

KINGSTON CITY COUNCIL PUBLIC HEARING
TUESDAY, JUNE 14, 2022 – 5:30 P.M.
KINGSTON CITY HALL

The Kingston City Council held two Public Hearings on Tuesday, June 14, 2022 at 5:30 p.m. Mayor Neal called the Hearing to Order. City Council Members present include Council Member Tony Brown, Council Member Randy Childs (5:35PM), Council Member Jeff Griffis (5:57PM), Vice-Mayor Becky Humphreys (5:34PM), Council Member Tara Stockton (5:55PM), Council Member Stephanie Wright. Staff present: City Manager David Bolling, City Clerk Kelly Jackson and City Attorney Jack McPherson. Others present include Scott Kellman, Nancy Hamilton and BBB Communications staff Dudley Evans (5:50pm)

The hearing was for the purpose of:

Consideration of Resolution 22-06-14-01, a resolution of the City Council of the City of Kingston, Tennessee approving, solely for the purposes of section 147(f) of the Internal Revenue Service Code of 1986, as amended, the issuance by the Colorado Health Facilities Authority of its senior living revenue bonds (American Eagle Portfolio Project), series 2022, for the purpose of financing the senior living facilities herein described, one of which is located in the City, and providing an effective date.

Consideration of Ordinance 22-06-07-01, an ordinance of the City of Kingston, Tennessee adopting the annual general fund budget and setting the property tax rate for the fiscal year beginning July 1, 2022 and ending June 30, 2023.

Consideration of Ordinance 22-06-07-02, an ordinance of the City of Kingston, Tennessee adopting the annual water/sewer fund operating budget and setting the rates and fees for the fiscal year beginning July 1, 2022 and ending June 30, 2023.

Mayor Neal made two announcements inquiring if anyone wished to address Council regarding the above-listed Resolution and Ordinances. Scott Kellman with American Eagle Lifecare Corporation addressed Council and answered questions and concerns regarding Resolution 22-06-14-01. Mayor Neal adjourned the Public Hearings at 6:00 P.M. after seeing there was no one else present that wished to address Council.

Public Hearing

Tuesday, June 14, 2022

Resolution 22-06-14-01 (5:30pm-5:45pm)

Ordinance 22-06-07-01 (5:45pm-6:00pm)

Ordinance 22-06-07-02 (5:45pm-6:00pm)

SIGN IN SHEET

PLEASE PRINT NAME/ADDRESS

NAME	ADDRESS
Scott Kellman	3814 Hawk Crest Rd Ann Arbor, MI 48103

REGULAR MEETING KINGSTON CITY COUNCIL
TUESDAY, JUNE 14, 2022 – 6:00 P.M.
KINGSTON CITY HALL

The Kingston City Council met in regular session on Tuesday, June 14, 2022 at 6:00 P.M. immediately following a Public Hearing at 5:30 P.M. Mayor Tim Neal called the meeting to order. Council Member Tony Brown gave the Invocation and Council Member Stephanie Wright led the pledge. Upon roll call the following members were present: Council Member Tony Brown, Council Member Randy Childs, Council Member Jeff Griffis, Vice-Mayor Becky Humphreys, Council Member Tara Stockton, Council Member Stephanie Wright and Mayor Tim Neal. Staff present: City Manager David Bolling, City Clerk Kelly Jackson, Finance Director Michelle Kelley (via phone) and City Attorney Jack McPherson.

APPROVAL OF PREVIOUS MINUTES

A motion was made by Member Wright, second by Member Griffis to waive the reading and approve as written the minutes of the regular meeting on May 10, 2022 and the special called meeting on June 7, 2022

The motion passed with a unanimous roll call vote. 7 Ayes.

CITIZEN COMMENTS/PERSONS TO APPEAR/PROCLAMATIONS-NONE

REPORTS-MAYOR AND COUNCIL-

- Member Brown-The E-911 monthly call report is included in the City Manager's report.
- Member Childs-Nothing additional to report
- Member Griffis-The Library Board has two vacancies that need to be filled.
- Vice-Mayor Humphreys-Thanked everyone for their condolences, prayers and attendance during the memorial services for Sarah Humphreys. Reported that there was no quorum for the may meeting of the Parks & Rec Board.
- Mayor Neal-Announced the Mayoral appointment of Linda Townsend to fill the unexpired term on the Parks & Recreation Commission which was vacated by Matt Melton. Term to expire 6/30/2023.
- Member Stockton-Nothing additional to report
- Member Wright-Nothing additional to report.

