdictions, especially underserved communities, and socially vulnerable populations, in those areas.



The Jefferson County HMPC conducted a hazard identification analysis to determine the natural and man-made hazards that threaten the County. Existing hazard data from TEMA, FEMA, the National Oceanic and Atmospheric Administration (NOAA), and other sources were examined to assess the significance of these hazards to the planning area. Hazard data from the ETSU Geoinformatics & Disaster Science Lab was also analyzed as related to the changing weather trends and their significance. Significance was measured in general terms and focused on key criteria such as frequency and resulting damage, which includes deaths and injuries, as well as property and economic damage. Any hazard that had two or more green lifeline categories is considered low risk for damage and therefore, will not be providing mitigation actions for those specific hazards.

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

To further focus on the list of identified hazards for this plan update, the HMPC researched past events that resulted in a federal and/or state emergency or disaster declaration in Jefferson County to identify known hazards. *Table 8* presents a list of all major disaster and emergency declarations that have occurred in Jefferson County since 1953, illustrating which hazards pose the greatest risk to the County.

Table 9 Presidential Disaster Declarations in Jefferson County (1953-2025)

Declaration #	Date	Event Details	Individual Assistance	Public Assistance
3625	4/02/2025	Severe Storm	N	N
4832	10/2/2024	Tropical Storm Helene	Y	Y
4742	03/8/2023	Severe Storm	N	Y
4514	4/2/2020	Biological (Covid)	Y	Y
3473	3/13/2020	Biological (Covid	N	N
4427	4/17/2019	Flood	N	Y
4320	6/23/2017	Severe Storm	N	N
4211	4/2/2015	Severe Ice Storm	N	Y
1974	5/1/2011	Severe Storm	Y	Y
1965	3/31/2011	Severe Storm	N	Y
3217	9/5/2005	Hurricane Katrina	N	Y
1464	5/8/2003	Severe Storm	Y	Y
1215	4/20/1998	Severe Storm	N	N
1197	1/13/1998	Severe Storm	N	N
1022	4/14/1994	Flood	N	N
3095	3/14/1993	Snowstorm	N	N
708	5/25/1984	Flood	N	N
424	04/04/1974	Tornado	N	N
366	03/21/1973	Flood	N	N

Table 9 documents the hazards of interest to Jefferson County and the decision to re-evaluate or delete them from this plan update. The hazards of concern were altered as necessary to ensure the Jefferson County Hazard Mitigation Plan is in accordance with the Tennessee Mitigation Strategy.

Table 10 Overview of Updates to Chapter 2: Risk and Vulnerability Assessment

Tennessee 2018 Mitigation Strategy	Jefferson County 2019 HMP	Status	Jefferson County 2025 HMP Update
Communicable Disease	N	Reviewed	N
Dam Failure	N	Reviewed	N
Drought	N	Reviewed	Y
Earthquakes	N	Reviewed	Y
Extreme Temperatures	Y	Reviewed	Y
Flooding	Y	Reviewed	Y
Geological Hazard	N	Reviewed	Y
Hazardous Materials Release	N	Reviewed	N
Infrastructure Incident	N	Reviewed	N

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

Terrorism	N	Reviewed	N
Tornadoes	Y	Reviewed	Y
Severe Weather (thunderstorms, lighting, hail)	Y	Reviewed	Y
Wildfire	Y	Reviewed	Y

Summary of changes in the 2025 plan update:

- Earthquakes, Geological Hazards, and Drought were added.

The complete list of hazards to be addressed in this 2025 Plan Update include:

- List all hazards to be addressed: Drought, Earthquakes, Geological Hazards, Extreme Temperatures, Flooding, Tornadoes, Severe Weather, and Wildfires.

2.2 Dams

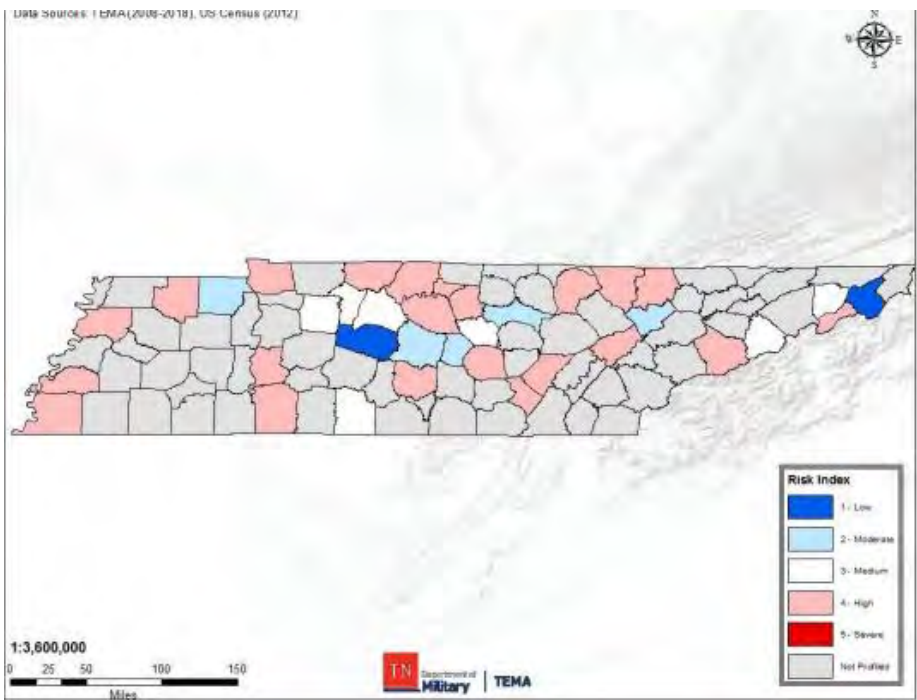
2.2.1 Hazard Overview

A dam is a barrier across flowing water that obstructs, directs, or slows the flow, often creating a reservoir, lake, or impoundment. Most dams have a section called a spillway or weir, over or through, in which water flows, either intermittently or continuously. According to the Tennessee Safe Dams Program, a dam is a structure at least 20 feet high or can impound at least 30 acre-feet of water.

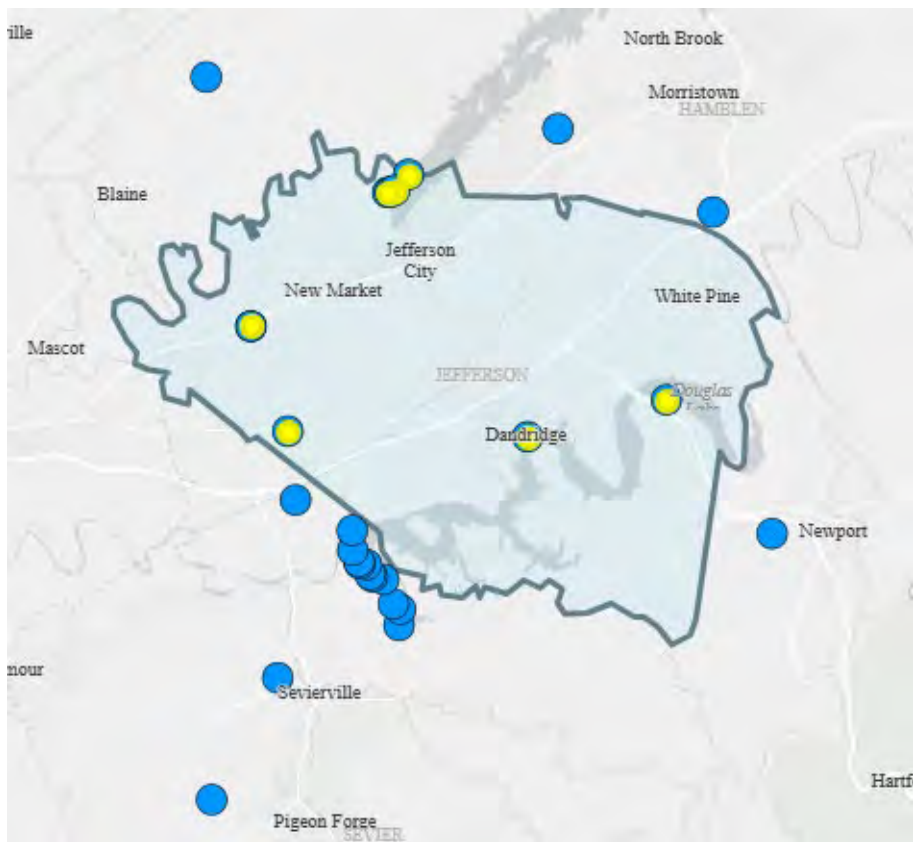
Dams fail in two ways, a controlled spillway release to prevent total failure or the partial or complete collapse of the dam itself. In each instance, an overwhelming amount of water and potential debris is released. Dam failures are rare, but when they occur can cause loss of life and immense damage to infrastructure and the environment.

Common reasons for dam failure are the following:

- Sub-standard construction materials/techniques;
- Spillway design error;
- Geological instability caused by changes to water levels during filling or poor surveying;
- Sliding of a mountain into the reservoir;
- Poor maintenance, especially of outlet pipes (Extreme inflow);
- Human, computer, or design error;
- Internal erosion, especially in earthen dams;
- Earthquakes.



Tennessee Dam Failure Hazard Risk



Jefferson County Dam Locations (Source: [USACE](#))

2.2.2 County Profile

Dam failures can occur with little warning. Intense storms may produce a flood in a few hours or even minutes from upstream locations. A dam failure can occur within hours of the first signs of breaching. Although the floodwater will drain, the area will be affected by flooding from dam failure for days to weeks, and the destruction will affect the area for years. Tennessee has a total of 1,238 dams and levees within its borders, with 660 being state regulated. Roughly 93% are earth dams less than 50 feet tall, 40 of these dams are made of concrete, and 37 of the state’s dams are over 100 feet tall. 64% of the state’s dams are privately owned, 15% locally, 12% by the state, 8% federally, and 1% by a public utility. Of those, 274 are considered a high-hazard potential, with 355 significant and 609 low hazards. The focus of mitigation efforts is on high-hazard dams owned by the state and local governments and privately owned dams. Tennessee does not consider Federally regulated dams for hazard mitigation due to their inability to conduct projects on those dams.

Jefferson County High Hazard Dams

Name	Hazard Potential Classification
Cherokee Dam (TVA)	High
Cherokee Dam Saddle Dam No. 1 (TVA)	High

Douglas Dam Dandridge Backwater Dike (TVA)	High
Cherokee Dam Saddle Dam No. 2 (TVA)	High
Cherokee Dam Saddle Dam No. 3 (TVA)	High
Young Mill Tailings Dam (Nyrstar TN Mines-Strawberry Plains)	Significant

Pull information from the link: <https://nid.sec.usace.army.mil/#/>

Past Occurrences

The prime illustration of dam failure in the state is the 2008 Kingston Plant retention pond dam failure. The 40-acre pond was used by the Tennessee Valley Authority to hold a slurry of ash generated by the coal-burning plant. The break caused a release of a frigid mix of water, ash, and mud that damaged 12 homes and put hundreds of acres of rural land under water. This incident caused significant interruptions to the surrounding infrastructure, agriculture, and major soil and water quality issues for miles downstream. The Kingston incident displays the second and third-order effects that can occur from a dam failure beyond just flooding and emphasizes the necessity of mitigating the potential of failure through maintenance and downstream projects.

According to the Association of State Dam Safety, there has been **no** recorded history of any dam incidents in Jefferson County. The database is not considered comprehensive of all dam safety incidents, both historical and current, and reflects only the data that ASDSO has been able to collect. Much of the identifying information on specific dams is obtained from the National Inventory of Dams. Although there have been no dam failures, significant water releases have resulted in areas in the county having substantial flooding.

- **-No history of Dam failures in Jefferson County as of 2025.**
- [What parts of East Tennessee are flooded? Map shows dams, rivers impacted by Helene](#)

Probability of Future Events – It is unlikely a Dam failure will occur over the next five years. Based on historical data and probability, there is a less than 5% chance of a dam failure in the next 5 years

Complete dam failure can be triggered by heavy rainfall, earthquakes, and flooding. With several areas in the county increasing population and infrastructure (both public and private), this could damage a significant amount of infrastructure, property values, and commerce disruption.

2.2.3 Risk Assessment

Many buildings and many infrastructure networks throughout the county can be vulnerable to dam failure. The risk of this is incredibly low, but the nature of the mechanics of a dam failure is complicated to predict. Therefore, the committee found it essential to include this natural hazard in their plan.

The [Social Vulnerability Index \(SVI\)](#) is a dataset that uses 16 census variables that help local officials identify communities that may need support before, during or after disasters. Unfortunately, the National Risk Index does not capture non-natural disaster impacts, therefore, using the SVI can help public health officials and local planners better prepare for and respond to emergency events such as dam failure.

Social Vulnerability Index Score for Jefferson County = Not Listed

Although the Social Vulnerability Index is a well-valued resource it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk in FEMA lifelines per jurisdiction. The scenario that local jurisdictions would evaluate the conditions off of was a mid-level impact of the identified hazard. The results are below:

Dam Failure Risk based on selected FEMA Lifelines								
Dam Failure Risk	FEMA Lifelines							
Jurisdiction	Safety & Security	Food, Water & Shelter	Health & Medical	Energy	Communications	Transportation	Hazardous Materials	Water Systems
Jefferson County								
Jefferson City								
Dandridge								
Baneberry								
Colors indicate lifeline or component conditions:								
Red	Significant Impact, Multiple Required Resources							
Yellow	Some Impact, Some Outside Resources Required							
Green	Little to No Impact, No Outside Resources Required							

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve. Most of the High Hazard dams in Jefferson County are owned and operated by Tennessee Valley Authority (TVA) and are federally regulated and privately owned making them ineligible for hazard mitigation funding, however the County would be severely impacted in the event of a TVA dam failure.

2.2.4 Land Use & Development

Dams are assigned potential hazard categories that reflect the threat to life and property in the event of a failure. Safety inspections of dams are performed by Safe Dams staff for one,

two, and three years, respectively, for these categories of dams. The responsibility of building and maintaining a dam rests solely with the owner. The dam owner is liable for the water stored behind the dam. A failure resulting in an uncontrolled reservoir release can have a devastating effect on people and property downstream. It can impair many other infrastructure systems, such as roads, bridges, and water systems. Additionally, a dam failure could mean the loss of a vital resource to the owner. Therefore, proper construction, operation, maintenance, repair, and rehabilitation of a dam are critical elements in preventing failure, limiting the owner’s liability, and maintaining the water resource.

2.2.5 Multi-Jurisdictional Differences

Due to the locations of dams in Jefferson County, Jefferson is the area most at risk for dam failures. However, if there is a complete failure of any of the county dams, then all incorporated jurisdictions are susceptible. Dam inundation maps can be found in Appendix E to further illustrate the most at-risk areas within the county.

2.2.6 Summary

The risk and consequences of dam failure must be lowered to improve public safety and resilience. Progress requires better planning for mitigating the effects of failures, increased regulatory oversight of dam safety, improved coordination and communication across governing agencies, and the development of tools, training, and technology. Dam failures risk public safety and can cost our economy millions of dollars in damage.

2.3 Drought

2.3.1 Hazard Overview

Drought is a deficiency in precipitation over an extended period. It is a standard, recurrent feature of climate that occurs in virtually all climate zones. The duration of droughts varies widely. In some cases, drought develops relatively quickly and lasts a very short time, exacerbated by extreme heat and/or wind. There are other cases when drought spans multiple years or even decades. Studying the paleoclimate record is often helpful in identifying when long-lasting droughts have occurred. Common types of droughts are detailed below.

Drought Classifications	
Type	Details
Meteorological Drought	Meteorological Drought is based on the degree of dryness (rainfall deficit) and the length of the dry period.
Agricultural Drought	Agricultural Drought is based on the impacts on agriculture by factors such as rainfall deficits, soil water deficits, reduced groundwater, or reservoir levels needed for irrigation.
Hydrological Drought	Hydrological Drought is based on the impact of rainfall deficits on the water supply, such as stream flow, reservoir and lake levels, and groundwater table decline.
Socioeconomic Drought	Socioeconomic drought is based on the impact of conditions (meteorological, agricultural, or hydrological drought) on the supply and demand of some economic goods. Socioeconomic deficiency occurs when the demand for an economic good exceeds the supply due to a weather-related deficit in the water supply.

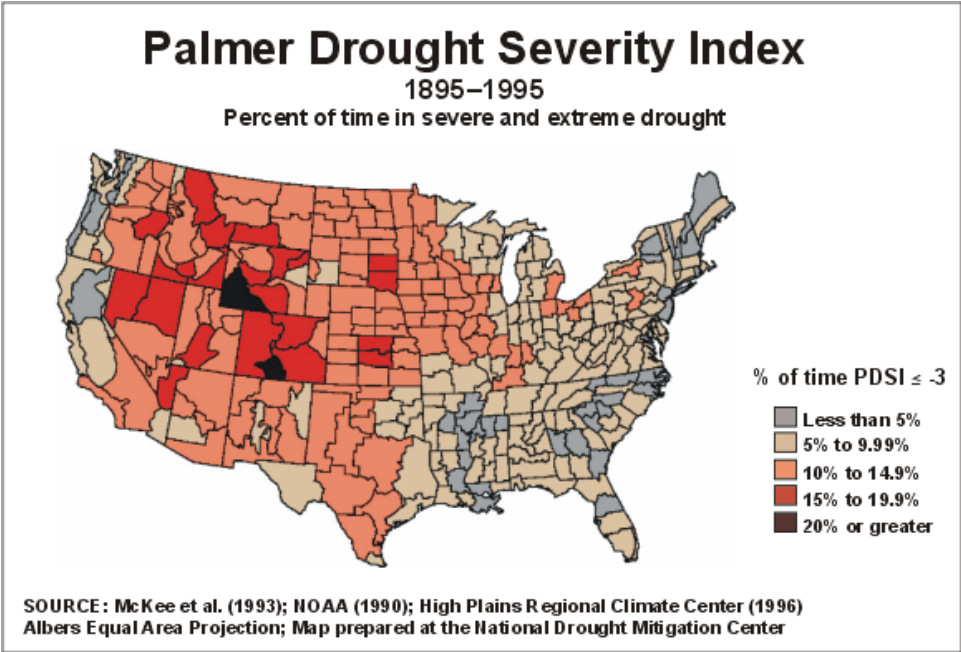
The wide variety of disciplines affected by drought, its diverse geographical and temporal distribution, and the many scales drought operates on make it difficult to develop a definition to describe drought and an index to measure it. Many quantitative measures of droughts have been developed in the United States, depending on the discipline affected, the region being considered, and the particular application. Several indices developed by Wayne Palmer and the Standardized Precipitation Index help describe the many scales of drought.

- The **U.S. Drought Monitor** summarizes drought conditions across the United States and Puerto Rico. Often described as a blend of art and science, the map is updated weekly by combining a variety of data-based drought indices and indicators and local expert input into a single composite drought indicator.
- The **Standardized Precipitation Index** (SPI) measures drought, which differs from the Palmer Drought Index (PDI). Like the PDI, this index is negative for lack and positive for wet conditions. But the SPI is a probability index that considers only precipitation, while Palmer's indices are water balance indices that consider water supply (rain), demand (evapotranspiration), and loss (runoff).
- The **Palmer Drought Severity Index** (PDSI), devised in 1965, was the first drought indicator to assess moisture status comprehensively. It uses temperature and precipitation data to calculate water supply and demand, incorporates soil moisture, and is considered the most effective for unirrigated cropland. It primarily reflects

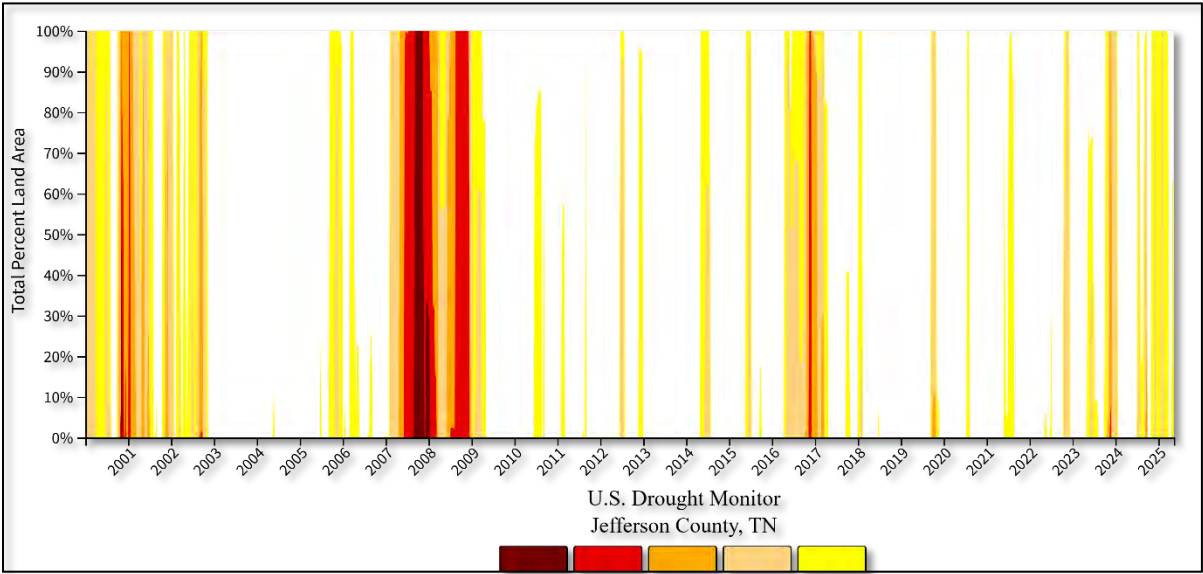
the Perry-term drought and has been used extensively to initiate drought relief. It is more complex than the SPI and the Drought Monitor.

2.3.2 County Profile

According to the PDSI map shown below, Tennessee has a relatively low risk of drought hazards. However, drought cannot be confined to geographic or political boundaries, and some areas may experience more severe drought events than what is shown on the map.



Palmer Drought Map



Drought Monitor Time Series (Source: National Drought Mitigation Center)

<https://droughtmonitor.unl.edu/DmData/TimeSeries.aspx>

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

The figure above illustrates drought conditions within Jefferson County between 2000 and 2025. According to the National Drought Mitigation Center, the last Extreme Drought (D4) period occurred in 2007. D4 (extreme drought) is categorized by browning grass, low lake levels, municipality water restrictions, and increased water prices. D0 (abnormally dry) conditions consist of hard ground and declining agriculture ponds and creeks.

2007: This drought event began in May 2007 and lasted until approximately October. This drought event affected much of Middle Tennessee, including surrounding counties: Humphreys, Hickman, Lewis, Wayne, and Benton. Many reports of poor/low-quality crops were made, dairy cows were producing 20% less milk, fish were dying by the thousands, and numerous ponds, creeks, streams, and some wells were drying up. Tennessee crop losses in 2007 approximated around \$750 million. Some counties/cities had to implement water restrictions throughout the drought.

Probability Future Events – It is unlikely a significant drought will occur in the next five years.

The probability of Jefferson County and its municipalities experiencing a drought event can be challenging to quantify but based on the historical record of 2 droughts since 2000; it can reasonably be assumed that this type of event can occur once per decade. To reference the climate trend analyzed by East Tennessee State University, reference Appendix C.

2.3.3 Risk Assessment

Jefferson County is vulnerable to drought; however, estimated potential losses are inherently difficult to calculate because drought tends to cause minor damage to the built environment. Therefore, it is assumed that all buildings and facilities in the planning area would technically be exposed to the drought hazard; there is no significant vulnerability to these buildings on a structural level.

Potential drought losses can be calculated in terms of the value of agriculture in the County, which is perhaps most vulnerable to drought. According to the USDA, the net income for agriculture is around \$2.6 million. Population growth could contribute directly to this hazard, as more users pull from the available water supply within the region. Drought can also increase the County's vulnerability to wildfires. Dry, hot, and windy weather combined with dry vegetation and a spark through human intent, accident, or lightning can start a wildfire.

The [National Risk Index](#) is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census tract. Some of these community risk factors include social vulnerability which is

determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Drought = Relatively Low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk in FEMA lifelines per jurisdiction. The scenario that local jurisdictions would evaluate the conditions off of was a mid-level impact of the identified hazard. The results are below:

Drought Risk based on selected FEMA Lifelines								
Drought Risk	FEMA Lifelines							
Jurisdiction	Safety & Security	Food, Water & Shelter	Health & Medical	Energy	Communications	Transportation	Hazardous Materials	Water Systems
Jefferson County								
Jefferson City								
Dandridge								
Baneberry								
Colors indicate lifeline or component conditions:								
Red	Significant Impact, Multiple Required Resources							
Yellow	Some Impact, Some Outside Resources Required							
Green	Little to No Impact, No Outside Resources Required							

Given the information above, it becomes vital that all participating jurisdictions are able to prioritize the mitigation actions in the following lifeline categories so that they can become more resilient to the whole community that they serve.

2.3.4 Land Use and Development

According to the National Drought Mitigation Center, how we use land affects our vulnerability to drought. In general, land use patterns that maintain the integrity of watersheds and that have a smaller paved footprint result in greater resilience in the face of drought. The projected increase in population will possibly result in an increase in buildings and infrastructure, leading to increased impervious areas. An increase in population may also put increasing pressure on water and other natural resources, particularly during periods of drought. Therefore, future development could impact drought vulnerability in Jefferson County.

2.3.5 Multi-Jurisdictional Differences

Due to the nature of drought, Jefferson County and the incorporated jurisdictions are equally susceptible to drought conditions.

2.3.6 Summary

Jefferson County and all incorporated jurisdictions are equally vulnerable to drought. With historical frequency considered there is a significant chance of this event occurring each year. Drought can affect people’s health and safety. Examples of drought impacts on society include anxiety or depression about economic losses, conflicts when there is not enough water, reduced incomes, fewer recreational activities, higher incidents of heat stroke, and even loss of human life. Drought conditions can also provide a substantial increase in wildfire risk. As plants and trees wither and die from a lack of precipitation, increased insect infestations, and diseases—all associated with drought—they become fuel for wildfires. Jefferson County periods of drought can equate to more wildfires and more intense wildfires, which affect the economy, the environment, and society in many ways, such as by destroying neighborhoods, crops, and habitats.

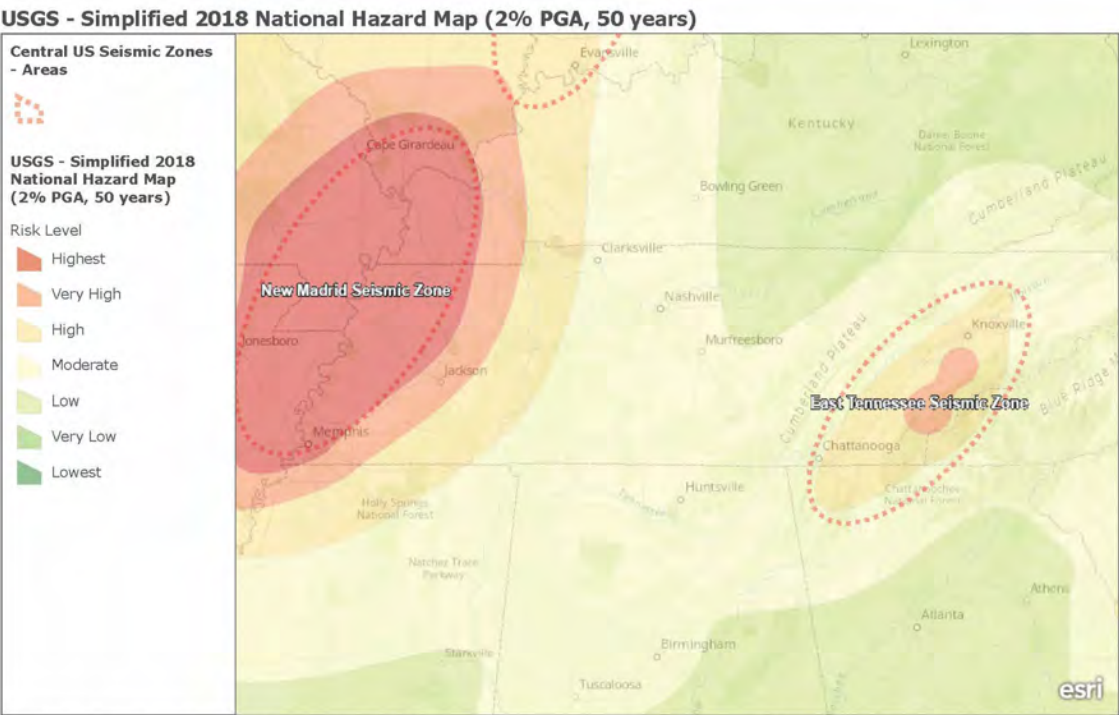
2.4 Earthquakes

2.4.1 Hazard Overview

An earthquake results from a sudden release of energy in the Earth’s crust that creates seismic waves. The energy originates from a subsurface fault. A fault is a fracture or discontinuity in a volume of rock along tectonic plates. In the most general sense, the word earthquake describes any event that generates seismic waves. Earthquakes are typically caused by the rupturing of geological faults. Occasionally, they are also caused by other events such as volcanic activity, landslides, mine blasts, and nuclear tests. An earthquake's point of initial rupture is called its focus or hypocenter. The epicenter is the point at ground level directly above the hypocenter.

2.4.2 County Profile

Jefferson County is near the major intraplate (within a tectonic plate) seismic zone known as the New Madrid Seismic Zone. The New Madrid Seismic Zone (NMSZ) is an approximately 120-mile-long fault system that stretches across five states, including Western Tennessee. Jefferson County is near the East Tennessee Seismic Zone (ETSZ) which stretches across three states. The figure below illustrates the risk level of the ETSZ within the state.



Earthquake hazard map showing peak ground accelerations having a 2 percent probability of being exceeded in 50 years, for a firm rock site.

Esri, USGS | Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

New Madrid Seismic Zone (Source: [CUSEC](#))

Jefferson has experienced 4 small magnitude (1.0 or greater) earthquakes in the past 20 years, or approximately 20% chance per year for the past 20 years, with the strongest, a 2.9 on 12/18/2008. <https://www.homefacts.com/earthquakes/Tennessee/Jefferson-County.html>

The NMSZ is known for producing four of the largest North American earthquakes in recorded history, all of which would have been felt in Jefferson County. This includes the noted three-month period between December 1811 and February 1812 that had at least four earthquakes which are understood by scientists to be greater than a M7.0. During this period, there were dozens of strong earthquakes ranging between M6.0 and M7.5. Thousands of smaller shocks were documented. Similar to the 1811-12 New Madrid earthquake sequence which created Reelfoot Lake in Lake County, Tennessee, very large magnitude earthquake sequences are believed to have occurred in pre-historic times as well. Paleo-liquefaction and geologic evidence suggests large earthquake sequences occurred in the New Madrid Seismic Zone in 1450 AD and 900AD.

Based on geologic research on the paleo seismic record of past earthquakes, the USGS estimates that there is a 7 to 10 percent chance of a New Madrid earthquake the size of those in 1811-12 occurring in the next 50 years. However, the occurrence of even a moderate-sized earthquake located in close proximity to urban centers such as Memphis or St. Louis could be locally devastating. The last magnitude-6 earthquake struck near Charleston, Missouri, in 1895. The chance of such an earthquake occurring in the New Madrid region in the next 50 years is 25 to 40 percent.

These probabilities are derived from the USGS National Seismic Hazard Maps, which are developed from geologic information about faults, evidence of prehistoric earthquakes, instrumental and historical earthquake catalogs generated by seismic monitoring, and ground deformation measurements. The National Seismic Hazard Maps are used to estimate probabilities of large earthquakes and the ground shaking to be expected if those earthquakes occur.

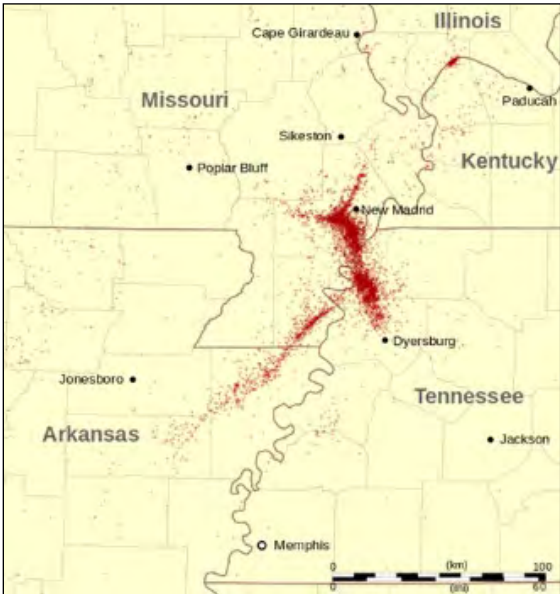
The Eastern Tennessee Seismic Zone (ETSZ), a zone of small earthquakes stretching from northeastern Alabama to southwestern Virginia. The ETSZ is the second-most active natural seismic zone in the central and eastern United States, behind the New Madrid Seismic Zone in the Mississippi River region that produced the 1811-1812 magnitude 7+ earthquakes. In historic times, the ETSZ has not produced earthquakes larger than magnitude 4.8, however scientists believe the ETSZ is capable of generating magnitude 6 or greater. The ETSZ region is home to several nuclear power plants and hydroelectric dams related to the Tennessee Valley Authority, along with major population centers such as Knoxville and Chattanooga.

Richter Scale Classification (Source: USGS)		
Richter Scale for Earthquakes		
Magnitudes	Description	Typical Impacts
< 2.0	Micro	Not felt.
2.0-2.9	Slight	Generally, not felt but recorded.
3.0-3.9	Minor	Often felt, but rarely causes damage.
4.0-4.9	Light	Noticeable shaking of indoor items and rattling noises. Significant damage is likely.

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

5.0-5.9	Moderate	It can cause major damage to poorly constructed buildings in small regions. At most slight damage to well-designed buildings.
6.0-6.9	Strong	It can be destructive in areas up to about 100 miles across populated areas.
7.0-7.9	Major	It can cause serious damage over larger areas.
8.0-8.9	Great	It can cause severe damage in areas several hundred miles across.
9.0-9.9	Epic	They are devastating in areas several thousand miles across.

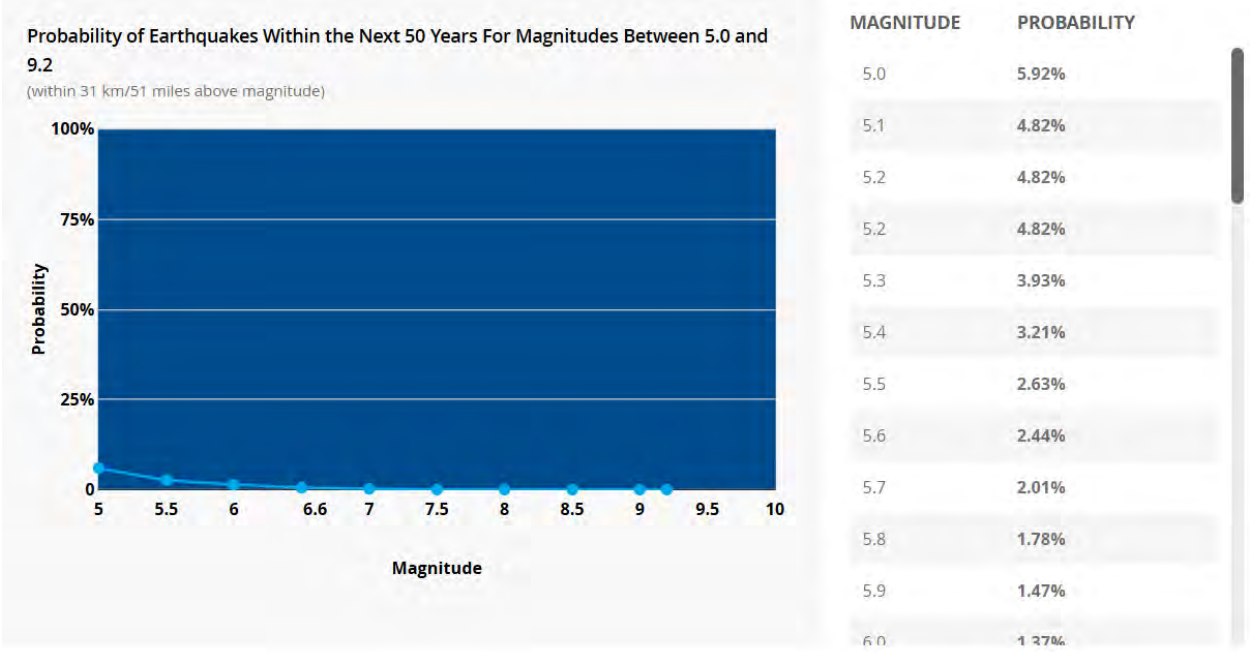
Since 1812, the most significant recorded earthquakes from the New Madrid Zone were in 1895 and 1968. Since seismic measurement instruments were installed in and around the zone in the 1970s, more than 4,000 small earthquakes have been recorded, with the vast majority being too small to be felt.



NMSZ Earthquakes Recorded Since 1974 (Source: USGS)

According to a 2008 FEMA report, a severe earthquake in the NMSZ could result in the highest economic loss due to a natural disaster in U.S. history. Based on this report, a 7.7 magnitude quake in the NMSZ would result in thousands of fatalities, hundreds of billions of dollars in damage to structures, and total disruption of vital infrastructure in Western Tennessee, including Jefferson County.

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT



Probability of Future Events – While precise short-term predictions aren't possible, we can use **probabilistic seismic hazard analysis (PSHA)** benchmarks:

- **Annual chance of felt ($M \geq 3$) quake:** Roughly **50–100%** per year in ETSZ.
 - Over 5 years, very likely to experience one or more small quakes.
- **Chance of moderate quake (M 4–5):**
 - Estimated **5–10% per decade** in ETSZ → ~ **2.5–5%** chance over 5 years.
- **Chance of major quake (M 6+):**
 - Paleoseismic data suggest such events recur every **thousands of years** → implies a low **< 1%** chance in the next 5 years.

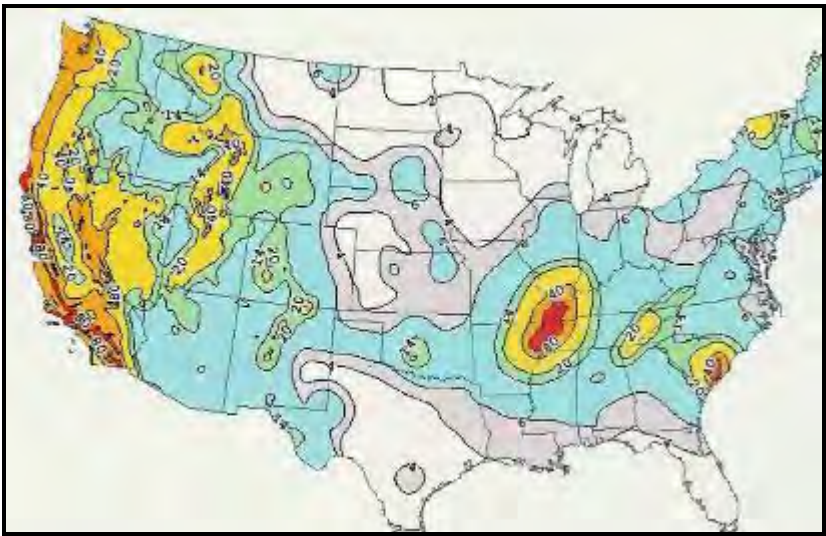
A catastrophic earthquake at the NMSZ would result in \$100-200 million in building damages. Furthermore, according to the HAZUS, Jefferson County will experience the following in a catastrophic earthquake scenario:

Impact Overview	Numerical Value
Fatalities (Depending on time of day)	0-7
Injuries	Unknown
Displaced Residents (Households)	5
Residents Requiring Shelter	2
Debris (tons)	23k tons
Residencies experiencing >moderate damage	366.44 or 66.65%
Day 1	
Households without power	0
Households without potable water	0
Resources Functioning on Day 1	Infrastructure Functioning after Day 1

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

Resource	Percentage Functioning	Resource	Percentage Functioning
Hospitals	98%	Highway Segments	100%
Police Stations	100%	Railway Segments	100%
Fire Stations	100%	Airport Segments	100%
Schools	100%	Bus facilities	100%
Communications	100%	Ports	100%

Many buildings and the majority of infrastructure networks throughout the county could be vulnerable to earthquake impacts. Jefferson County’s building stock can be broken down into the following percentage categories: 77.85% residential, 5.65% commercial, 0.87% industrial, 0.41% agricultural, 0.92% religious, 0.19% governmental, and 0.08 educational. Throughout the county, all buildings and infrastructure are vulnerable to earthquake impacts.



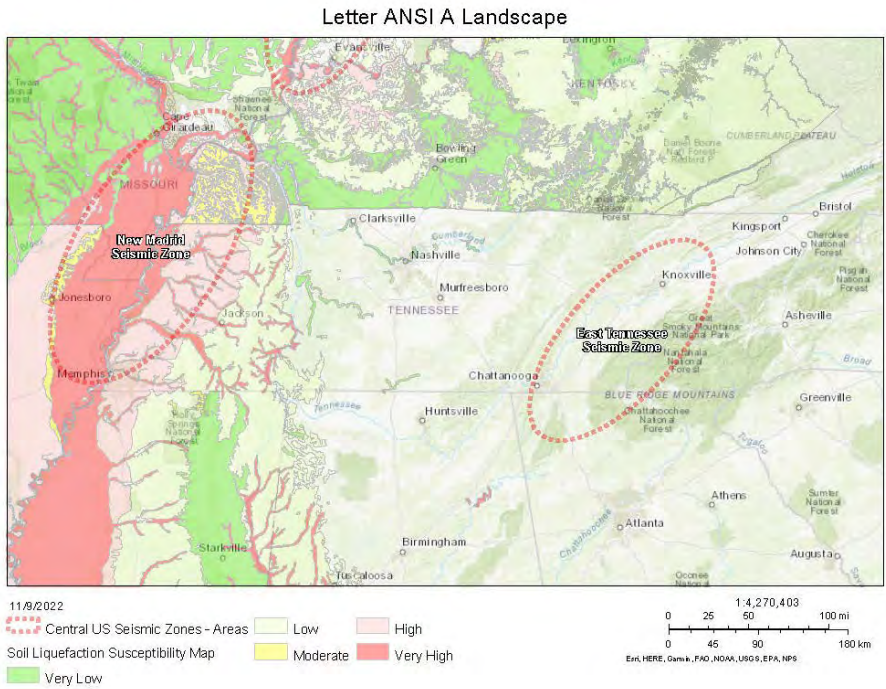
**National Seismic Hazard Map (Source: USGS)
Ground Motions with a 2% Chance of Occurring in 50 Years**

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT



Mercalli Intensity Zones In Jefferson County (Source: [USGS](#))

As indicated in the above maps, all of Jefferson County's jurisdictions and districts sit within intensity zones II (Weak) to IV (Light) of the Modified Mercalli Intensity Scale due to its proximity to the ETSZ. According to the Central United States Earthquake Consortium (CUSEC), Jefferson County is at Low level of risk for liquefaction following an earthquake.



Earthquake Induced Liquefaction (Source: [CUSEC](#))

2.4.3 Risk Assessment

The [National Risk Index](#) is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census tract. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Earthquake = Relatively Low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk in FEMA lifelines per jurisdiction. The scenario that local jurisdictions would evaluate the conditions off of was a mid-level impact of the identified hazard. The results are below:

Earthquake Risk based on selected FEMA Lifelines								
Earthquake Risk	FEMA Lifelines							
Jurisdiction	Safety & Security	Food, Water & Shelter	Health & Medical	Energy	Communications	Transportation	Hazardous Materials	Water Systems
Jefferson County								
Jefferson City								
Dandridge								
Baneberry								
Colors indicate lifeline or component conditions:								
Red	Significant Impact, Multiple Required Resources							
Yellow	Some Impact, Some Outside Resources Required							
Green	Little to No Impact, No Outside Resources Required							

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve.