REPORTS-CITY MANAGER'S REPORT

- Planning for the ORNL Concert on July 2nd at Southwest Point Amphitheater
- Public Works will continue the sidewalk project on Hwy 58 this week. We had to wait for approval from the Kingston United Methodist Church.
- Progression Electric hopes to have the rest of the equipment in to complete the radar traffic light project in the next few weeks
- Mentioned some additional items added to the ARPA-TDEC application submission which will be discussed later in the meeting.
- Mentioned that we currently have 24 banner brackets in stock but will need to order additional brackets to fulfill the existing order of 41 banners. Council did not object.

ADDITION OF ITEMS TO THE MEETING AGENDA RECEIVED AFTER CLOSE OF AGENDA DEADLINE (BY UNANIMOUS CONSENT OF ALL MEMBERS PRESENT. - NONE

UNFINISHED BUSINESS:

- A. Consideration to approve the second reading of Ordinance 22-05-10-01, an ordinance amending the annual budget for the City of Kingston, Tennessee for fiscal year 2021-2022**

A motion was made by Member Wright, second by Member Griffis to approve the second reading of Ordinance 22-05-10-01, an ordinance amending the annual budget for the City of Kingston, Tennessee for fiscal year 2021-2022

The motion passed with a unanimous roll call vote. 7 Ayes

- B. Consideration to approve the second reading of Ordinance 22-05-10-02, an ordinance amending the annual budget for the City of Kingston, Tennessee water/sewer fund for fiscal year 2021-2022**

A motion was made by Member Wright, second by Member Childs to approve the second reading of Ordinance 22-05-10-02, an ordinance amending the annual budget for the City of Kingston, Tennessee water/sewer fund for fiscal year 2021-2022

The motion passed with a unanimous roll call vote. 7 Ayes

- C. Consideration to approve the second reading of Ordinance 22-06-07-01, an ordinance of the City of Kingston, Tennessee adopting the annual general fund budget and setting the property tax rate for the fiscal year beginning July 1, 2022 and ending June 30, 2023.**

A motion was made by Member Wright, second by Member Griffis to approve the second reading of Ordinance 22-06-07-01, an ordinance of the City of Kingston, Tennessee adopting the annual general fund budget and setting the property tax rate for the fiscal year beginning July 1, 2022 and ending June 30, 2023.

The motion passed with a unanimous roll call vote. 7 Ayes

- D. Consideration to approve the second reading of Ordinance 22-06-07-02, an ordinance of the City of Kingston, Tennessee adopting the annual water/sewer fund operating budget and setting the rates and fees for the fiscal year beginning July 1, 2022 and ending June 30, 2023**

A motion was made by Member Griffis, second by Member Childs to approve the second reading of Ordinance 22-06-07-02, an ordinance of the City of Kingston, Tennessee adopting the annual water/sewer fund operating budget and setting the rates and fees for the fiscal year beginning July 1, 2022 and ending June 30, 2023

The motion passed with a unanimous roll call vote. 7 Ayes

NEW BUSINESS –

- A. Consideration of Resolution 22-06-14-01, a resolution of the City Council of the City of Kingston, Tennessee approving, solely for the purposes of section 147(f) of the Internal Revenue Service Code of 1986, as amended, the issuance by the Colorado Health Facilities Authority of its senior living revenue bonds (American Eagle Portfolio Project), series 2022, for the purpose of financing the senior living facilities herein described, one of which is located in the City, and providing an effective date.**

A motion was made by Member Wright, second by Member Brown to approve Resolution 22-06-14-01, a resolution of the City Council of the City of Kingston, Tennessee approving, solely for the purposes of section 147(f) of the Internal Revenue Service Code of 1986, as amended, the issuance by the Colorado Health Facilities Authority of its senior living revenue bonds (American Eagle Portfolio Project), series 2022, for the purpose of financing the senior living facilities herein described, one of which is located in the City, and providing an effective date.