2.4.4 Land Use and Development Trends

Heavily populated or industrialized centers are at a higher risk for catastrophic earthquake damage. Jefferson County, like much of Tennessee, is experiencing rapid growth increasing the likelihood of significant impacts to life and property from a significant earthquake.

2.4.5 Multi-Jurisdictional Differences

Counties predominantly in the West Portion of Tennessee will be more likely impacted by the New Madrid Zone. However, a significant magnitude earthquake can cause primary and secondary effects across the state.

2.4.6 Summary

Due to its proximity to the New Madrid Fault, the entirety of Jefferson County could be subject to an earthquake. This includes the entire County population and all infrastructure. A significant earthquake event would result in a substantial loss of life and billions of dollars in damages.

2.5 Extreme Temperatures

2.5.1 Hazard Overview

Heat Waves

Excessive Heat is when the heat index reaches at least 105°F for at least three hours on two consecutive days, and the nighttime air temperature does not drop below 75°F. The definition of Excessive Heat is a “rule of thumb” because the detrimental effects of high temperatures and humidity vary among segments of the population (old, young, etc.) and whether the population, in general, has built up a heat tolerance (residents in desert communities fair better than visitors). While some may be better able to cope with Excessive Heat as defined, others may still be adversely affected by a lower heat index. A “rule of thumb” works for mitigation planning because the benefits of specific mitigation actions start accruing before conditions reach Excessive Heat levels. Exposure to extreme heat can pose health risks, including sunburn, dehydration, heat cramps, and heat stroke. [The National Weather Service Heat Index](#) calculates how hot it feels when relative humidity is factored in with the actual air temperature using a 4-factor scale: caution, extreme caution, danger, extreme danger. The National Weather Service (NWS) also issues Heat Alerts.

- A Heat Advisory is issued 12-24 hours before the onset, at least 100°F but less than 105°F for at least 2 hours.
- An Excessive Heat Watch is issued when temperatures of 105°F or greater are forecasted for the next 24 to 72 hours.
- An Excessive Heat Warning is issued when temperatures of 105°F last for more than 3 hours per day for two consecutive days or temperatures exceed 115°F for any period.

Cold Wave

Extreme cold temperatures occur during the winter months and typically accompany winter storm events. Extended periods of extremely cold temperatures result from the movement of high-pressure systems into the United States. When Arctic air masses are present, extreme winter temperatures hover over Tennessee.

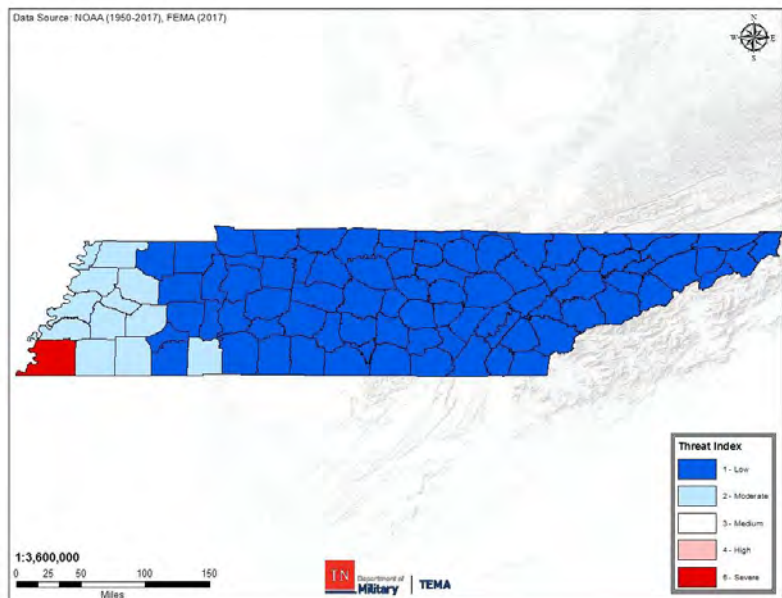
The National Weather Service (NWS) issues the nation's Wind Chill Warning, Watch, and Advisory:

- Wind Chill Warning: NWS issues a wind chill warning when dangerously cold wind chill values are expected or occurring.
- Wind Chill Watch: NWS issues a wind chill watch when dangerously cold wind chill values are possible.
- Wind Chill Advisory: NWS issues a wind chill advisory when seasonably cold wind chill values, but not extremely cold values, are expected or occurring.

[The National Weather Service Wind Chill Chart](#) calculates the danger from winter winds and freezing temperatures using a 3-factor time-based scale (30 min, 10 min, 5 min).

2.5.2 County Profile

The following figure provides extreme temperature event information for Jefferson County. The threat index for Jefferson County is Low.



Extreme Temperatures Impact Density (Source: 2018 Tennessee Hazard Mitigation Plan)

The following narratives were obtained via the NOAA Storm Event Database for Cold/Wind Chill, Excessive Heat, and Extreme Cold/Wind Chill.

There are Zero storm events listed for Cold/Wind Chill, Excessive Heat, Extreme Cold/Wind Chill, Frost/Freeze, or Heat in the NOAA Storm Event Database.

Probability of Future Events – The probability of Jefferson County and its participating jurisdictions experiencing extreme temperature variations is difficult to predict but based on the historical record of events since 1950; it can reasonably be assumed that this type of event can occur frequently; 0 events over a 75-year period. To reference the climate trend analyzed by East Tennessee State University, reference Appendix C.

- Annual chance** of at least one heat-wave event in Jefferson County: **~80–90%.**
- Over 5 years, the odds of experiencing **at least one significant heat wave** exceed **> 99%.**
- Forecasting extreme cold (< 0 °F): **1–3% annual chance.**
- Over 5 years, cumulative risk of a single **record cold snap** is still low: **5–15%**

2.5.3 Risk Assessment

In the county, road traveling conditions, electrical lines, human health, and agricultural functions are some of the most vulnerable features. The [National Risk Index](#) is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state, and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Cold Waves = No rating

National Risk Index Score for Hot Waves = No rating

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk in FEMA lifelines per jurisdiction. The scenario that local jurisdictions would evaluate the conditions off of was mid-level impact of the identified hazard. The results are below:

Extreme Temperature Risk based on selected FEMA Lifelines								
Extreme Temperature Risk	FEMA Lifelines							
Jurisdiction	Safety & Security	Food, Water & Shelter	Health & Medical	Energy	Communications	Transportation	Hazardous Materials	Water Systems
Jefferson County								
Jefferson City								
Dandridge								
Baneberry								
Colors indicate lifeline or component conditions:								
Red	Significant Impact, Multiple Required Resources							
Yellow	Some Impact, Some Outside Resources Required							
Green	Little to No Impact, No Outside Resources Required							

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve.

Future Heat Events and Social Vulnerability

The cross-examination of NOAA Future Heat Events and CDC Social Vulnerability Index (2018) indicates that in 2030, Jefferson County will have a projected maximum of 3-5 total days with temperatures over 95 degrees. Multiple determinates such as socioeconomic status, household composition, disability, minority status, language, housing, and transportation heavily indicate how an individual will be affected by extreme temperatures. Individuals within vulnerable or underserved populations are not only more likely to

experience the effects of extreme temperatures but also likely to be impacted to a higher degree than their counterparts.

2.5.4 Land Use and Development

Extreme temperature events have significant or even catastrophic impacts on property and critical infrastructure. Jefferson County is interested in protecting facilities, property, and infrastructure owned and managed by the jurisdictions. Disasters can damage not only private property but government property as well, placing a financial and operational burden on the County. Losses can extend from structures and contents to the interruption of services and the general economy. Many of these structures could receive indirect impacts, such as downed electrical lines that cut off electricity to the facilities, frozen pipelines that crack, destroyed crops, and customers not being able to access travel to the structures due to ice-covered roads.

2.5.5 Multi-Jurisdictional Differences

Due to the nature of extreme temperatures, Jefferson County and the incorporated jurisdictions are equally susceptible. The entire State is vulnerable to extreme temperatures. Varying land elevations, the landscape's character, and proximity to large bodies of water play a significant role in the State's temperatures.

2.5.6 Summary

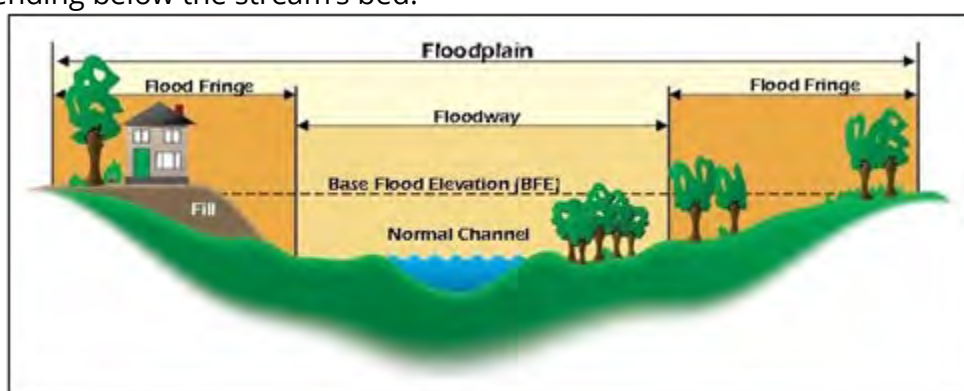
Jefferson County and the incorporated jurisdictions are equally vulnerable to extreme temperatures, affecting people's health and safety. Therefore, it is essential to have proper measurements in place to prevent critical structures from being vulnerable to utility failure during extreme temperatures.

2.6 Flood

2.6.1 Hazard Overview

Flooding events occur when excess water from rivers and other bodies of water overflow onto riverbanks and adjacent floodplains. In addition, lower-lying regions can collect water from rainfall, and poorly drained land can accumulate rain through ponding on the surface. Floods in Jefferson County are usually caused by rain and may also be caused by snowmelt and man-made incidents.

The area adjacent to the channel is the floodplain, as shown below. A floodplain is flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding. It includes the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which are areas covered by the flood but do not experience a strong current. Floodplains are made when floodwaters exceed the capacity of the main channel or escape the channel by eroding its banks. When this occurs, sediments (including rocks and debris) are deposited that gradually build up over time to create the floor of the floodplain. Floodplains generally contain unconsolidated sediments, often extending below the stream's bed.



Characteristics of a Floodplain (Source: FEMA)

Three general health hazards common to flood events:

1. Floodwaters carry anything on the ground that the upstream runoff picked up, including dirt, oil, bacteria, animal waste, lawn, farm, and industrial chemicals. Pastures and areas where farm animals are kept or their wastes are stored can contribute to polluted waters in the receiving streams. Floodwaters also saturate the ground, which leads to infiltration into sanitary sewer lines. When wastewater treatment plants are flooded, there is nowhere for the sewage to flow. Infiltration and lack of treatment can lead to overloaded sewer lines that can back up into low-lying areas and homes. Even when flood waters dilute it, raw sewage can be a breeding ground for bacteria such as *E. coli* and other disease-causing agents.
2. The second health problem arises after most water has gone. Stagnant pools can become breeding grounds for mosquitoes, and wet building areas that have not been adequately cleaned breed mold and mildew. A building that is not thoroughly cleaned becomes a health hazard, especially for small children and the elderly.

Another health hazard occurs when ducts in a forced air system are not adequately cleaned after inundation. When the furnace or air conditioner is turned on, the sediments left in the ducts are circulated throughout the building and breathed in by the occupants. If the county water system loses pressure, a boil order may be issued to protect people and animals from contaminated water.

- 3. The third problem is the long-term psychological impact of experiencing a flood and seeing one’s home damaged and personal belongings destroyed. The cost and labor needed to repair a flood-damaged home severely strain people, especially the unprepared and uninsured. There is also a long-term problem for those who know their homes can be flooded again. The resulting stress on floodplain residents takes its toll in the form of aggravated physical and mental health problems.

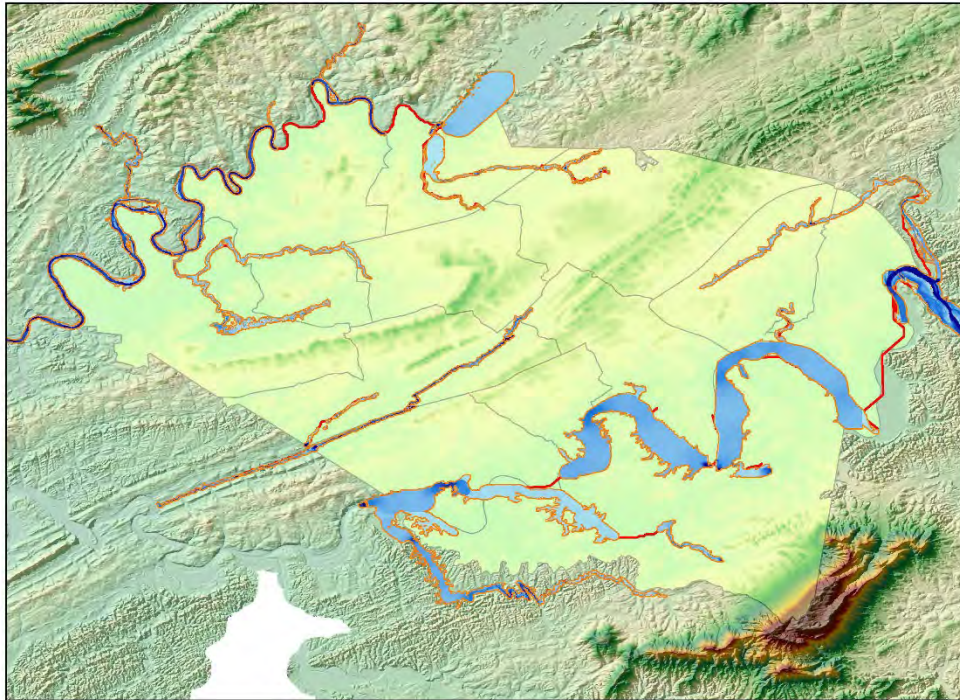
2.6.2 County Profile

Riverine flooding occurs from inland water bodies such as streams and rivers. In Tennessee, flooding is highly dependent on precipitation amounts and is highly variable within the State.

HAZUS is a regional multi-hazard loss estimation model developed by FEMA and the National Institute of Building Sciences (NIBS). The primary purpose of HAZUS is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state, and regional officials to plan and stimulate efforts to reduce multi-hazard risks to prepare for emergency response and recovery.

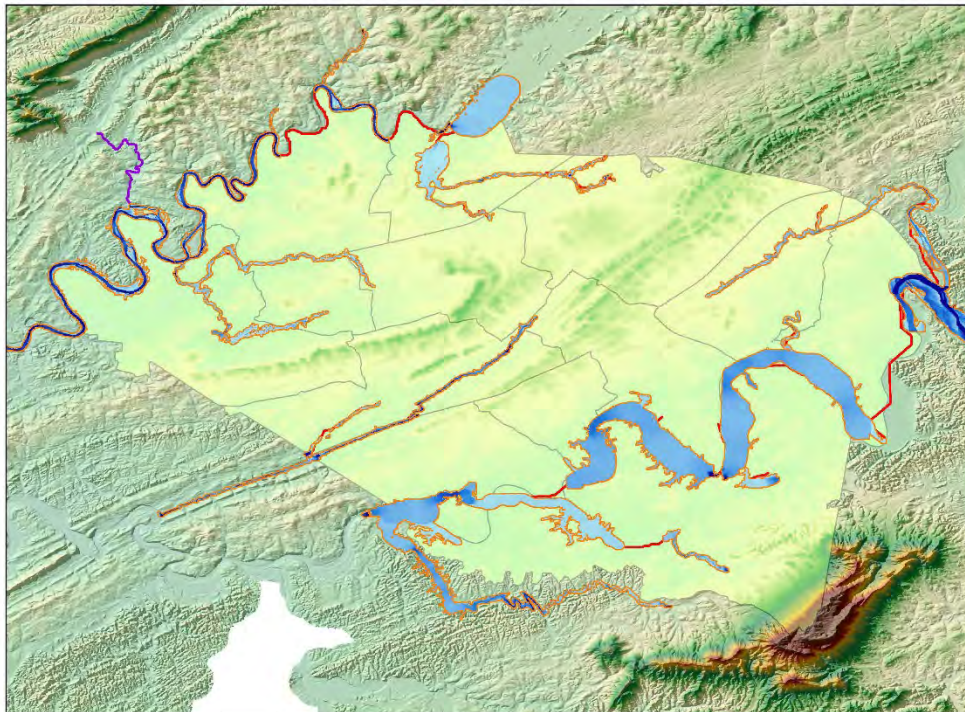
Mapped Flood Insurance Zones	
Flood Hazard Area	Description
HAZUS (100-yr)	Areas subject to inundation by the 1-percent-annual-chance flood event are generally determined using approximate methodologies. Mandatory flood insurance purchase requirements and floodplain management standards apply.
HAZUS (500-yr)	A 500-year flood zone is a moderate flood hazard area and is an area between the limits of the base flood and the 0.2- percent-annual-chance (or 500-year) flood. Mandatory flood insurance is not required.
Non-highlighted Areas	Minimal risk areas outside the 1-percent and .2 percent-annual-chance floodplains.

Jefferson County 100yr Flood



HAZUS 100-year Flood Map

Jefferson County 500yr Flood



HAZUS 500-year Flood Map

NFIP Policy Data				
NFIP Policy Data for Jefferson County				
Jurisdiction	CID Number	Policies In-Force	Insurance In-Force Whole \$	Written Premium In-Force
Jefferson County	470097	39	10,282,000	31,620
Jefferson City	475430	9	3,201,000	7,831
Dandridge	470299	0	0	0
Baneberry	470452	1	250,000	438
White Pine	470332	36	6,238,000	22,918
New Market	470385	5	1,703,000	16,819

Policies In-force: number of NFIP flood insurance policies
Insurance In-force whole \$: the value of building and contents insured by the NFIP
Written Premium In-force: total premiums paid for NFIP insurance policies

According to the National Flood Insurance Program, repetitive flood loss is a facility or structure that has experienced two or more insurance claims of at least \$1,000 in any given 10-year period since 1978. Severe repetitive loss is defined as a facility or structure that has experienced four or more insurance claims exceeding \$5,000 or two claims exceeding the value of the building. Within the NFIP, flood loss properties are usually considered the most vital structures to mitigate. The chart below provides a summary of repetitive and severe repetitive losses for Jefferson County.

NFIP Loss Data					
-No Properties are Listed-					
NFIP Loss Data for Jefferson County					
Jurisdiction	Total Losses	Closed Loses	Open Loses	CWOP Loses	Total Payments
Jefferson County	RL: 0				
	SRL: 0				
Jefferson City	RL: 0				
	SRL: 0				
Dandridge	RL: 0				
	SRL: 0				
Baneberry	RL:0				
	SRL:0				

RL: Repetitive Loss
SRL: Severe Repetitive Loss
Total Losses: number of flood insurance claims filed by policyholders
Closed Losses: number of flood insurance claims paid to policyholders
Open Losses: claims that are still being processed
CWOP Losses: claims that were “closed without payment”
Total Payments: total dollars paid to policyholders

Over the past 75 years, there have been approximately 15 flooding events in Jefferson County. A table of NOAA-reported flooding events is located below. The following narratives were obtained via the NOAA Storm Event Database. The database does not

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

include Hurricane Helene data that significantly impacted East TN including Jefferson County. [What parts of East Tennessee are flooded? Map shows dams, rivers impacted by Helene](#)

Location	County/Zone	St.	Date	Time	T.Z.	Type	Mag	Dth	Inj	PrD	CrD
Totals:								0	0	2.257M	0.00K
JEFFERSON CITY	JEFFERSON CO.	TN	06/14/1997	17:45	EST	Flash Flood		0	0	0.00K	0.00K
COUNTYWIDE	JEFFERSON CO.	TN	07/11/1999	11:00	EST	Flash Flood		0	0	0.00K	0.00K
JEFFERSON (ZONE)	JEFFERSON (ZONE)	TN	03/17/2002	08:45	EST	Flood		0	0	0.00K	0.00K
COUNTYWIDE	JEFFERSON CO.	TN	03/17/2002	17:30	EST	Flash Flood		0	0	0.00K	0.00K
JEFFERSON (ZONE)	JEFFERSON (ZONE)	TN	02/14/2003	12:00	EST	Flood		0	0	58.00K	0.00K
COUNTYWIDE	JEFFERSON CO.	TN	02/16/2003	02:00	EST	Flash Flood		0	0	0.00K	0.00K
JEFFERSON (ZONE)	JEFFERSON (ZONE)	TN	02/21/2003	12:00	EST	Flood		0	0	0.00K	0.00K
JEFFERSON (ZONE)	JEFFERSON (ZONE)	TN	04/10/2003	08:00	EST	Flood		0	0	0.00K	0.00K
JEFFERSON CITY	JEFFERSON CO.	TN	09/26/2009	14:00	EST-5	Flood		0	0	0.00K	0.00K
JEFFERSON CITY	JEFFERSON CO.	TN	02/28/2011	13:50	EST-5	Flood		0	0	2.190M	0.00K
JEFFERSON CITY	JEFFERSON CO.	TN	01/30/2013	20:00	EST-5	Flood		0	0	1.00K	0.00K
WHITE PINE	JEFFERSON CO.	TN	03/03/2020	07:30	EST-5	Flood		0	0	0.00K	0.00K
JEFFERSON CITY	JEFFERSON CO.	TN	03/28/2021	07:30	EST-5	Flash Flood		0	0	1.00K	0.00K
NEW MARKET	JEFFERSON CO.	TN	08/07/2023	14:00	EST-5	Flash Flood		0	0	5.00K	0.00K
WHITE PINE	JEFFERSON CO.	TN	08/14/2023	23:00	EST-5	Flash Flood		0	0	2.00K	0.00K
Totals:								0	0	2.257M	0.00K

Flooding Extent History

Location	Extent & Impact	Event Date
Jefferson County	State Route 139 (Westford Road / Blue Springs Road). Closures due to flooding reported at two segments: Westford Rd to Workman Rd (mile 1.7–4.4) and near Blue Springs Rd (mile 1.09), per TDOT alerts during heavy rain events. Ranging from several inches to over a foot. Also placed under closures during storm events alongside downed power lines (e.g., at Glenbrook Lane). Massive inflows from Hurricane Helene remnants pushed debris near Dandridge and caused floating material accumulation across	Various

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

	the reservoir. TVA even deployed a boom upstream of town to mitigate downstream flooding impact from Hurricane Helene remnants in September 2024.	
Jefferson City	Low-lying areas around Jefferson City, Bean Station, Russellville, noted in flood advisories as prone to roadway flooding ranging from several inches to over a foot depending on rainfall. A severe statewide event (May 1–2, 2010) produced 10–20 inches of rain. Though centered west of Knoxville, heavy rainfall upstream contributed to high reservoir releases affecting downstream areas like Jefferson City and Cherokee Lake shoreline. In May 2003, prolonged “training” of thunderstorms dumped over 9 inches in parts of East TN. While not directly recorded in Jefferson City, such regional events elevate Holston River flows into Cherokee Lake, raising downstream flood risk.	Various
Dandridge	Cherokee Dr at I-40 reported storm flooding depending on rainfall from several inches to over a foot. In 1942, TVA’s construction of Douglas Dam threatened to inundate downtown Dandridge, which lay below the reservoir’s maximum pool level. A saddle dike was built (top elevation ~1,009 ft, ~7 ft above crest gates) to protect the business district, courthouse, jail, and sections of Highway 9. This structure, known locally as “The Dike That Saved Dandridge,” remains a key flood defense feature.	Various
Baneberry	In May 2010, record-breaking rains (10–20" across Middle Tennessee) caused widespread flooding and reservoir surges. Douglas Lake water levels rose significantly, increasing flood risk to lakefront properties in Baneberry.	Various

Probability of Future Events – Annual flood threat probability: **20–30%**, leading to a roughly **60–70% chance** in five years.

The impact of extreme weather events may increase the frequency and intensity of flash flooding within Tennessee, particularly in highly urbanized regions such as Memphis, Nashville, Knoxville, and Chattanooga. Any area with extreme changes in deep terrain, predominately in East Tennessee, will experience significant flooding impacts. Based on a historical record of 15 flood events over 75 years (1950 - 2025), there is a likelihood for a flood event to occur annually or semiannually. To reference the climate trend analyzed by East Tennessee State University, reference Appendix C.

2.6.3 Risk Assessment

The HMPC meeting cited flooding as a repetitive hazard in the county and jurisdictions. Discussion of commonly flood-prone areas took place, as did mention of improvements that have already been made to mitigate risks, such as adding more tiles in frequent flood prone areas, purchasing property to build retention ponds in flood prone areas, and conducting ACOE surveys to better address and understand hydrology in flood prone areas. Future projects were also discussed at this time and can be found in the Mitigation Action Plan.

The [National Risk Index](#) is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close

collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census tract. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Flooding = Relatively low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk in FEMA lifelines per jurisdiction. The scenario that local jurisdictions would evaluate the conditions off of was a mid-level impact of the identified hazard. The results are below:

Flooding Risk based on selected FEMA Lifelines								
Flooding Risk	FEMA Lifelines							
Jurisdiction	Safety & Security	Food, Water & Shelter	Health & Medical	Energy	Communications	Transportation	Hazardous Materials	Water Systems
Jefferson County	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red
Jefferson City	Green	Green	Green	Green	Green	Green	Green	Green
Dandridge	Yellow	Yellow	Green	Red	Green	Red	Yellow	Red
Baneberry	Yellow	Yellow	Green	Red	Green	Red	Yellow	Red
Colors indicate lifeline or component conditions:								
Red	Significant Impact, Multiple Required Resources							
Yellow	Some Impact, Some Outside Resources Required							
Green	Little to No Impact, No Outside Resources Required							

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve.

HAZUS Data and Methodology

A Level I HAZUS analysis was completed using a probabilistic risk assessment for the 100-yr and 500-year return periods. The Level I vulnerability assessment is presented below by return period.

Building Inventory (General Building Stock)

HAZUS estimates that 27,073 buildings in the region have an aggregate total replacement value of \$8.481 million.

- **Essential Facility Inventory:** HAZUS indicates that there is 1 hospital in the region with a total capacity of 58 beds. There are 15 schools, 10 fire stations, 6 police stations, and 1 emergency operation center.
- **General Building Stock Damage:** For the 100-year flood scenario, HAZUS estimates that about 2 buildings will be at least moderately damaged. This is over 40% of the total number of buildings in the scenario. There are estimated 0 buildings that will be destroyed completely.

Debris Generation

- **100-year Scenario:** The model estimates that a total of 299 tons of debris will be generated. Of the total amount, Finishes comprises 43% of the total, Structure comprises 27% of the total, and Foundation comprises 30%. If the debris tonnage is converted into an estimated number of truckloads, it will require 12 truckloads (@25 tons/truck) to remove the debris generated by the flood.
- **500-year Scenario:** The model estimates that a total of 353 tons of debris will be generated. Of the total amount, Finishes comprises 41% of the total, Structure comprises 29% of the total, and Foundation comprises 30%. If the debris tonnage is converted into an estimated number of truckloads, it will require 15 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Shelter Requirements

HAZUS estimates the number of households expected to be displaced due to the flood and the associated potential evacuation. HAZUS also estimates those displaced people that will require accommodations in temporary public shelters.

- **100-year Scenario:** The model estimates 68 households (or 205 people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 52 people (out of a total population of 54,645) will seek temporary shelter in public shelters.
- **500-year Scenario:** The model estimates 85 households (or 256 people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 65 people (out of a total population of 54,645) will seek temporary shelter in public shelters.

2.6.4 Land Use and Development

All future development within the floodplain may be considered at risk. An increase in population will likely increase the number of buildings and infrastructure. New development in unincorporated areas could potentially occur in areas prone to flooding and increase vulnerabilities and potential losses; however, most land use regulations require the consideration of flooding during the development process.

2.6.5 Multi-Jurisdictional Differences

Flooding affects all jurisdictions differently; that is why it is essential to document the depth, duration, and time that flooding occurred. These differences are noted in past occurrences to demonstrate the toll that flooding can take on the county's rural and urban areas. Due to the topography of Jefferson County with its rolling hills and deep valleys, flood events are prone to occur near the streams within the county. FIRM Panels are located within Appendix D to help illustrate the areas at risk and depth of flooding within the county and its incorporated jurisdictions.

(FIRM Panels: <https://msc.fema.gov/portal/home>)

Intersections & Roads that consistently flood in Jefferson County:

- State Route 139 (Westford Road / Blue Springs Road). Closures due to flooding reported at two segments: Westford Rd to Workman Rd (mile 1.7–4.4) and near Blue Springs Rd (mile 1.09), per TDOT alerts during heavy rain events. Ranging from several inches to over a foot. Also placed under closures during storm events alongside downed power lines (e.g., at Glenbrook Lane)
- US 25W / US 70 / SR 9 intersection at SR 363 in Reidtown. This low-lying intersection near Douglas Lake/Young's Bend sees frequent ponding during heavy rainfall.
- State Route 363 (Indian Creek Road). Experienced more than just flooding—cracking of the roadway led to closures at mile markers 2–2.5, exacerbated by slope instability and water damage.
- Cherokee Drive in Dandridge. Noted in damage reports due to flooding—for instance, closures were issued near or at its intersection with I-40 ramp.

Waterways that are prone to flooding in Jefferson County:

SR 139 (Westford / Blue Springs) Regularly closed during rainstorms

US 25W/US 70/SR 9 at SR 363 Flooding, ponding near Douglas Lake

SR 363 (Indian Creek Rd) Closed due to cracking/slope issues

Cherokee Dr at I-40 (Dandridge) Storm flooding closures reported

East Emory Rd at Dry Gap Flood-prone during severe weather

Jefferson City / Bean Station area Low-lying, minor roadway flooding during advisories

2.6.6 Summary

Severe flooding has the potential to inflict significant damage in Jefferson County. The total economic loss estimated for the 100-year riverine flood is \$40.80 million. The total economic loss estimated for the 500-year riverine flood is \$44.36 million. Residential, commercial, and public buildings and critical infrastructures such as transportation, water, energy, and communication systems may be damaged or destroyed by flood waters. During a flood event, chemicals and other hazardous substances may contaminate local water bodies. Flooding kills animals and, in general, disrupts the ecosystem. Snakes and insects may also make their way to the flooded areas.

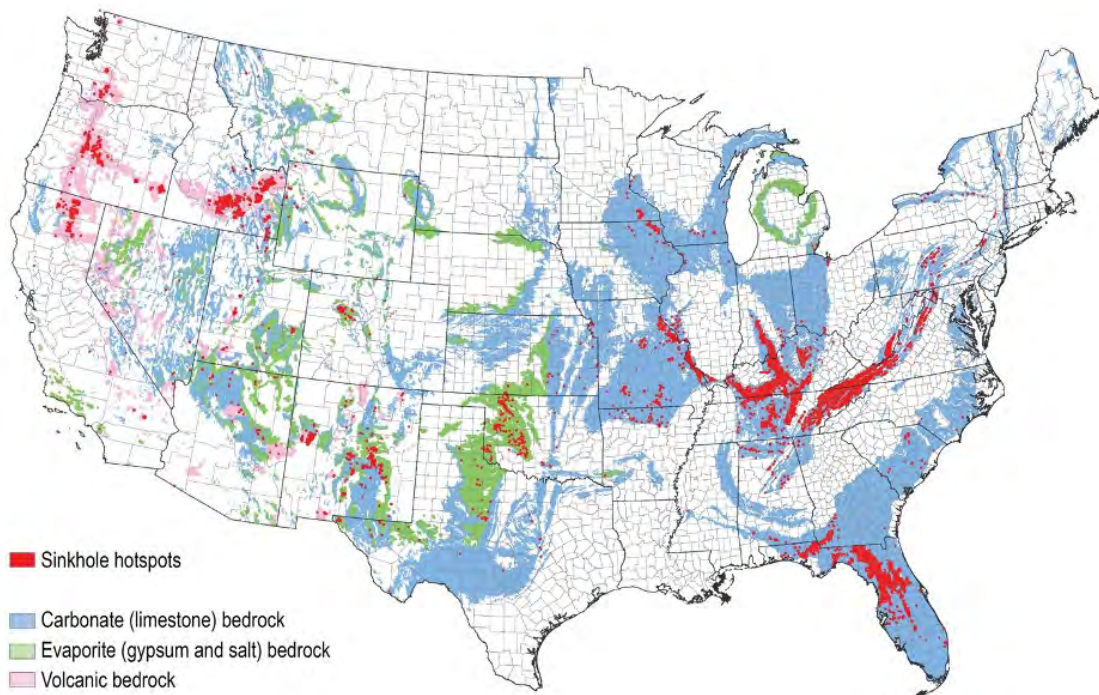
2.7 Geological

2.7.1 Hazard Overview

The speed of onset of a landslide or sinkhole event is very rapid and unpredictable. However, broad areas that are susceptible to this type of hazard may be identified by soil samples and/or surrounding geological/riverine features. This hazard is usually measured in terms of yards of soil displaced and financial damage caused. Land subsidence and sinkholes can develop from both natural processes or as a consequence of indirect or direct human intervention. Sinkholes formed as a consequence of human activity typically result from: the pumping of water, oil, and gas from underground reservoirs; alteration of surface runoff patterns; dissolution of limestone aquifers; the collapse of underground mines; drainage of organic soils; and initial wetting of dry soils (hydro compaction). Land subsidence could occur anywhere in Tennessee and is usually not easily observable because it occurs over a large area. Land subsidence and sinkholes can occur naturally in parts of the country with Karst landscapes. Karst landscapes typically feature caves, underground water sources, and sinkholes.

2.7.2 County Profile

It is difficult to predict where land subsidence and sinkholes will occur accurately. Still, the USGS has managed to identify Tennessee areas with higher risk potential. It is doubtful that a sinkhole will form in an area not considered a Karst formation. The figure below illustrates karst landscapes across the country, the bedrock in which they are found, and the sinkhole hotspots. As shown, eastern and middle Tennessee have a higher tendency for sinkhole hotspots.



Karst Map of the Conterminous United States (Source: United States Geological Service)

The following table contains the documented sinkholes for Jefferson County, which were obtained via the USGS Landform database. There are 2,364 Sinkholes in Jefferson County, 103 caves, and 773 sinkholes over 3m deep.

Sinkholes in Jefferson County
Sinkhole Database: <https://tnlandforms.us/landforms/sinks.php>

County	Sinkholes	Caves	sinkholes 3m+	depth feet	area km ²	volume m ³
Haywood	0	0	0	0	0	0
Henderson	29	0	1	15.1	0.0073	1,953
Henry	52	0	9	24.6	0.0614	13,007
Hickman	111	85	39	32.8	0.1961	48,473
Houston	72	14	23	26.9	0.0597	17,961
Humphreys	40	4	12	28.2	0.0502	18,308
Jackson	40	75	11	43.0	0.0519	24,332
Jefferson	2,364	103	773	76.8	0.3856	326,747
Johnson	20	25	12	47.9	0.0218	15,469
Knox	1,663	167	697	77.4	2.2135	1,535,832
Lake	0	0	0	0	0	0
Lauderdale	0	0	0	0	0	0
Lawrence	27	30	11	21.7	0.1862	47,989
Lewis	9	12	2	42.7	0.0122	7,840
Lincoln	92	18	29	66.6	0.1211	25,922
Loudon	795	22	327	72.5	1.2930	1,065,106

county sinkholes of distinction

Probability of Future Events – There is a likelihood of at least 1 geological hazard occurring every year over the next five years.

Heavy rains and flooding can trigger sinkholes. An increase in the number and intensity of severe storms, and resulting heavy rains and flooding, may also result in sinkholes developing more frequently. With several areas within the state increasing in population and infrastructure (both public and private), this could damage infrastructure, property values, and commerce disruption. Historically, most sinkhole impacts have occurred along the border between Tennessee's central and east regions. This makes Jefferson County vulnerable to these constant changes.

2.7.3 Risk Assessment

Sinkholes and surface depressions receive precipitation runoff which filters down through the soil and rock strata into the cavities in the rock and becomes part of the groundwater regime. This serves to replenish the groundwater supply. However, when trash and waste materials are dumped into the sinkholes and depressions, water that filters through the sinkholes then becomes contaminated, significantly affecting the groundwater supply. Many buildings and the majority of infrastructure networks throughout the county can be vulnerable to sinkholes. This risk is moderate and challenging to predict. Therefore, with

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

over 2k sinkholes listed, the committee found it essential to include this natural hazard in their plan.

The [National Risk Index](#) is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia and local, state, and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census tract. Some of these community risk factors include social vulnerability, which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Landslide = Relatively low

Although the National Risk Index is a well-valued tool it fails to show the feedback from the participating jurisdictions properly. Therefore, all identified hazards were evaluated in regard to risk in FEMA lifelines per jurisdiction. The scenario that local jurisdictions would evaluate the conditions off of was a mid-level impact of the identified hazard. The results are below:

Geological Risk based on selected FEMA Lifelines								
Geological Risk	FEMA Lifelines							
Jurisdiction	Safety & Security	Food, Water & Shelter	Health & Medical	Energy	Communications	Transportation	Hazardous Materials	Water Systems
Jefferson County								
Jefferson City								
Dandridge								
Baneberry								
Colors indicate lifeline or component conditions:								
Red	Significant Impact, Multiple Required Resources							
Yellow	Some Impact, Some Outside Resources Required							
Green	Little to No Impact, No Outside Resources Required							

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve.

2.7.4 Land Use and Development Trends

In rural areas, sinkholes usually develop naturally from the normal weathering process. However, sometimes the grading for ponds or ground silos in the soil underlain by a cavernous rock can and often leads to the development of new sinkholes, as can the concentration of water flow in ditch lines or the re-routing of surface water.

2.7.5 Multi-Jurisdictional Differences

Due to the nature of sinkholes, Jefferson County and its 2,364 sinkholes, all jurisdictions are equally susceptible to them. A large sinkhole on the main highways such as the interstate (I-40) could have major multi-jurisdictional differences in regards to response and working with outside agencies and resources to direct the flow of a major traffic corridor.

2.7.6 Summary

The relief of the ridges and mountains can be very dramatic and scenic. However, these unusual and often dramatic scenes can be interrupted by the sudden collapse of a roadway or a house or even the flooding of a sinkhole basin crossed by a road or occupied by a residential, public, or commercial structure. The karst landscape can impact many areas of Tennessee, causing damage to all facilities and landscapes. In rare and dramatic cases, karst may cause bodily harm or injury. Sinkholes are not incredibly dangerous at this time in Jefferson County; however, due to their unreliable nature, the HMPC finds it essential to capture this natural occurrence in Tennessee.

2.8 Severe Weather

2.8.1 Hazard Overview

Thunderstorms

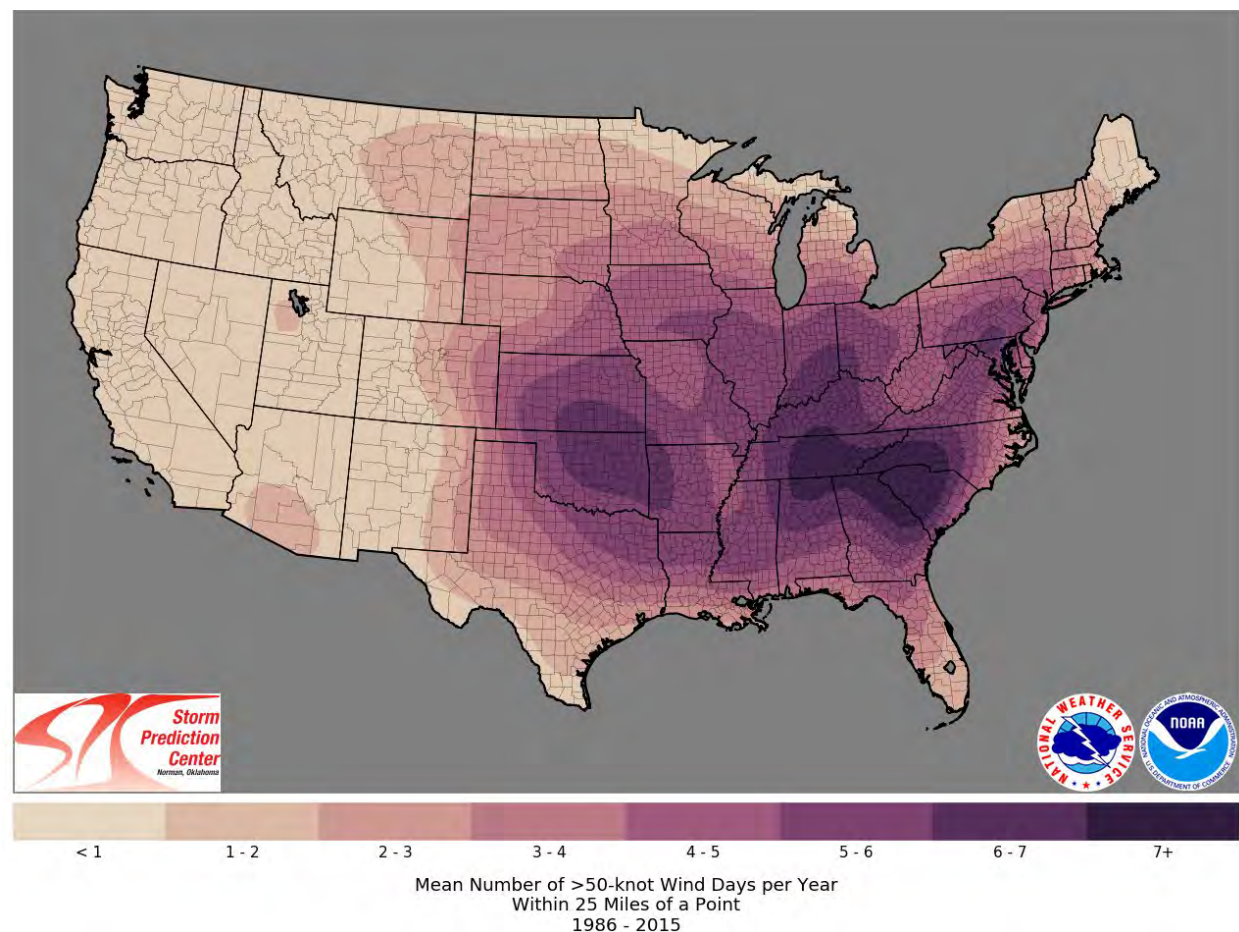
Thunderstorms result from the rapid upward movement of warm, moist air. They can occur inside warm, moist air masses and at fronts. As the warm, moist air moves upward, it cools, condenses, and forms cumulonimbus clouds that can reach heights greater than 35,000 ft. Thunderstorms are responsible for developing and forming many severe weather phenomena, posing significant hazards to the population and landscape. Damage from thunderstorms is mainly inflicted by downburst winds, large hailstones, and flash flooding caused by heavy precipitation. Stronger thunderstorms can produce tornadoes and waterspouts.

Wind

All jurisdictions are vulnerable to receiving damage from severe winds. The NOAA Storm Data Preparation document categorizes wind into three different types, as defined below.

- High Wind: Sustained non-convective winds of 40mph or greater lasting for one hour or longer or winds (sustained or gusts) of 58 mph for any duration on a widespread or localized basis.
- Strong Wind: Non-convective winds gusting less than 58 mph or sustained winds less than 40 mph, resulting in a fatality, injury, or damage.
- Thunderstorm Wind: Winds arising from convection (occurring within 30 minutes of lightning being observed or detected), with speeds of at least 58 mph, or winds of any speed (non-severe thunderstorm winds below 58 mph) producing a fatality, injury, or damage.

Historically, severe wind events occur multiple times yearly in Jefferson County. It is not unusual for Jefferson County to experience winds speeds up to 1-25 knots (1-29 mph), causing structural damage, power outages, and downed trees. Based on a historical record of 6 wind events (not counting Thunderstorm Winds) over 75 years (1950- 2025), the historic frequency calculates an 8% chance of this event occurring yearly. If counting Thunderstorm Winds (231 over 75 years), there is a 308% chance of this occurring yearly.



Mean Number of >50-knot Wind Days per Year (1986-2015) (source: NOAA)

Hail

Hail forms when updrafts carry raindrops into icy areas of the atmosphere, where they freeze into ice. Hailstorms occur throughout the spring, summer, and fall but are more frequent in late spring and early summer. Hailstones are usually less than two inches in diameter and can fall at speeds of 120 mph. Hail causes nearly \$1 billion in damage to crops and property yearly in the United States. *The table below* provides an overview of the typical impacts on a community related to hailstone size.

TORRO Hail Index (Source: The Tornado and Storm Research Organization)

Scale	Description	Max Diameter (mm)	Typical Damage
H0	Pea	5-9	No damage
H1	Mothball	10-15	Slight general damage to crops and plants
H2	Marble	16-20	Significant damage to crops and vegetation
H3	Walnut	21-30	Severe damage to fruits and crops, damage to glass and plastic structures, wood and paint scored
H4	Pigeons Egg	31-40	Widespread glass damage, auto-body damage
H5	Golf Ball	41-50	Destruction of glass, damage to tiled roofs, significant risk of injuries
H6	Hens Egg	51-60	Grounded aircrafts dented; brick walls pitted
H7	Tennis Ball	61-75	Severe roof damage and risk of serious injury

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

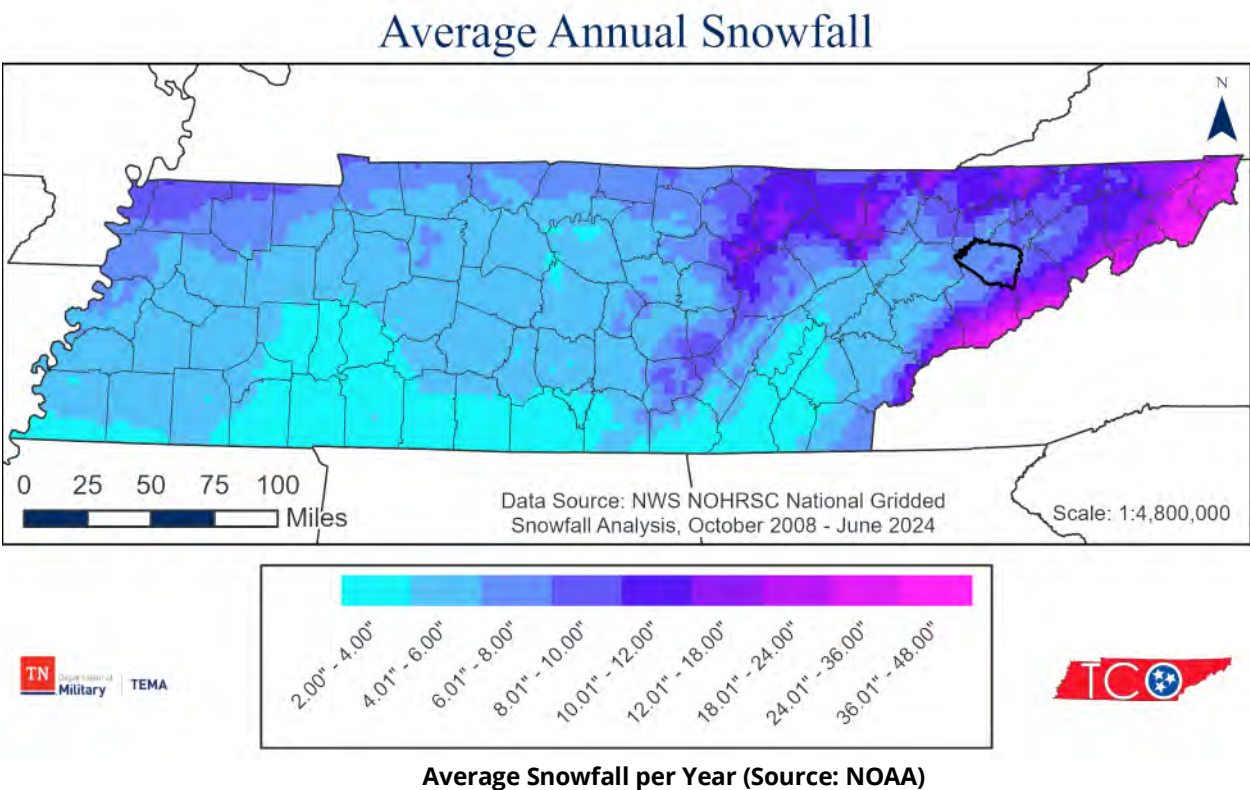
H8	Softball	76-90	Severe damage to aircrafts
H9	Grapefruit	91-100	Extensive structural damage, risk of severe or fatal injuries to people caught in storm
H10	Melon	>100	Extensive structural damage, risk of severe or fatal injuries to people caught in storm

Lightning

Lightning is an electrical discharge between positive and negative regions of a thunderstorm. Lightning is one of the more dangerous weather hazards in the United States. Annually, lightning is responsible for deaths, injuries, and millions of dollars in property damage, including damage to buildings, communications systems, power lines, and electrical systems. Lightning also causes forest and brush fires and deaths, and injuries to livestock and other animals. According to the National Lightning Safety Institute, lightning causes more than 26,000 fires in the United States annually. The institute estimates property damage, increased operating costs, production delays, and lost revenue from lightning and secondary effects to be more than \$6 billion annually. Impacts can be direct or indirect. People or objects can be struck or damaged when the current passes through or nearby.

Winter Weather

A freeze occurs when temperatures are below 32 degrees Fahrenheit for a period. These temperatures can damage crops, burst water pipes, and create layers of "black ice." Winter storms are events that can range from a few hours of moderate snow to blizzard-like circumstances that can affect driving conditions and impact communications, electricity, and other services. In Jefferson County, all jurisdictions are vulnerable to freezes and moderate winter storms, but not to the severity level seen in much of the northern U.S. Based on previous occurrences, Jefferson County can experience multiple winter weather events in one year affecting all jurisdictions equally. The severity of winter storms is commonly measured by inches of snowfall. It is possible for snowfall to accumulate up to 1 foot in Jefferson County and/or ice accumulations to cause hazardous conditions due to its proximity to and around the mountains. U.S. Mean snowfall per year is from 6-12" annually average mean snowfall per year is below in the table.



2.8.2 County Profile

The entirety of Jefferson County is at risk of severe weather. Severe weather events are most likely in the spring and summer months and during the afternoon and evening hours, but they can occur year-round and at all hours. In terms of magnitude, the NWS defines thunderstorms in terms of severity. A severe thunderstorm produces winds greater than 57 miles per hour and/or hail greater than 1 inch in diameter, and/or a tornado. The NWS chose these severity measures as parameters more capable of producing considerable damage. Hail stones can vary in diameter, and in Tennessee, there have been records of hail up to 2.75 inches.

Event narratives were obtained via the NOAA Storm Event Database and are included below for each severe weather category. Only significant events are listed here. Tables containing all NOAA-recorded severe weather events between 1950- 2025 for Jefferson County are contained in Appendix C.

Thunderstorms

NEW MARKET	JEFFERSON CO.	TN	04/26/2015	01:25	EST-5	Thunderstorm Wind	55 kts. EG	0	0	15.00K	0.00K
DANDRIDGE	JEFFERSON CO.	TN	06/24/2011	02:35	EST-5	Thunderstorm Wind	60 kts. EG	0	0	20.00K	0.00K
DANDRIDGE	JEFFERSON CO.	TN	08/05/2010	15:00	EST-5	Thunderstorm Wind	60 kts. EG	0	0	25.00K	0.00K

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

Wind

DANDRIDGE	JEFFERSON CO.	TN	04/03/2007	22:20	EST-5	Thunderstorm Wind	50 kts. EG	0	0	25.00K	0.00K
JEFFERSON (ZONE)	JEFFERSON (ZONE)	TN	08/30/2005	09:00	EST	Strong Wind	45 kts. EG	0	0	40.00K	0.00K
COUNTYWIDE	JEFFERSON CO.	TN	10/24/2001	23:30	EST	Thunderstorm Wind		0	0	250.00K	20.00K

Hail

DANDRIDGE	JEFFERSON CO.	TN	04/27/2011	19:48	EST-5	Hail	2.00 in.	0	0	0.00K	0.00K
Talbott	JEFFERSON CO.	TN	05/13/1995	16:00	CST	Hail	1.00 in.	0	0	1.00K	0.00K

Lightning

DANDRIDGE	JEFFERSON CO.	TN	08/24/2010	03:44	EST-5	Lightning		0	0	80.00K	0.00K
NEW MARKET	JEFFERSON CO.	TN	08/05/2006	16:30	EST	Lightning		0	0	60.00K	0.00K
DANDRIDGE	JEFFERSON CO.	TN	06/24/1996	10:00	EST	Lightning		0	0	10.00K	0.00K

Winter Weather

JEFFERSON (ZONE)	JEFFERSON (ZONE)	TN	01/18/2024	15:00	EST-5	Winter Weather		0	0	0.00K	0.00K
JEFFERSON (ZONE)	JEFFERSON (ZONE)	TN	02/17/2015	11:15	EST-5	Winter Storm		0	0	0.00K	0.00K
JEFFERSON (ZONE)	JEFFERSON (ZONE)	TN	01/09/2004	02:00	EST	Winter Storm		0	0	0.00K	0.00K

Probability of Future Events – To determine the likelihood of future severe weather occurrences in Jefferson County historic data and weather patterns were analyzed. Since 1950, 10 tornadoes have occurred within the county. To reference the climate trend analyzed by East Tennessee State University, reference Appendix C.

Hail & Damaging Winds

Large hail (>¾") and severe straight-line winds (>58 mph) occur **every year across the County**

Hail particularly peaks in **May**, while damaging winds are most frequent in **June–July** Estimated annual chance for at least one **severe hail or wind event: ~50–70%**

Over five years, that suggests a **~90%+** probability of experiencing such an event.

0.7 winter weather events per year on average—roughly one significant snow, ice, or cold event every 1.4 years

2.8.3 Risk Assessment

Severe weather is not as spatially defined in any location in Jefferson County; therefore, the entire County is equally at risk of severe weather. This includes the entire County population, all critical facilities, buildings (commercial and residential), and infrastructure. The [National Risk Index](#) is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census tract. Some of these community risk factors include social vulnerability which is

determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

- National Risk Index Score for Hail = Relatively Low
- National Risk Index Score for Strong Wind = Relatively Moderate
- National Risk Index Score for Ice Storm = Very Low
- National Risk Index Score for Winter Weather = Relatively Low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk in FEMA lifelines per jurisdiction. The scenario that local jurisdictions would evaluate the conditions off of was a mid-level impact of the identified hazard. The results are below:

Severe Weather Risk based on selected FEMA Lifelines								
Severe Weather Risk	FEMA Lifelines							
Jurisdiction	Safety & Security	Food, Water & Shelter	Health & Medical	Energy	Communications	Transportation	Hazardous Materials	Water Systems
Jefferson County								
Jefferson City								
Dandridge								
Baneberry								
Colors indicate lifeline or component conditions:								
Red	Significant Impact, Multiple Required Resources							
Yellow	Some Impact, Some Outside Resources Required							
Green	Little to No Impact, No Outside Resources Required							

Given the information above, it becomes vital that all participating jurisdictions are able to prioritize the mitigation actions in the following lifeline categories so that they can become more resilient to the whole community that they serve.

2.8.4 Land Use & Development

Increased development and population growth can reasonably translate to increased damages resulting from severe weather events. The population in Jefferson County is expected to rise similarly to its surrounding counties and Tennessee. An increase in population will lead to an increase in the number of residential and commercial structures

as well as new and improved infrastructure, which in turn means an increase in the number and value of assets at risk of wind damage.

2.8.5 Multi-Jurisdictional Differences

The entirety of Jefferson County and the incorporated jurisdictions, including all assets, can be considered equally at risk of severe weather events. This includes the entire population, all critical facilities, buildings (commercial and residential), and infrastructure.

2.8.6 Summary

Jefferson County is subject to severe weather hazards, including thunderstorms, wind, lightning, and hail. Associated damages include impacts to utilities, residential and commercial buildings/property, and agricultural losses. High wind can cause trees to fall and potentially result in injuries or death; lightning can lead to house fires and serious injury. Hail can cause injury and severe property damage to homes and automobiles.

2.9 Tornadoes

2.9.1 Hazard Overview

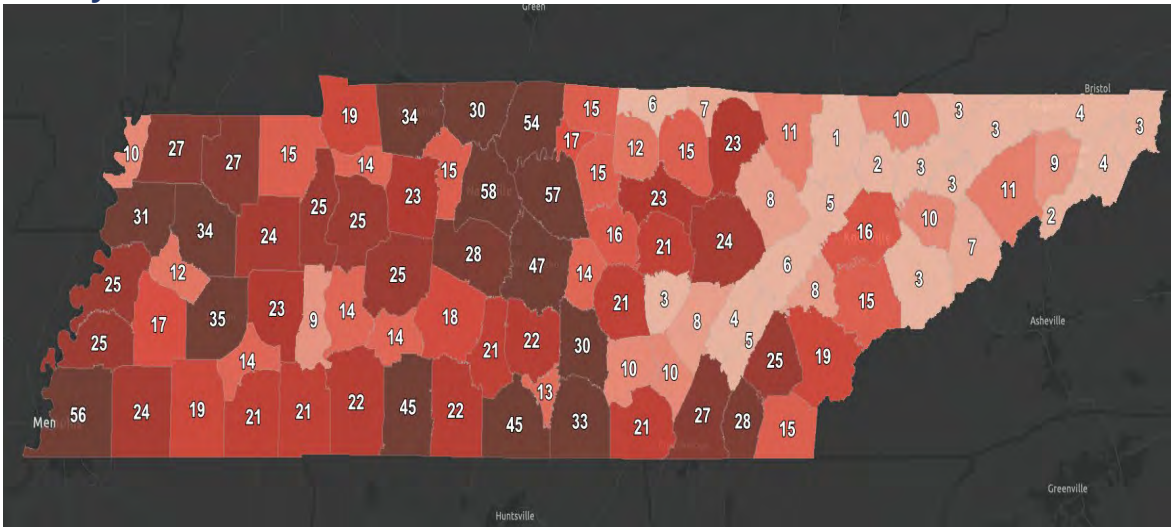
Tornadoes have the potential to produce winds over 200 mph (EF5 on the Enhanced Fujita Scale) and can be very expansive. Before February 1, 2007, tornado intensity was measured by the Fujita (F) scale. This scale was revised and is now the Enhanced Fujita scale. Both scales are wind estimates (not measurements) based on damage. The new scale provides more damage indicators (28) and associated degrees of damage. *The table below* shows the wind speeds associated with the enhanced Fujita scale ratings and the damage that could result at different intensity levels.

Enhanced Fujita Scale		
EF Rating	3 Second Wind Gust (mph)	Estimated Damage
0	65-85	Light Damage. Slight damage to roofs, gutters, siding, tree branches broken, shallow-rooted trees overturned
1	86-110	Moderate Damage. Mobile homes damaged, exterior portions of homes damaged or lost (i.e., roofs, doors, windows)
2	111-135	Considerable Damage. Mobile homes destroyed, cars lifted, well-constructed home frames shifted, roofs torn off, light-object missiles generated, large trees uprooted or snapped.
3	136-165	Severe Damage. Severe damage to large buildings, entire home stories destroyed, trees debarked, trains overturned, heavy vehicles lifted and thrown, structures with weaker foundations thrown
4	166-200	Devastating Damage. Well-constructed houses and whole frame houses leveled, cars thrown, small missiles generated
5	200+	Incredible Damage. Substantial frame houses leveled off foundations and the automobile-sized missiles generated, and high rises experience considerable damage and deformation

According to the Glossary of Meteorology (AMS 2000), a tornado is "a violently rotating column of air, pendant from a cumuliform cloud or underneath a cumuliform cloud, and often (but not always) visible as a funnel cloud." Most tornadoes move from southwest to northeast or west to east.

Although tornadoes can occur in any location, most of the tornado activity in the United States exists in the Mid-West and Southeast. An exact season does not exist for tornadoes; however, most occur between early spring and mid-summer (February – June). The onset of tornado events is rapid, giving those in danger minimal time to seek shelter. The current average lead time, according to NOAA, is 13 minutes. A tornado can reach wind speeds of 40 mph to 250 mph and higher. The following map illustrates the frequency of tornadoes in Tennessee.

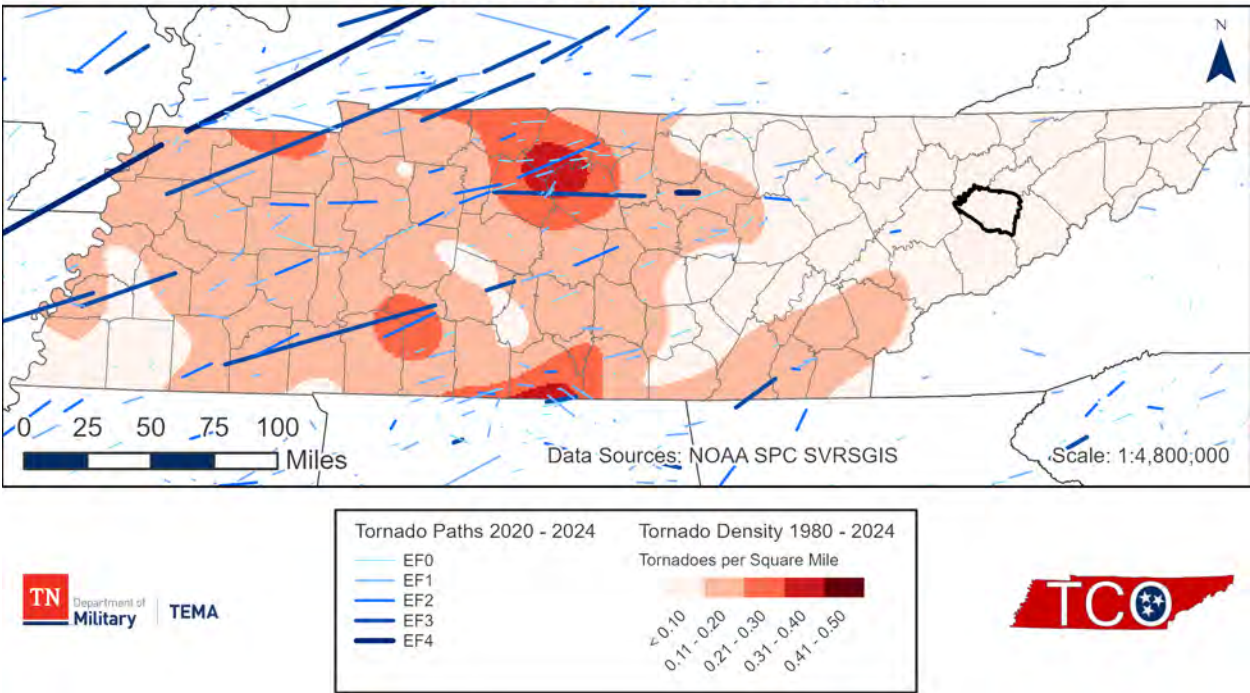
2.9.2 County Profile



Tornadoes by County (NWS/NOAA)

The figure below illustrates the track of tornadoes through Jefferson County as recorded by the National Weather Service Nashville and the National Climatic Data Center and compiled into a visual database by Mississippi State University. Tornadoes commonly hit between 3pm and 9pm in Jefferson County based on historical data.

Tornado Tracks and Density



CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

The following narratives were obtained via the NOAA Storm Event Database.

Location	County/Zone	St.	Date	Time	T.Z.	Type	Mag	Dth	Inj	PrD	CrD
Totals:								0	0	152.50K	0.00K
JEFFERSON CO.	JEFFERSON CO.	TN	03/25/1955	17:30	CST	Tornado	F2	0	0	2.50K	0.00K
JEFFERSON CO.	JEFFERSON CO.	TN	04/04/1974	01:00	CST	Tornado	F0	0	0	25.00K	0.00K
NEW MARKET	JEFFERSON CO.	TN	07/04/1997	16:50	EST	Tornado	F0	0	0	25.00K	0.00K
KANSAS	JEFFERSON CO.	TN	04/27/2011	19:46	EST-5	Tornado	EF0	0	0	20.00K	0.00K
JEFFERSON CITY	JEFFERSON CO.	TN	04/27/2011	20:11	EST-5	Tornado	EF0	0	0	20.00K	0.00K
OAKLAND	JEFFERSON CO.	TN	04/27/2011	20:24	EST-5	Tornado	EF0	0	0	5.00K	0.00K
CHESTNUT HILL	JEFFERSON CO.	TN	04/27/2011	20:32	EST-5	Tornado	EF0	0	0	5.00K	0.00K
HODGES	JEFFERSON CO.	TN	06/13/2013	14:11	EST-5	Tornado	EF1	0	0	50.00K	0.00K
SHADY GROVE	JEFFERSON CO.	TN	01/12/2023	13:14	EST-5	Tornado	EF0	0	0	0.00K	0.00K
DOUGLAS LAKE NORTH	JEFFERSON CO.	TN	01/12/2023	13:26	EST-5	Tornado	EF0	0	0	0.00K	0.00K
Totals:								0	0	152.50K	0.00K

Probability of Future Events – Historical data and weather patterns were analyzed to determine the likelihood of future tornado occurrence in Jefferson County. Since 1950 10 tornadoes have occurred within the county (13.3% annually probability). To reference the climate trend analyzed by East Tennessee State University, reference Appendix C.

Tornadoes occur year-round, with a seasonal peak in **April** and again in November.

-Eastern Tennessee sees several tornadoes annually, often rated EF0–EF1, with stronger (EF2+) less common but still possible. Based on historical frequency:

Annual chance of ≥ EF1 tornado in the county: **10–15%**

Cumulative five-year probability: around **40–60%**

2.9.3 Risk Assessment

The entirety of Jefferson County can be considered at risk for a tornado. This includes the entire County population, all critical facilities, buildings (commercial and residential), and infrastructure. Tornadoes tracked in Tennessee predominantly travel in a northeasterly direction in the state. While all assets are considered at risk from this hazard, a particular tornado would only cause damages along its specific track.

The [National Risk Index](#) is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census tract. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Tornado = Relatively low

CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk in FEMA lifelines per jurisdiction. The scenario that local jurisdictions would evaluate the conditions off of was a mid-level impact of the identified hazard. The results are below:

Tornado Risk based on selected FEMA Lifelines								
Tornado Risk	FEMA Lifelines							
Jurisdiction	Safety & Security	Food, Water & Shelter	Health & Medical	Energy	Communications	Transportation	Hazardous Materials	Water Systems
Jefferson County	Yellow	Red	Red	Yellow	Yellow	Yellow	Yellow	Yellow
Jefferson City	Red	Red	Red	Red	Red	Red	Red	Red
Dandridge	Yellow	Green	Green	Yellow	Yellow	Yellow	Yellow	Yellow
Baneberry	Red	Red	Red	Red	Red	Red	Green	Red
Colors indicate lifeline or component conditions:								
Red	Significant Impact, Multiple Required Resources							
Yellow	Some Impact, Some Outside Resources Required							
Green	Little to No Impact, No Outside Resources Required							

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve.

2.9.4 Land Use and Development Trends

Jefferson County codes include proper wind strength and safety regulations consistent with state and federal regulations. The County adopted the 2018 IRC for all residential construction throughout the County. There are multiple mobile home areas in the county, however information isn't clear due to the county only permitting construction but does not verify for occupancy.

2.9.5 Multi-Jurisdictional Differences

The entirety of Jefferson County and its incorporated jurisdictions are at risk for a tornado event; however, historically, a large portion of tornado events have taken place NE and East of the middle of the County. It is also worth noting that given the county's sizeable rural component, some tornadic events may have gone unreported.

2.9.6 Summary

This includes the entire County population, all critical facilities, buildings (commercial and residential), and infrastructure. While all assets are considered at risk from this hazard, a tornado would only cause damages along its specific track. The weakest tornadoes, EF0, can cause minor roof damage, and stronger tornadoes can destroy frame buildings and badly damage steel reinforced concrete structures. Given the strength of the wind impact and construction techniques, buildings are vulnerable to direct impact, including potential destruction, from tornadoes and wind debris that tornadoes turn into missiles. Structures constructed of light materials such as mobile homes are most susceptible to damage.

2.10 Wildfire

2.10.1 Hazard Overview

According to the Tennessee Division of Forestry, debris burning, and arson are the two leading causes of wildfires. Generally, three significant factors sustain wildfires and allow predictions of a given area’s potential to burn. These factors include, fuel, topography; and weather.

Fuel is the material that feeds the fire and is a critical factor in wildfire behavior. Fuel is generally classified by type and by volume. Fuel sources are diverse and include everything from dead tree needles, twigs, and branches to dead standing trees, live trees, brush, and cured grasses. Artificial structures and other associated combustibles are also considered a fuel source. The type of prevalent fuel directly influences the behavior of wildfire. Light fuels such as grasses burn quickly and catalyze spreading wildfires.

An area’s **topography** (terrain and land slopes) affects its susceptibility to wildfire spread. Fire intensities and rates of spread increase as the slope increases due to the tendency of heat from a fire to rise via convection and radiation. The natural arrangement of vegetation throughout a hillside can also contribute to increased fire activity on slopes.

Weather components such as temperature, relative humidity, wind, and lightning also affect the potential for wildfire. High temperatures and low relative humidity dry out the fuels that feed the wildfire creating a situation where fuel will more readily ignite and burn more intensely. The wind is the most treacherous weather factor. The issue of drought conditions contributes to concerns about wildfire vulnerability.

2.10.2 County Profile

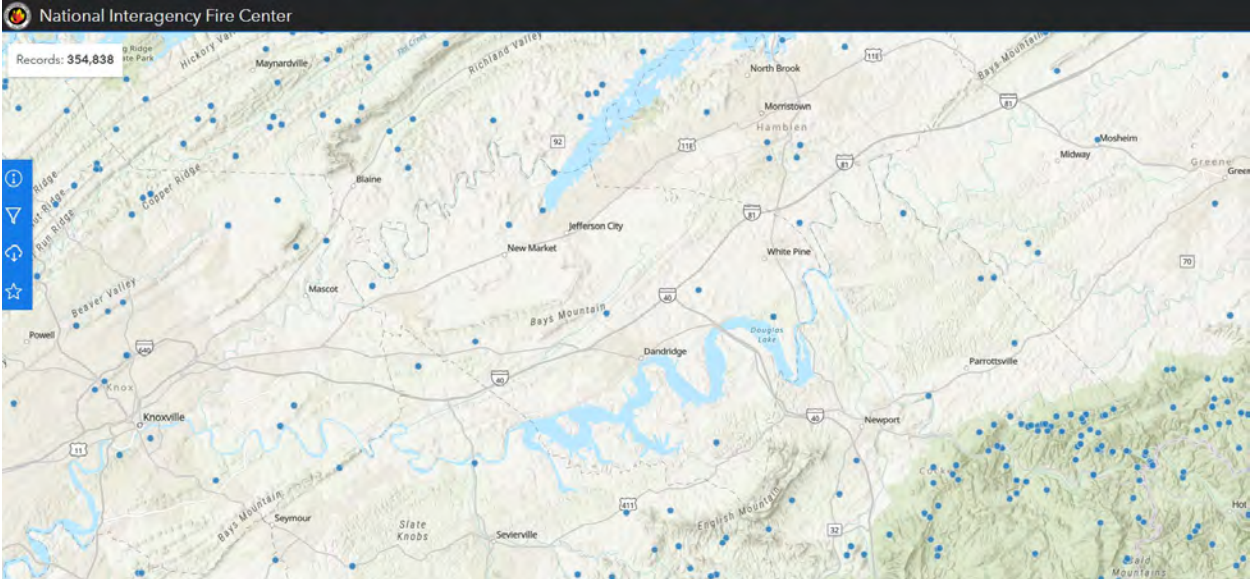
Jefferson County is in the East District of the Tennessee Division of Forestry. The Tennessee Division of Forestry provides statistics for each region, summarizing wildfire events. Due to outside data sources, including federal and state land, causing confusion in wildfire data, the Tennessee Division of Forestry will always remain the only source of information for Counties within the State of Tennessee. It is not the responsibility of Jefferson County to mitigate federal or state land. Hopefully, in the future, a more defined dataset can be provided. At this time, this is the only information Jefferson County can obtain that is consistent and confirmed. Below are the statistics for Jefferson County from 2007 to 2016. These statistics also provide the extent of the Wildfire Hazard.

Year	# of Fires	Cause	Total	Date	Location	Total Acres Burned
2025	1	Human	1	3/14/2025	Birchwood Dr	1
2025	1	Undetermined	1	3/11/2025	Banks Lane	13
2024	1	Human	1	11/10/2024	2376 Stone Way Place	5.5
2023	1	Human	1	2/23/2023	1849 C H Rankin Rd	8.9

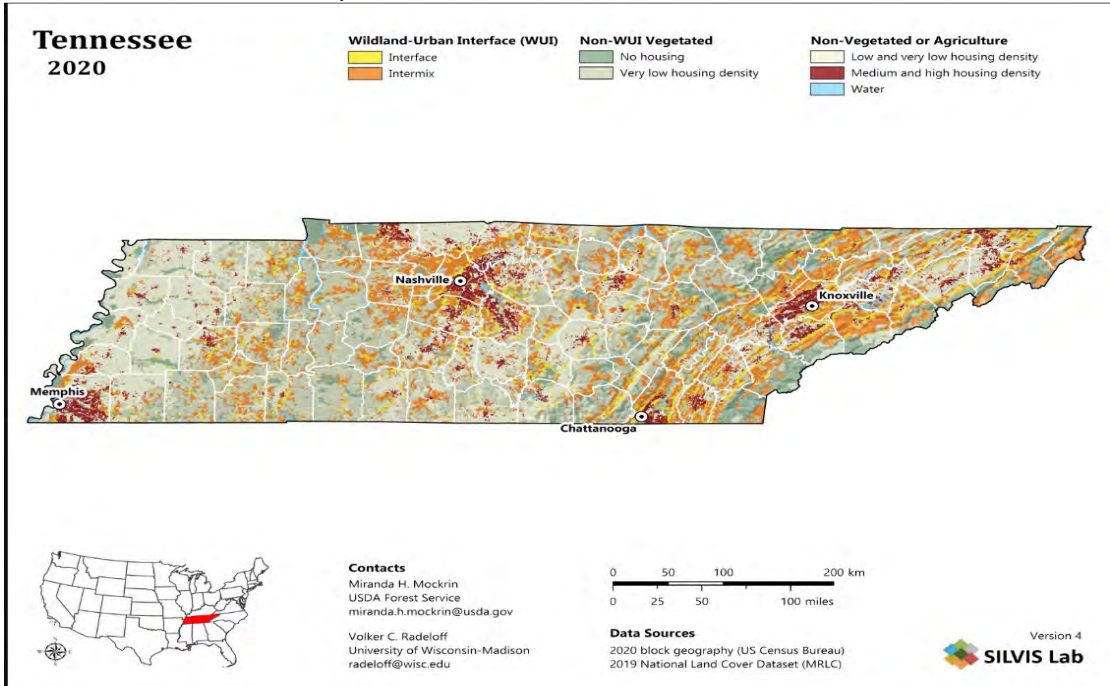
CHAPTER 2: RISK AND VULNERABILITY ASSESSMENT

2023	1	Human	1	4/1/2023	2183 North Ridge Dr	4.5
2023	1	Natural	21	6/19/2023	Hatmaker Rd	0.1

There are very few news reports of Wildfires occurring in Jefferson County.



Due to the terrain and rural nature of the county, combined with limited resources and capabilities inside the county, wildfire poses a significant risk to the region's agricultural resources and residential structures. As seen by the Wildland Urban Interface map below, most of the county is either intermixed or no housing. The sparse population and the availability of fuel create an environment where fires could develop and spread rapidly and delay the notice as well as response.



Wildland-Urban Interface ([SILVIS LAB](#))

Probability of Future Events – It is unlikely Jefferson County will experience a significant Wildfire, but there is always a possibility due to the terrain and weather changes such as lightning or from drought.

It is hard to predict the likelihood of wildfires as many factors contribute to the ignition of a wildfire. Wildfires can be part of a natural and healthy forest disturbance process, but they have become increasingly frequent and severe in recent years. Higher spring and summer temperatures cause soils to be drier for longer, increasing the likelihood of drought and a more extended wildfire season. These hot, dry conditions also increase the chance that wildfires will be more intense and long-burning once they are started by lightning strikes or human error.

Due to changing precipitation patterns, future conditions make forests more susceptible to severe fires. Wildfires emit carbon dioxide, greenhouse gases, and air pollutants such as methane and nitrous oxide, up to 3% of annual U.S. greenhouse gas emissions. Wildfires release carbon that has been sequestered by the trees that are burned. However, these effects are not uniform across all forests.

One of the most severe future conditions concerns about wildfires is that it could lead to an increase in the conditions that lead to more enormous wildfires – which is essential as most of the area burned in the Eastern United States results from a limited number of massive wildfires. After examining what conditions were associated with VLFs (very large fires), the researchers found that they are some of the same related to future conditions.

2.10.3 Risk Assessment

Wildfires have a higher likelihood of occurring during periods of drought due to dryer foliage being quicker to ignite and spread.

The [National Risk Index](#) is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census tract. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Wildfire = Very low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk in FEMA lifelines per jurisdiction. The scenario that local jurisdictions would evaluate the conditions off of was a mid-level impact of the identified hazard. The results are below:

Wildfire Risk based on selected FEMA Lifelines								
Wildfire Risk	FEMA Lifelines							
Jurisdiction	Safety & Security	Food, Water & Shelter	Health & Medical	Energy	Communications	Transportation	Hazardous Materials	Water Systems
Jefferson County								
Jefferson City								
Dandridge								
Baneberry								
Colors indicate lifeline or component conditions:								
Red	Significant Impact, Multiple Required Resources							
Yellow	Some Impact, Some Outside Resources Required							
Green	Little to No Impact, No Outside Resources Required							

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve.

2.10.4 Land Use and Development Trends

Many residential and commercial buildings and most infrastructure networks throughout the county may be vulnerable to wildfire impacts. Many of these structures are at risk for direct impacts and indirect impacts, such as downed electrical lines, decreased water quality, decreased air quality, devastated agriculture crops, and restricted travel routes.

2.10.5 Multi-Jurisdictional Differences

Due to the nature of wildfires, Jefferson County and all incorporated jurisdictions are equally susceptible to them. Depending on the size of the wildfire would determine how much outside help would be needed and whether multi-jurisdictional differences would be in play. Due to the large amount of wooded areas and in close proximity the areas cover other counties could also be considered a multi-jurisdictional difference.

2.10.6 Summary

Jefferson County and the incorporated jurisdictions are equally vulnerable to wildfire. Fires, smoke, and air quality can affect people’s health and safety. Therefore, it is essential to have proper measurements in place to prevent critical structures, homes, and businesses from being vulnerable to fire and smoke damage.

Chapter 3. Mitigation Strategy

3.1 Mitigation Goals

Goals are general guidelines that explain what is to be achieved. They are usually broad-based policy-type statements, long-term, and represent global visions. Goals help define the benefits that the plan is trying to achieve.

Goal Setting Exercise

In 2019, the HMPC agreed upon the goals for their hazard mitigation plan. It was decided that the goals from the 2019 plan should be carried over into the 2025 plan. They still reflect the current hazards and current conditions in the community.

Resulting 2025 Plan Update Goals

At the end of the meeting, the HMPC agreed upon three general goals for planning efforts. Those goals are as follows:

Goal 1: Protect the Lives and health of citizens from the effects of natural hazards.

Goal 2: Emphasize mitigation planning to decrease vulnerability to new and existing structures.

Goal 3: Encourage public support and commitment to hazard mitigation by communicating mitigation benefits.

Expanding & Improving Mitigation Programs

The participating jurisdictions determined which areas they could improve or expand based on the table above. Gaps and limitations for each jurisdiction may be addressed in the mitigation strategy.

Expanding & Improving Mitigation Programs in Jefferson County, TN Since 2020

1. Updated Hazard Mitigation Plan

- Jefferson County participates in a **multi-jurisdictional Hazard Mitigation Plan (HMP)**, updated every 5 years in collaboration with FEMA and TEMA.
- **Most recent update:** 2020 or later, depending on FEMA approval schedule.
- Enhancements included:
 - New risk assessments for **flooding, severe storms, and seismic activity**
 - Prioritization of **critical infrastructure upgrades** (e.g., water, power, and communication systems)
 - Improved data mapping using **GIS tools** and floodplain modeling.

2. Floodplain Management & Infrastructure Resilience

- Increased investment in **stormwater infrastructure** in vulnerable communities like Dandridge and Jefferson City.
- Enforcement of **updated floodplain ordinances** in line with FEMA guidelines.
- Projects through **TEMA's Resilient TN program** or the **Building Resilient Infrastructure and Communities (BRIC) grants** have helped:
 - Replace or elevate aging culverts and bridges
 - Expand capacity of drainage basins
 - Improve the tile systems in the Talbott and New Market areas to alleviate flooding areas but has been met with mixed success.
 - Purchase property/build retention pond in Ashley Oaks area.
 - Conduct an ACOE survey of other flood prone areas to better understand the hydrology of those areas.

3. Community Wildfire Protection

- In areas bordering the **Cherokee National Forest**, local fire departments have expanded **wildland-urban interface (WUI) mitigation strategies**:
 - Prescribed burns
 - Vegetation thinning
 - Public education on defensible space

4. Emergency Services Modernization

- Jefferson County Emergency Management Agency (EMA) has:
 - Improved early warning systems (NOAA radios, CodeRED alerts)
 - Secured funding for **mobile emergency operations center (EOC)** capabilities
 - Enhanced inter-agency coordination with **regional mutual aid agreements**

5. Public Education & Community Outreach

- Local governments and the EMA have increased **hazard preparedness campaigns**, especially for:
 - Tornado safety (after events in 2020 and 2021)
 - Flood evacuation procedures
- Partnered with schools and community groups for:
 - **Preparedness workshops**
 - CERT (Community Emergency Response Team) training

6. Grant Funding & Federal Partnerships

- Jefferson County has applied for or received:
 - FEMA Hazard Mitigation Grant Program (HMGP) funds post-disasters
 - ARPA funds post-COVID, some of which were used for public safety and mitigation investments

7. COVID-19 as a Mitigation Case Study

- Emergency preparedness was tested and adapted during the pandemic.
- Improved **public health coordination**, mass vaccination site planning, and **PPE stockpiling** were integrated into the county's planning.

3.2 Compliance with NFIP

Jefferson County, Jefferson City, Dandridge, Baneberry, White Pine, and New Market all participate in FEMA's National Flood Insurance Program (NFIP). Each participating community enforces a flood damage prevention ordinance that regulates development within the Special Flood Hazard Area (SFHA). Additionally, as members of FEMA's NFIP, each community requires Elevation Certificates on all new buildings and substantial improvements within the SFHA.

Given the flood hazards in the planning area, an emphasis will be placed on continued compliance with the NFIP. Jefferson County adopted minimum Floodplain Management Criteria on 9/2/1977 (Resolution #470097).

Permit Applications Review for SD/SI Buildings Located in Special Flood Hazard Areas

The review of permit applications for structures designated as Substantially Damaged (SD) or Substantially Improved (SI) in special flood hazard areas is conducted with meticulous

attention to building codes. Our review process involves comprehensive assessment of proposed construction to determine compliance with floodplain management criteria. We collaborate closely with relevant stakeholders, such as building officials, engineers, and architects, to ensure accurate interpretation and application of regulatory requirements. Permit applications are evaluated based on their potential impact on flood risk reduction and community resilience, with a focus on promoting sustainable development practices and safeguarding against future flood hazards.

Performing Damage Assessments and Substantial Damage Determinations

The Jefferson County Emergency Management Director, along with trained staff, makes damage assessments and determinations for all jurisdictions after a flooding event. If the scope of the event is beyond their ability or capability, they reach out to state and local partners to include other counties and TEMA District Coordinators.

Officials in NFIP-participating communities are responsible for regulating all development in SFHAs by issuing permits and enforcing local floodplain requirements, including SD, for the repairs of damaged buildings. After an event, they must:

- Determine where the damage occurred within the community and if the damaged structures are in an SFHA.
- Determine what to use for “market value” and cost to repair consistently; uniformly applying regulations will protect against liability and promote equitable administration.
- Determine if repairing plus improving the damaged structure equals or exceeds 50% of the structure’s pre-damage value.
- Require permits for floodplain development.

Following a disaster event, the floodplain manager should act quickly to move forward with the SI/SD process. If it is determined that the cost to repair is 50% or more of the market value, the structure is considered Substantially Damaged and must be brought into compliance with current local floodplain management standards. Rebuilding to current standards decreases peril to life and property and prevents future disaster suffering. If the proposed work to improve a structure will cost 50% or more of the value, the structure is considered to be Substantially Improved and must be brought into compliance with current local floodplain management standards.

Informing Property Owners for SD/SI Permits

Based on the jurisdiction questionnaire responses, we utilize a variety of communication channels to inform property owners about Substantially Damaged (SD) or Substantially Improved (SI) permits. This includes direct mail, sending informational packets or letters directly to affected property owners to notify them of SD/SI permit requirements.

Additionally, we regularly update the jurisdiction's website with relevant information, forms, and guidance on SD/SI permits. Social media platforms are utilized to disseminate information and reminders about SD/SI permits, and collaboration with local newspapers, and public postings in city and county government locations.

Ongoing Involvement and Engagement

Each participating community will take the following steps to meet or exceed the following minimum requirements as set by the NFIP:

- Issuing or denying floodplain development/building permits;
- Inspecting all development to ensure compliance with the local ordinance;
- Maintaining records of floodplain development;
- Assisting in the preparation and revision of floodplain maps;
- Helping residents obtain information on flood hazards, floodplain map data, flood insurance, and proper construction measures.

NFIP Designees	
Jurisdiction	Title of NFIP Designee
Jefferson County (470097)	Stephanie Rustin (Zoning Officer) srustin@jeffersoncountyttn.gov
Jefferson City (475430)	Jeff Houston (jhouston@jeffersoncitytn.gov)
Dandridge (470299)	Terry Reneau (treneau@dandridgetn.gov)
Baneberry (470452)	City Manager
New Market (470385)	Wayne Henkile (cityofnewmarket@yahoo.com)
White Pine (470332)	Codes Enforcement/Secretary

3.3 Prioritization Process

The prioritization process was necessary as most mitigation projects represent a significant investment of financial and personal resources. By evaluating each project’s degree of feasibility and the level of costs versus benefits, Jefferson County could determine which projects should be included based on the available funding and time. The HMPC used the SAFE-T method to prioritize these projects. This approach was adopted from the successful methodology used by other counties in FEMA Region IV. This rating system uses five variables to evaluate each project's overall feasibility and appropriateness.

Project Prioritization Method: SAFE-T			
Variable		Value	Description
S	Societal: The public must support the overall implementation strategy and specified mitigation actions. The projects will be evaluated in terms of community acceptance, social vulnerability and societal benefits	1	Low community acceptance/priority
		2	Moderate community acceptance/priority
		3	High community acceptance/priority
A	Administrative: The projects will be evaluated for anticipated staffing and maintenance requirements to determine if the jurisdiction has the personnel and administrative capabilities necessary to implement the project or whether outside help will be needed.	1	High staffing, outside help needed
		2	Some staffing, no outside help needed
		3	Low staffing, no outside help needed
F	Financial: The projects will be evaluated on their general cost-effectiveness and whether additional outside funding will be required.	1	Somewhat cost-effective
		2	Moderately cost effective
		3	Very cost-effective
E	Environmental: The projects will be evaluated for any immediate or long-term environmental impacts caused by their construction or operation.	1	Many environmental impacts
		2	Some environmental impacts
		3	Few environmental impacts
T	Technical: the projects will be evaluated on their ability to reduce losses in the short term or long term.	1	Short-term fix
		2	Medium-term fix
		3	Long-term fix

SAFE-T Project Prioritization

The identification and analysis process of mitigation alternatives allowed the HMPC to come to a consensus and prioritize recommended mitigation actions. The HMPC discussed the contribution of the effort to save lives or property first and foremost, with additional consideration given to the benefit-cost aspect of a project; however, this was not a quantitative analysis. The team agreed that prioritizing the actions collectively enabled the actions to be ranked in order of relative importance and helped steer the development of additional actions that meet the more essential objectives while eliminating some of the actions which did not garner much support. The cost-effectiveness of any mitigation alternative will be considered in greater detail by performing benefit-cost project analyses when seeking FEMA mitigation grant funding for eligible actions associated with this plan.

3.4 Mitigation Action Plan

The Mitigation Action Plan was developed to present the recommendations developed by the HMPC for how the communities can reduce the risk and vulnerability of people, property, infrastructure, and natural and cultural resources to future disaster losses. Emphasis was placed on both future and existing development. The action plan summarizes who is responsible for implementing each of the prioritized actions and when and how the actions will be implemented. Due to funding availability and other criteria, it should be clarified that the actions included in this mitigation strategy are subject to further review and refinement, alternatives analyses, and reprioritization. In this plan the term “local funding” occurs when the local governments use revenue to fund mitigation projects. In the table below, the column titled Jurisdiction indicates which local government is using its revenue received via taxes, charges, or fees to fund the mitigation project.

This document does not obligate Jefferson County and the incorporated jurisdictions to implement any or all of these projects. Rather, this mitigation strategy represents the community's desire to mitigate the risks and vulnerabilities of identified hazards.

CHAPTER 3: MITIGATION STRATEGY

Jefferson County Mitigation Actions and Projects

Time Frame	Action Description	Responsible Dept.	Location	Current Status			2025 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infrastructure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGF	BRIC	EMA	Local			
2020 Projects															
1-5yrs	Ashley Oaks Catch Basin Project (Flooding)	Jefferson County EMA	Jefferson County			X		X	X	X	X	X	12	1.5M	Existing
1-5yrs	Byrd Springs Drainage Project (Flooding)	JC Highway Dept./Public Works Dept.	Jefferson County			X		X	X	X	X	X	11	950k	Existing
1-5yrs	Lost Creek/Beaver Creek drainage Project (Flooding)	JC Highway Dept.	Jefferson County			X		X	X	X	X	X	11	900k	Existing
1-5yrs	Flooding Mitigation Public Education	Jefferson County EMA	All Jurisdictions			X		X	X	X	X	X	13	150k	Existing
1-5yrs	White Pine School Safe Room (All Hazards)	JC School Board	Jefferson County			X		X	X	X	X	X	10	850k	Existing
1-5yrs	Maury School Safe Room (All Hazards)	JC School Board	Jefferson County			X		X	X	X	X	X	10	800k	Existing
1-5yrs	Generator for Chestnut Hill Ambulance Station (All Hazards)	Jefferson County EMA	Jefferson County			X		X	X	X	X	X	11	450k	Existing
1-5yrs	Generator for Rescue Squad (All Hazards)	Jefferson County EMA	Jefferson County			X		X	X	X	X	X	11	450k	Existing
1-5yrs	All Hazards Public Education Workshop (All Hazards)	Jefferson County EMA	Jefferson County			X		X	X	X	X	X	13	300k	New/Existing
1-5yrs	Firewise Workshop (Wildfires)	JC EMA/JC Fire Dept	All Jurisdictions			X		X	X	X	X	X	13	250k	Existing
1-5yrs	Generators for County, School, and Courthouse Annex (All Hazards)	Jefferson County Commission / EMA	All Jurisdictions			X		X	X	X	X	X	12	900k	Existing
1-5yrs	Treadway Dr. Culverts (Flooding)	Dandridge Public Works	Dandridge			X		X	X	X	X	X	11	650k	Existing
1-5yrs	Generators for LE and Public Works (All Hazards)	Dandridge Public Works /	Dandridge			X		X	X	X	X	X	9	650k	Existing

BRIC and FMA funding programs have been removed as of early 2025.

CHAPTER 3: MITIGATION STRATEGY

		Dandridge Police Chief													
1-5yrs	Nursing Home Buffer Zone (Wildfires)	City Manager	Dandridge			X		X	X	X	X	X	11	600k	Existing
1-5yrs	Buffer Zones for Ruritan Building, Justice Center, Dandridge Elementary, and Parrets Chapel (Wildfires)	Dandridge FD / EMA	Dandridge			X		X	X	X	X	X	11	800k	Existing
1-5yrs	Generators for Community Center, Public Works (All Hazards)	Jefferson City Public Works	Jefferson			X		X	X	X	X	X	12	850k	Existing
1-5yrs	Community Center Safe Room (All Hazards)	Jefferson City Rec Dept.	Jefferson			X		X	X	X	X	X	12	950k	Existing
1-5yrs	Buffer Zone for Public Works Building (Wildfires)	Jefferson Public Works	Jefferson			X		X	X	X	X	X	11	450k	Existing
2025 New Projects															
6 Mths	Generator Installation at Dandridge VFD, Police Dept, Water Plant, and Public Works (All Hazards)	Dandridge VFD, PD, Utilities	Dandridge			X			X	X	X	X	14	900k	New
1yr	Weather Radios for at-risk Communities (All Hazards)	Jefferson County EMA	Jefferson County			X			X	X	X	X	15	50k	New
1-5yrs	Warning Sirens for all hazards (Tornadoes)	Jefferson County EMA	Jefferson County			X			X	X	X	X	13	500k	New
1-5yrs	Reinforce potential flooding at Mt Horeb School (Flooding)	Jefferson School Board	Jefferson County			X			X	X	X	X	13	500k	New
1yr	Reverse notification system capability for County (All Hazards)	Jefferson County EMA	Jefferson County			X			X	X	X	X	14	250k	New
1yr	Stormwater System Maintenance Project (Flooding)	Baneberry Utilities	Baneberry			X			X	X	X	X	12	700k	New
1yr	Engineering Study on Sinkholes/Updated Flood Map (Geological, Earthquake, Dams, Flooding)	Jefferson County Public Works, EMA	All Jurisdictions			X			X	X	X	X	13	250k	New
1yr	Backup generator for Public Works Bldg (All Hazards)	Jefferson City Public Works	Jefferson City			X			X	X	X	X	14	50k	New
1yr	Backup generator Community Center Bldg (All Hazards)	Parks & Rec	Jefferson City			X			X	X	X	X	14	50k	New

Chapter 4. Implementation, Integration, and Maintenance

This section provides an overview of the overall plan implementation, integration and maintenance strategy and outlines the method and schedule for monitoring, evaluating, and updating the plan. This section also discusses incorporating the plan into existing planning mechanisms and how to address continued public involvement.

4.1 Plan Adoption, Implementation, Monitoring, and Evaluation

4.1.1 Plan Adoption

The purpose of formally adopting this plan is to secure buy-in, raise awareness of the plan, and formalize the plan’s implementation. This plan will be adopted by the appropriate governing body for each participating community. Copies of the executed resolutions are shown below.

Note to Reviewer: Executed resolutions will be inserted when they become available.

4.1.2 Implementation

Implementation and maintenance of the plan is critical to the overall success of hazard mitigation planning. This section provides an overview of the overall strategy for plan implementation and maintenance.

Mitigation is most successful when it is incorporated into the day-to-day functions and priorities of the government. Implementation will be accomplished by adhering to the schedules identified for each action and through constant, pervasive, and energetic efforts to network and highlight the multi-objective benefits to each program and the community. This effort is achieved through the routine actions of monitoring agendas, attending meetings, and promoting a safe, sustainable community. Additional mitigation strategies could include consistent and ongoing enforcement of existing policies and vigilant review of programs for coordination and multi-objective opportunities.

Simultaneous to these efforts, it is important to maintain constant monitoring of funding opportunities that can be leveraged to implement some of the more costly actions. This will include creating and maintaining a list of ideas on how to meet local match or participation requirements. When funding does become available, the communities will be able to capitalize on the opportunity due to the diligence of the HMPC. Funding opportunities to be monitored include special pre- and post-disaster funds, state and federal funds, benefit assessments, and other grant programs, including those that can serve or support multi-objective applications.

Elected officials, officials appointed to head community departments and community staff are charged with the implementation of various activities in the plan. Recommendations will be made to modify timeframes for the completion of activities, funding resources, and responsible entities. On an annual basis, the priority standing of various activities may also be changed. Some activities that are found unachievable may be removed from the plan

entirely, and activities addressing problems unforeseen during plan development may be added.

4.2 Integration into Local Planning Mechanism

A vital implementation mechanism that is highly effective and low-cost is the incorporation of the Hazard Mitigation Plan recommendations and their underlying principles into other plans and tools. All plan participants will use existing methods and programs to implement hazard mitigation actions where possible. As previously stated, mitigation is most successful when it is incorporated into government and public service's day-to-day functions and priorities. This plan builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through these other program mechanisms. These existing mechanisms include:

- Regularity Capabilities
- Administrative Capabilities
- Fiscal Capabilities

For further information regarding the different capabilities refer to Chapter 3 – Mitigation Strategy.

Implementation and incorporation into existing planning mechanisms will be conducted by respective planning authorities and will be done through the routine actions of:

- Monitoring other planning/program agendas;
- Attending other planning/program meetings;
- Participating in other planning processes; and
- Monitoring community budget meetings for other community program opportunities.

The successful implementation of this mitigation strategy will require constant and vigilant review of existing plans and programs for coordination and multi-objective opportunities that promote a safe, sustainable community. Efforts should continuously be made to monitor the progress of mitigation actions implemented through other planning mechanisms. Where appropriate, priority actions should be incorporated into Hazard Mitigation Plan updates.

4.3 Monitoring, Evaluating, Updating

For the Hazard Mitigation Plan update review process, the Jefferson County Emergency Management Agency Director will be responsible for facilitating, coordinating, and scheduling reviews and maintenance of the plan. The review of the Hazard Mitigation Plan will be conducted as follows:

- The Jefferson County Emergency Management Agency will be responsible for leading the meeting to review the plan.
- Notices will be emailed to the members of the HMPC, federal, state, and local agencies, non-profit groups, local planning agencies, and representatives of

business interests, neighboring communities, and others advising them of the date, time, and place for the review.

- Local City officials will be notified by email or phone call.
- Before the review, department heads and others tasked with implementing various projects/actions will be queried concerning progress in their area of responsibility and asked to present a report at the review meeting.
- A copy of the current plan will be available for public comment.
- After the review meeting, a status report will be developed outlining the implementation of projects over the past year.

Criteria for Annual Reviews

The criteria recommended for annual reviews will include the following:

- Community growth or change in the past year to include residential, commercial, and industrial growth trends.
- The number of substantially damaged or improved structures by flood zone and review of jurisdictional NFIP membership.
- Renovations to public infrastructure, including water, sewer, drainage, roads, bridges, gas lines, and buildings.
- Natural hazard occurrences that required activation of the Emergency Operations Center (EOC) and whether the event resulted in a presidential disaster declaration.
- Natural hazard occurrences that were not of a magnitude to warrant activation of the EOC or a federal disaster declaration but were severe enough to cause damage in the community or closure of businesses, schools, or public services.
- The dates of hazardous events, narratives, and documented damages.
- Closures of places of employment or schools and the number of days closed.
- Road or bridge closures due to the hazard and the length of time closed.
- Assessment of the number of private and public buildings damaged and whether the damage was minor, substantial, major, or if buildings were destroyed. The assessment will include residences, mobile homes, commercial structures, industrial structures, and public buildings, such as schools and public safety buildings.
- Review of any changes in federal, state, and local policies to determine the impact of these policies on the community and how and if the policy changes can or should be incorporated into the Hazard Mitigation Plan.
- Review of the implementation status of projects/actions (mitigation strategies). The reason for delay will be discussed for any projects that are behind schedule or not yet started.

4.3.1 Continued Public Involvement

Continued public involvement is imperative to the overall success of the plan's implementation. The update process provides an opportunity to solicit participation from new and existing stakeholders, publicize mitigation success stories, and seek additional public comment. The plan maintenance and update process will include continued public

and stakeholder involvement and input through attendance at designated committee meetings, web postings, press releases to local media, and public hearings.

Public Involvement Process for Annual Reviews

The public will be notified via the Jefferson County website or any other form of a publicized social platform (i.e., local newspaper, Facebook, Twitter) well in advance of any public meetings or comment periods.

Public Involvement for Five-year Update

When the HMPC reconvenes for the five-year update, they will coordinate with all stakeholders participating in the planning process—including those that joined the committee since the planning process began—to update and revise the plan. In reconvening, the HMPC will develop a plan for public involvement and will be responsible for disseminating information through various media channels detailing the plan update process. As part of this effort, public meetings will be held, and public comments will be solicited on the plan update draft.



Parks & Recreation Department
AGENDA ITEM REPORT

TO: City Council
FROM: Kevin Bolden
DATE: 9-16-2025
SUBJECT: GameTime Playground Grant

BACKGROUND:

- Installing a new playground for Roy Harmon Park using the GameTime playground grant.
- This project will provide our community with a high-quality playground, allowing families to enjoy recreational opportunities here in Jefferson City rather than having to travel elsewhere.

FISCAL IMPACT:

- This is not included in the 2025-2026 budget. A budget amendment will be needed for this purchase.
- The cost for the completion of this project is \$300,000.00. \$149,953.43 of that will come from the city, and the other half will be from the grant received.

REQUEST/RECOMMENDATION:

I am requesting the council's approval to proceed with this project now so that we can take advantage of the grant opportunity and ultimately save money in the long run.

ATTACHMENTS:

Proposal for
City of Jefferson City

Prepared by



08/26/2025
PROJECT: 176822
Roy Harmon Park



800-438-2780 | cunninghamrec.com

Hello!

We are excited for the opportunity to work with you on your upcoming exciting new playground project! For almost 60 years, Cunningham Recreation has designed and built thousands of playgrounds for children of all ages and all abilities. We partner with municipalities, schools, architects and youth organizations to plan, design and build their vision from the ground-up.

Cunningham Recreation is the exclusive representative for GameTime park and playground equipment in North Carolina, South Carolina, Virginia, West Virginia, Arkansas, Kansas, Missouri, Illinois, Oklahoma, Texas, Tennessee, Iowa, Nebraska, North Dakota, South Dakota, Delaware, Maryland, and DC.

The following pages will provide greater detail about our proposal(s), more information on Cunningham Recreation and GameTime and how we can meet the goals of your project.

Please reach out with any questions or additional details. I look forward to working with you.

Sincerely,



Maggie Webb
Sales Associate
423-762-2843
maggie@cunninghamrec.com





Since 1929, GameTime has been a pioneer in the commercial playground equipment industry. GameTime has continued to bring meaningful research around the importance of play to the design, engineering, manufacture, and delivery of play equipment. GameTime Play Equipment's work has elevated industry standards on safety, physical and mental development, inclusion, and intergenerational interaction.

GameTime play systems, site furnishings and amenities are constructed from the highest quality materials and are backed by the industry's best warranty and customer service. Equipment is manufactured to meet current ASTM, CPSC and ADA guidelines for playground safety and accessibility.

For almost 60 years, Cunningham Recreation has been providing commercial park and playground equipment from design to construction. We are proud to serve as GameTime Play Equipment's exclusive representative in North Carolina, South Carolina, Virginia, West Virginia, Arkansas, Kansas, Missouri, Illinois, Oklahoma, Tennessee, Texas, Iowa, Nebraska, North Dakota, South Dakota, Delaware, Maryland, and DC.

Cunningham Recreation has adequate coverage in each territory to ensure our customers receive professional assistance and excellent customer service.

Range of Installation and Services

GameTime holds an ISO 9001 certification, which validates our high-quality manufacturing standards and our commitment to excellence in the design, production, installation, inspection and testing of our products. Our ISO 14001 certification supports our dedication to environmental sustainability and our commitment to eliminating waste, implementing recycling practices in our manufacturing facility, and offering recycled and recyclable products to our customers.

Cunningham Recreation specializes in complete park and playground solutions. We offer a full range of commercial park and play equipment for children of all ages and all abilities, and we have completed thousands of installations.

Cunningham Recreation offers a variety of resources and design approaches for planning and maintaining parks and playgrounds.



Both Cunningham Recreation and GameTime are considered leaders in the playground industry. Why not partner with a leader? Our research, design principles, innovative products and available resources are at your disposal.



SIGNATURE PROJECTS


Goodlettsville Elementary School – Metro Nashville Public Schools, Tennessee

This project utilizes our PrimeTime line of equipment to provide maximum play value at an affordable cost. This playground includes multiple slides and climbers along with balancing activities and swings to provide fun, developmentally appropriate play activities for children of all abilities.

Total Cost: \$100,000

Beech Street – Clarksville, Tennessee

Beech Street Park is an inclusive play space that was designed to offer a wide range of play experiences. The turf surfaced park consist of swings, a net feature, and a main structure that includes ramps, panels, and slides. The goal was to design a park that provides fair, comfortable, active, and safe play experience for all children.

Total Cost: \$230,000


BlueCross Healthy Place at Barfield Crescent Park – Murfreesboro, Tennessee

The BlueCross Healthy Place at Barfield Crescent Park is a space that provides opportunity for communities to get to know one another and enjoy healthy activity. This space encourages multi-generational play experiences and includes poured in place surfacing, an inclusive playground and adult fitness equipment.

Total Cost: \$750,000



Roy Harmon Park Jefferson City, Tennessee

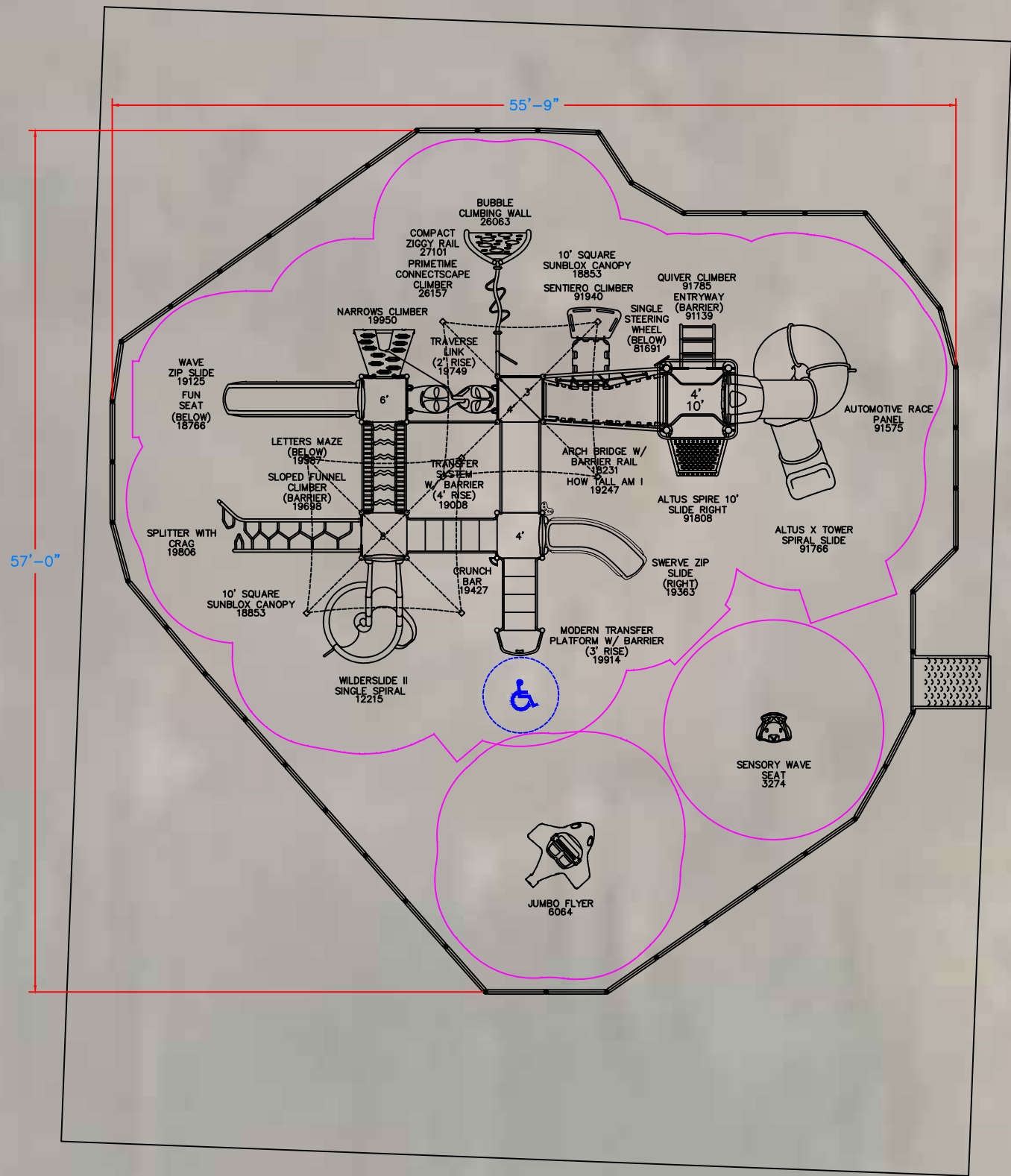
Design • Build • PLAY!



Rear View

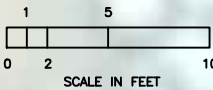


Color palette:
Bloom Bay



CURBING	
TYPE	PLSTC
LN FT	180
HT	8"

SURFACING	
TYPE	LSR
SQ FT	2,308
DEPTH	6"



Section 5, Item f.



IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z614

Minimum Area Required:

55'-9" x 57'-0"

This play equipment is recommended for children ages 5-12

DRAWING NO: 176822-01-02

DRAWN BY: KA/TCV

DATE: 08/22/2025

PROJECT TITLE:

City of Jefferson City
Roy Harmon Park
Jefferson City, TN

REPRESENTATIVE:

Cunningham Recreation

SHEET NO:

155

Equipment



GameTime c/o Cunningham Recreation
 PO Box 240981
 Charlotte, NC 28224
 800.438.2780
 704.525.7356 FAX

Section 5, Item f.

Roy Harmon Park - Equipment - Grant CWO (REV)

City of Jefferson City
 Attn: Kevin Bolden
 4G84+J6
 Jefferson City, TN
 United States
 kbolden@jeffersoncitytn.gov

Ship to Zip 37760

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - Powerscape Modular Structure for ages 5-12 (per drawing) [Basic: _____] [Accent: _____] [Deck:Pvc: _____] [Tube: _____] [Fabric1: _____] [RotoPlastic: _____] [2ColorHDPE: _____] [Arch: _____] [HDPE: _____] [Accent2: _____]	\$138,373.78	\$138,373.78
		(2) 12023 -- 3 1/2" Uprt Ass'Y Alum 8'		
		(2) 12025 -- 3 1/2" Uprt Ass'Y Alum 10'		
		(2) 12026 -- 3 1/2" Uprt Ass'Y Alum 11'		
		(4) 12027 -- 3 1/2" Uprt Ass'Y Alum 12'		
		(1) 12215 -- Crunch Bar Prime Time		
		(3) 18200 -- 36" Sq Punched Deck P/T 1.3125		
		(1) 18231 -- Arch Bridge W/Barrier		
		(1) 18766 -- Fun Seat 36"		
		(2) 18853 -- 10' Sunblox Square Canopy		
		(1) 19008 -- Transfer System W/Barrier (4')		
		(1) 19125 -- Wave Zip Slide (6')		
		(1) 19247 -- How Tall Am I		
		(1) 19363 -- 3'-6"/4'-0" Zip Swerve Slide Right		
		(1) 19427 -- Single Spiral		
		(1) 19587 -- Letters Maze Below Deck		
		(1) 19648 -- 12" Stepped Deck		
		(1) 19698 -- Sloped Funnel Climber Barrier (Dbl)		
		(1) 19749 -- Traverse Climber Link (2' rise)		
		(1) 19806 -- Splitter 8'		
		(1) 19914 -- Modern Transfer w/Barrier 3' Rise		
		(1) 19950 -- Narrows Climber (5'-7')		
		(1) 26063 -- Bubble Climbing Wall Attachment		
		(2) 26094 -- Triangular Shroud		
		(1) 26157 -- 3'-0" Connectscape Climber		
		(1) 27101 -- Compact Ziggy Rail		



GameTime c/o Cunningham Recreation
 PO Box 240981
 Charlotte, NC 28224
 800.438.2780
 704.525.7356 FAX

Section 5, Item f.

Roy Harmon Park - Equipment - Grant CWO (REV)

Quantity	Part #	Description	Unit Price	Amount
		(1) 81691 -- Single Steering Wheel		
		(1) 91139 -- Entryway - Barrier		
		(1) 91575 -- Automotive Race Panel		
		(1) 91766 -- Altus X Tower Spiral Slide		
		(1) 91785 -- 4' Quiver Climber		
		(1) 91808 -- Altus Spire 10' - Slide Right		
		(1) 91940 -- Sentiero Climber		
		(4) G12026 -- 3 1/2" Uppt Ass'Y Galv 11'		
		(4) G12077 -- 3 1/2" Uppt Ass'Y Galv 15'		
		(4) G90273 -- 15' Upright, Galv		
1	3274	GameTime - Sensory Wave Seat Bloom Bay - [Accent: (SG) Spring Green] [Basic: (BH) Champagne] [Roto Plastic: (SB) Sky Blue]	\$2,753.00	\$2,753.00
1	6064	GameTime - Jumbo Flyer Bloom Bay - [Roto Plastic: (SB) Sky Blue]	\$1,518.00	\$1,518.00
1	4854	GameTime - Accessible Playcurb	\$597.00	\$597.00
44	4850	GameTime - 8" Playcurb Pkg	\$87.94	\$3,869.36
1	178749	GameTime - Owner's Kit	\$92.08	\$92.08
1	2025 GT- Grant	MISC - 2025 GameTime Community Champions Grant- Grant Rules and Limitations: To qualify for up to 100% matching grant, list price of the qualifying playground system must exceed \$75,000, and payment in full must accompany your order. For play systems with a list price of less than \$75,000 and greater than \$25,000 with payment in full, GameTime playground grants are available with matching funds up to 80%. For play systems that exceed \$25,000, and purchased with credit terms, matching funds are available up to 65%. Matching funds are subject to rounding rules and may vary based on qualified purchase. No other offer, discount, or special programs can be used with this grant program. This special matching fund offer applies to PowerScape®, PrimeTime®, Xscape®, and Modern City® systems only. Up to 50% matching funds for select outdoor fitness equipment, including THRIVE®, Challenge Course, KidCourse, and The Stadium®. VistaRope®, freestanding net structures, TuffForms, Landmark Design, GTSymphony freestanding, other freestanding play products, and Play On! non-system events are not eligible for funding. All applications must be received and validated by the project administrator by October 17, 2025. GameTime reserves the right to decline any application for a GameTime grant. GameTime will accept grant orders until October 24, 2025, or until all eligible funds are disbursed, whichever comes first. Customers must be able to receive order by December 31, 2025, subject to transportation availability. GameTime reserves the right to terminate this offer at any time without notice. GameTime playground grants can only be applied to additional GameTime purchases and only in conjunction with the original purchase. Standard policies and warranties as listed in the 2025 GameTime Playground Design Guide apply. Freight and applicable sales tax are extra and not included. Other terms and restrictions may apply. Contact your local GameTime representative for complete details.		
Contract: OMNIA #2017001134			Sub Total	\$147,203.22
			Grant	(\$70,433.07)
			Material Surcharge	\$4,440.96
			Freight	\$1,200.00
			Total	\$82,411.11



GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

Section 5, Item f.

Roy Harmon Park - Equipment - Grant CWO (REV)

Comments

* **MATERIALS ONLY:** Quotation does not include any site work, off-loading, storage, safety surfacing, or installation.

* **Check payment required at time of order per grant terms.**

* **Taxes, if applicable, will be applied at the time of invoice. Please provide a copy of your tax exempt certificate to avoid the addition of taxes.**

GAMETIME - TERMS & CONDITIONS:

- **PRICING:** Due to fluctuating economic conditions, pricing is valid for 30 days and is subject to change. Please request updated pricing if your quote is older than 30 days before making a purchase.
- **TERMS OF SALE:** For equipment & material purchases, Net 30 days from date of invoice for governmental agencies and those with approved credit. All others, full payment for equipment, taxes and freight up front. Balance for services & materials due upon completion or as otherwise negotiated upon credit application review. Pre-payment may be required for equipment orders totaling less than \$5,000. Payment by VISA, MasterCard, or AMEX is accepted (**If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.**). Checks should be made payable to Playcore Wisconsin, Inc. dba GameTime unless otherwise directed. **Any order exceeding \$300,000 will require progress payments during the course of completion.**
- **CREDIT APPLICATION:** Required for all non-governmental agencies and those entities who have not purchased from GameTime within the previous twelve calendar months.
- **FINANCE CHARGE:** A 1.5% monthly finance charge (or maximum permitted by law) will be added to all invoices over 30 days past due.
- **CASH WITH ORDER DISCOUNT:** Orders for GameTime equipment paid in full at time of order via check or electronic funds transfer (EFT) are eligible for a 3% cash-with-order (CWO) discount. Consult local sales representative for CWO terms.
- **ORDERS:** All orders shall be in writing by purchase order, signed quotation or similar documentation. Purchase orders must be made out to Playcore Wisconsin, Inc. dba GameTime.
- **FREIGHT CHARGES:** Shipments shall be F.O.B. destination. Freight charges prepaid and added separately.
- **SHIPMENT:** **Standard Lead time is 6-8 weeks (some items may take longer)** after receipt and acceptance of purchase order, credit application, color selections and approved drawings or submittals.
- **PACKAGING:** All goods shall be packaged in accordance with acceptable commercial practices and marked to preclude confusion during unloading and handling.
- **RECEIPT OF GOODS:** Customer shall coordinate, receive, unload, inspect and provide written acceptance of shipment. Any damage to packaging or equipment must be noted when signing delivery ticket. If damages are noted, receiver must submit a claim to Cunningham Recreation within 15 Days. Receiver is also responsible for taking inventory of the shipment and reporting any concealed damage or discrepancy in quantities received within 60 days of receipt.
- **RETURNS:** Returns are only available on shipments delivered within the last 60 days. A 25% (min.) restocking fee will be deducted from any credit due. Customer is responsible for all packaging & shipping charges. Credit is based on condition of items upon return. All returns must be in unused and merchantable condition. GameTime reserves the right to deduct costs associated with restoring returned goods to merchantable condition. Uprights & custom products cannot be returned.
- **TAXES:** Sales tax is shown as a separate line item when included. A copy of your tax exemption certificate must be submitted at time of order or taxes will be added to your invoice.

SUPPLY ONLY:

- All items are quoted supply only.
- Installation services are not included.
- Customer is responsible for coordinating delivery, receipt, unloading, and inventory equipment.
- Missing or damaged equipment must be reported within 60 days of delivery.



GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

Section 5, Item f.

Roy Harmon Park - Equipment - Grant CWO (REV)

ACCEPTANCE OF QUOTATION:

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

Accepted By (printed): _____ Title: _____

Telephone: _____ Fax: _____

P.O. Number: _____ Date: _____

Purchase Amount: **\$82,411.11**

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

Salesperson's Signature

Customer Signature

BILLING INFORMATION:

Bill to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

SHIPPING INFORMATION:

Ship to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

Surfacing



GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

Section 5, Item f.

Roy Harmon Park - Shredded Rubber - Grant CWO (REV)

City of Jefferson City
Attn: Kevin Bolden
4G84+J6
Jefferson City, TN
United States
kbolden@jeffersoncitytn.gov

Ship to Zip 37760

Quantity	Part #	Description	Unit Price	Amount
16	SHREDDED	GT-Impax - Shredded Rubber Safety Surfacing- • Area: 2,308 sq ft • Thickness: 6" • Color: Any standard color • Super Sacks: 16 *Loose shredded rubber surfacing will be delivered in super sacks, each weighing 2,000 lbs. Machinery will be required for offloading.	\$641.02	\$10,256.32
Contract: OMNIA #2017001134			Sub Total	\$10,256.32
			Freight	\$1,480.00
			Total	\$11,736.32

Comments

* **MATERIALS ONLY:** Quotation does not include any site work, off-loading, storage, safety surfacing, or installation.

* **Taxes,** if applicable, will be applied at the time of invoice. Please provide a copy of your tax exempt certificate to avoid the addition of taxes.



GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

Section 5, Item f.

Roy Harmon Park - Shredded Rubber - Grant CWO (REV)

GAMETIME - TERMS & CONDITIONS:

- **PRICING:** Due to fluctuating economic conditions, pricing is valid for 30 days and is subject to change. Please request updated pricing if your quote is older than 30 days before making a purchase.
- **TERMS OF SALE:** For equipment & material purchases, Net 30 days from date of invoice for governmental agencies and those with approved credit. All others, full payment for equipment, taxes and freight up front. Balance for services & materials due upon completion or as otherwise negotiated upon credit application review. Pre-payment may be required for equipment orders totaling less than \$5,000. Payment by VISA, MasterCard, or AMEX is accepted (**If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.**). Checks should be made payable to Playcore Wisconsin, Inc. dba GameTime unless otherwise directed. **Any order exceeding \$300,000 will require progress payments during the course of completion.**
- **CREDIT APPLICATION:** Required for all non-governmental agencies and those entities who have not purchased from GameTime within the previous twelve calendar months.
- **FINANCE CHARGE:** A 1.5% monthly finance charge (or maximum permitted by law) will be added to all invoices over 30 days past due.
- **CASH WITH ORDER DISCOUNT:** Orders for GameTime equipment paid in full at time of order via check or electronic funds transfer (EFT) are eligible for a 3% cash-with-order (CWO) discount. Consult local sales representative for CWO terms.
- **ORDERS:** All orders shall be in writing by purchase order, signed quotation or similar documentation. Purchase orders must be made out to Playcore Wisconsin, Inc. dba GameTime.
- **FREIGHT CHARGES:** Shipments shall be F.O.B. destination. Freight charges prepaid and added separately.
- **SHIPMENT:** **Standard Lead time is 6-8 weeks (some items may take longer)** after receipt and acceptance of purchase order, credit application, color selections and approved drawings or submittals.
- **PACKAGING:** All goods shall be packaged in accordance with acceptable commercial practices and marked to preclude confusion during unloading and handling.
- **RECEIPT OF GOODS:** Customer shall coordinate, receive, unload, inspect and provide written acceptance of shipment. Any damage to packaging or equipment must be noted when signing delivery ticket. If damages are noted, receiver must submit a claim to Cunningham Recreation within 15 Days. Receiver is also responsible for taking inventory of the shipment and reporting any concealed damage or discrepancy in quantities received within 60 days of receipt.
- **RETURNS:** Returns are only available on shipments delivered within the last 60 days. A 25% (min.) restocking fee will be deducted from any credit due. Customer is responsible for all packaging & shipping charges. Credit is based on condition of items upon return. All returns must be in unused and merchantable condition. GameTime reserves the right to deduct costs associated with restoring returned goods to merchantable condition. Uprights & custom products cannot be returned.
- **TAXES:** Sales tax is shown as a separate line item when included. A copy of your tax exemption certificate must be submitted at time of order or taxes will be added to your invoice.

SUPPLY ONLY:

- All items are quoted supply only.
- Installation services are not included.
- Customer is responsible for coordinating delivery, receipt, unloading, and inventory equipment.
- Missing or damaged equipment must be reported within 60 days of delivery.



GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

Section 5, Item f.

Roy Harmon Park - Shredded Rubber - Grant CWO (REV)

ACCEPTANCE OF QUOTATION:

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

Accepted By (printed): _____ Title: _____

Telephone: _____ Fax: _____

P.O. Number: _____ Date: _____

Purchase Amount: **\$11,736.32**

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

Salesperson's Signature

Customer Signature

BILLING INFORMATION:

Bill to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

SHIPPING INFORMATION:

Ship to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

Installation



GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

Section 5, Item f.

Roy Harmon Park - Install - Grant CWO

City of Jefferson City
Attn: Kevin Bolden
4G84+J6
Jefferson City, TN
United States
kbolden@jeffersoncitytn.gov

Ship to Zip 37760

Quantity	Part #	Description	Unit Price	Amount
1	INSTALL	MISC - Installation of Equipment on Quote 176822-01-02- * Includes installation of surfacing on quote 176822-02-02	\$55,806.00	\$55,806.00
Contract: OMNIA #2017001134			Sub Total	\$55,806.00
			Total	\$55,806.00

Comments

* Site must be clear, level, free of obstructions, and accessible. Site should permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional costs.

GAMETIME - TERMS & CONDITIONS:

- **PRICING:** Due to fluctuating economic conditions, pricing is valid for 30 days and is subject to change. Please request updated pricing if your quote is older than 30 days before making a purchase.
- **TERMS OF SALE:** For equipment & material purchases, Net 30 days from date of invoice for governmental agencies and those with approved credit. All others, full payment for equipment, taxes and freight up front. Balance for services & materials due upon completion or as otherwise negotiated upon credit application review. Pre-payment may be required for equipment orders totaling less than \$5,000. Payment by VISA, MasterCard, or AMEX is accepted (**If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.**). Checks should be made payable to Playcore Wisconsin, Inc. dba GameTime unless otherwise directed. **Any order exceeding \$300,000 will require progress payments during the course of completion.**
- **CREDIT APPLICATION:** Required for all non-governmental agencies and those entities who have not purchased from GameTime within the previous twelve calendar months.
- **FINANCE CHARGE:** A 1.5% monthly finance charge (or maximum permitted by law) will be added to all invoices over 30 days past due.
- **CASH WITH ORDER DISCOUNT:** Orders for GameTime equipment paid in full at time of order via check or electronic funds transfer (EFT) are eligible for a 3% cash-with-order (CWO) discount. Consult local sales representative for CWO terms.
- **ORDERS:** All orders shall be in writing by purchase order, signed quotation or similar documentation. Purchase orders must be made out to Playcore Wisconsin, Inc. dba GameTime.
- **FREIGHT CHARGES:** Shipments shall be F.O.B. destination. Freight charges prepaid and added separately.
- **SHIPMENT: Standard Lead time is 6-8 weeks (some items may take longer)** after receipt and acceptance of purchase order, credit application, color selections and approved drawings or submittals.
- **PACKAGING:** All goods shall be packaged in accordance with acceptable commercial practices and marked to preclude confusion during unloading and handling.
- **RECEIPT OF GOODS:** Customer shall coordinate, receive, unload, inspect and provide written acceptance of shipment. Any damage to packaging or equipment must be noted when signing delivery ticket. If damages are noted, receiver must submit a claim to Cunningham Recreation within 15 Days. Receiver is also responsible for taking inventory of the shipment and reporting any concealed damage or discrepancy in quantities received within 60 days of receipt.
- **RETURNS:** Returns are only available on shipments delivered within the last 60 days. A 25% (min.) restocking fee will be deducted from any credit due. Customer is responsible for all packaging & shipping charges. Credit is based on condition of items upon return. All returns must be in unused and merchantable condition. GameTime reserves the right to deduct costs associated with restoring returned goods to merchantable condition. Uprights & custom products cannot be returned.
- **TAXES:** Sales tax is shown as a separate line item when included. A copy of your tax exemption certificate must be submitted at time of order or taxes will be added to your invoice.



GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

Section 5, Item f.

Roy Harmon Park - Install - Grant CWO

INSTALLATION CONDITIONS:

- **ACCESS:** The site must be clear, level, and provide unrestricted access for trucks and machinery. Any site that is inaccessible may incur additional charges.
- **STORAGE:** The customer is responsible for providing a secure area for off-loading and storing equipment during installation. Once equipment is delivered to the site, the owner assumes responsibility for any theft or vandalism unless alternative arrangements are made and documented in the quotation.
- **FOOTER EXCAVATION:** Installation pricing is based on footer excavation through earth/soil only, prior to the installation of drains, subbase, or surfacing. The customer is responsible for any unforeseen conditions such as buried utilities (public or private), tree stumps, rocks, or any other concealed materials or conditions that may result in additional labor or material costs.
- **UTILITIES:** The installer will contact 811 to locate all public utilities before layout and excavation of footer holes. The owner is responsible for identifying any private utilities. Cunningham Recreation and the installer are not liable for any damage to unmarked private utilities.
- **ADDITIONAL COSTS:** Pricing is based on a single mobilization for installation unless otherwise stated. The price includes only the items specified in this quotation. Additional site work or specialized equipment needs may result in price adjustments.
- **SITE CONDITIONS:** The site must have a slope of less than 1.5%. Any excavation or grading required to achieve an acceptable slope is the responsibility of others unless otherwise noted. All demolition and site preparation must be completed before the installation crew is mobilized.
- **GENERAL INSTALLATION NOTES:** Installation will be performed according to the manufacturer's specifications by a GameTime-certified installer. A one-year warranty on all labor is provided from the date of completion. Product warranty and service claims may not include labor.

ACCEPTANCE OF QUOTATION:

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

Accepted By (printed): _____ Title: _____

Telephone: _____ Fax: _____

P.O. Number: _____ Date: _____

Purchase Amount: **\$55,806.00**

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

Salesperson's Signature

Customer Signature



GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

Section 5, Item f.

Roy Harmon Park - Install - Grant CWO

BILLING INFORMATION:

Bill to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

SHIPPING INFORMATION:

Ship to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

Material Color Options

Section 5, Item f.

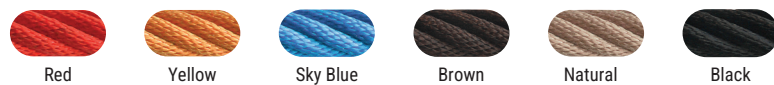
Metal Uprights and Accents



HDPE Panels



VistaRope® Standard

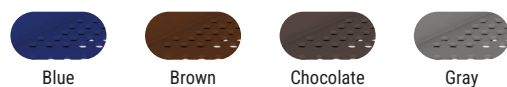


VistaRope® Custom



*Colors for VistaRope products only. All standard GameTime ropes are black.

Decks



Rotomold Plastic



Shade Fabric



Site Recycled Lumber



Special Rock





OFFICE OF THE CITY MANAGER AGENDA ITEM REPORT

TO: Honorable City Council

FROM: James A. Gallup, City Manager
Kevin Bolden, Parks & Recreation Director

DATE: September 12, 2025

SUBJECT: Recommendation for award for RFB 26-02: Removal and installation of Sand Filtration Pump and Plumbing System

BACKGROUND:

- On September 11, 2025 at 1PM, bids were opened for the removal and installation of the Jefferson City Community Center's sand filtration pump and plumbing system.
- Three vendor submitted for this project and are recorded on the attached bid tabulation.
- The low bidder for this project is **Walden Chemical (Blue Water) for \$77,700.**

FISCAL IMPACT:

- The City budgeted \$85,000 towards this project.
- If awarded, this project would be under budget by \$7,300.

REQUEST/RECOMMENDATION:

- Staff recommends awarding to **Walden Chemical (Blue Water) for \$77,700.**

ATTACHMENTS:

- Bid Tab 26-02



OFFICE OF THE CITY MANAGER AGENDA ITEM REPORT

TO: Honorable City Council

FROM: James A. Gallup, City Manager
Kevin Bolden, Parks & Recreation Director

DATE: September 12, 2025

SUBJECT: Recommendation for award for RFB 26-03: Removal and installation of Dectron Unit Replacement

BACKGROUND:

- On September 11, 2025 at 2PM, bids were opened for the removal and installation of the Jefferson City Community Center's Dectron Unit for the indoor pool.
- Only one vendor submitted for this project and is recorded on the attached bid tabulation.
- The lone bid for this project from **Perfection Group** is **\$382,087**.

FISCAL IMPACT:

- The City budgeted \$350,000 towards this project.
- If awarded, this project would be over budget by \$32,087 and would require a budget amendment.

REQUEST/RECOMMENDATION:

- Staff recommends awarding to **Perfection Group** for **\$382,087**.

ATTACHMENTS:

- Bid Tab 26-03