The motion passed with a unanimous roll call vote. 7 Ayes.

- B. Consideration to authorize the City Manager and Utility Director to proceed with the application process for TDEC funded American Rescue Plan Act projects.**

A motion was made by Member Wright, second by Member Brown to authorize the City Manager and Utility Director to proceed with the application process for TDEC funded American Rescue Plan Act projects.

The motion passed with a unanimous roll call vote. 7 Ayes

- C. Consideration to award a bid in the amount of \$152,550 from Competition Athletic Services for the resurfacing of the Southwest Point running track.**

A motion was made by Member Stockton, second by Member Brown to award a bid in the amount of \$152,550 from Competition Athletic Services for the resurfacing of the Southwest Point running track.

The motion passed with a unanimous roll call vote. 7 Ayes.

- D. Consideration to award a bid in the amount of \$122,158 from Garrett and Sons for the re-flooring of the Community Center.**

A motion was made by Member Stockton, second by Member Childs to award a bid in the amount of \$122,158 from Garrett and Sons for the re-flooring of the Community Center.

The motion passed with a unanimous roll call vote. 7 Ayes

E. Consideration to fill two unexpired term seats on the Library Board.

A motion was made by Member Griffis, second by Member Childs to appoint Jinx Watson and Beverly Zeilman to fill the two unexpired term seats on the Library Board. (Jinx Watson term to expire 12/31/2024 and Beverly Zeilman to expire 12/31/2022)

The motion passed with a unanimous roll call vote. 7 Ayes

Council advised to keep the application for William Douglas Wilson on file for consideration for future vacancies

F. Consideration to approve a request by the Fire Department to surplus equipment.

A motion was made by Member Stockton, second by Member Childs to approve a request by the Fire Department to surplus equipment.

The motion passed with a unanimous roll call vote. 6 Ayes

Mayor Neal adjourned the meeting at 6:22 pm

APPROVED July 12, 2022



Tim Neal, Mayor

ATTEST:



City Clerk

Public Hearing

Tuesday, June 14, 2022

Resolution 22-06-14-01 (5:30pm-5:45pm)

Ordinance 22-06-07-01(5:45pm-6:00pm)**Ordinance 22-06-07-02 (5:45pm-6:00pm)**

SIGN IN SHEET

PLEASE PRINT NAME/ADDRESS

NAME _____

ADDRESS

[illegible]

NOTICE OF PUBLIC HEARING

The Colorado Health Facilities Authority (the "Issuer") has been requested by American Eagle Delaware Holding Company LLC, a Delaware limited liability company (the "Borrower"), and one or more related or affiliated entities (collectively, the "Obligated Group"), to issue its Senior Living Revenue Bonds (American Eagle Portfolio Project), in one or more tax-exempt or taxable series, in an aggregate principal amount not to exceed \$250,000,000 (the "Series 2022 Bonds"), in order to provide funds to be loaned by the Issuer to the Borrower to finance or refinance the Project (as defined below), which relates to multiple senior living facilities located in multiple states, a portion of which is located in the City of Kingston, Tennessee (the "City").

For the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that the City Council (the "City Council") of the City, will hold a public meeting and hearing at 5:30 PM on Tuesday, June 14, 2022, in the Council Chambers, Kingston City Hall, 900 Waterford Place, Kingston, Tennessee. The public hearing will be conducted in a manner that provides a reasonable opportunity to be heard for persons with differing views on the issuance of the Series 2022 Bonds, the Project, including the Local Facilities (as defined below), and the plan of finance. The tax-exempt Series 2022 Bonds are to be issued as qualified 501(c)(3) bonds, as defined in Section 145 of the Code. The Issuer is issuing the Series 2022 Bonds to provide funds to be loaned by the Issuer to the Borrower in order to:

- (i) finance or refinance, including through reimbursement, all or a portion of the cost of certain capital improvements to be made to the Existing Senior Living Facilities (as defined below), including renovations, improvements, fixtures, machinery, equipment, furniture and furnishings;
- (ii) refinance obligations of the Borrower with respect to, and thereby refund, the outstanding Capital Trust Agency Senior Living Revenue Bonds (American Eagle Portfolio Project), Series 2018, currently outstanding in the aggregate principal amount of \$215,525,000 (the "Refunded Bonds"), the proceeds of which were loaned to the Borrower for the purpose of (a) financing the acquisition, construction, renovation, installation and equipping of the Series 2018 Senior Living Facilities (as defined below) to provide independent living, assisted living and memory care facilities for the elderly, (b) funding an operating and maintenance fund to finance certain capital expenditures and start-up costs related to the Series 2018 Senior Living Facilities, (c) funding one or more reserve funds for the Refunded Bonds, and (d) paying certain costs of issuing the Refunded Bonds (collectively, the "Series 2018 Project");
- (iii) fund one or more reserve funds for the Series 2022 Bonds;
- (iv) fund certain capitalized interest; and
- (v) pay certain costs of issuing the Series 2022 Bonds (collectively, the "Project").

The “Local Facilities” means the portion of the Existing Senior Living Facilities located within the City and include the following:

- (a) a senior living community known as Sycamore Trace, located on approximately 2.30 acres at 1098 Bradford Way, Kingston, Roane County, Tennessee, including land, buildings and equipment, consisting of approximately 39 assisted living units (including approximately 47 beds), owned by American Eagle Kingston LLC, a Tennessee limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$7,445,000).

The “Existing Senior Living Facilities” means and includes:

- (a) the Local Facilities;

- (b) a senior living community known as Crescent Wood, located on approximately 16.07 acres at 1800 Harrison Street, Titusville, Brevard County, Florida, including land, buildings and equipment, consisting of approximately 124 assisted living or independent living units (including approximately 134 beds), owned by American Eagle Titusville LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$21,056,000);
- (c) a senior living community known as Greenwood Place, located on approximately 6.00 acres at 2680 Croton Road, Melbourne, Brevard County, Florida, including land, buildings and equipment, consisting of approximately 72 assisted living units (including approximately 74 beds), owned by American Eagle Eau Gallie LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$11,580,000);
- (d) a senior living community known as Monarch Place, located on approximately 3.50 acres at 105 Michelle Street North West, Hanceville, Cullman County, Alabama, including land, buildings and equipment, consisting of approximately 47 assisted living units (including approximately 47 beds), owned by American Eagle Hanceville LLC, an Alabama limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,475,000);
- (e) a senior living community known as Lark Springs, located on approximately 9.91 acres at 2850 North Academy Boulevard, Colorado Springs, El Paso County, Colorado, including land, buildings and equipment, consisting of approximately 60 memory care units (including approximately 74 beds) owned by American Eagle Palmer Park LLC, a Colorado limited liability company whose sole member

is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$13,686,000);

- (f) a senior living community known as Maris Pointe, located on approximately 3.03 acres at 1200 Avenida del Circo, Venice, Sarasota County, Florida, including land, buildings and equipment, consisting of approximately 42 memory care units (including approximately 42 beds), owned by American Eagle Venice Island LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$12,633,000);
- (g) a senior living community known as Palmetto Landing, located on approximately 2.87 acres at 1016 Willa Springs Drive, in unincorporated Seminole County, Florida, including land, buildings and equipment, consisting of approximately 64 assisted living or memory care units (including approximately 82 beds), owned by American Eagle Tuskawilla LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$11,580,000);
- (h) a senior living community known as Aldea Green, located on approximately 4.79 acres at 700 South Kings Avenue, in unincorporated Hillsborough County, Florida, including land, buildings and equipment, consisting of approximately 88 assisted living units (including approximately 96 beds), owned by American Eagle Brandon LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$18,950,000);
- (i) a senior living community known as Cascade Heights, located on approximately 14.64 acres at 160 Islander Court, Longwood, Seminole County, Florida, including land, buildings and equipment, consisting of approximately 267 independent living or assisted living units (including approximately 327 beds), owned by American Eagle Island Lake LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$71,581,000);
- (j) a senior living community known as Timberdale Trace, located on approximately 2.84 acres at 334 and 364 Cedardale Drive Southeast, Owatonna, Steele County, Minnesota, including land, buildings and equipment, consisting of approximately 43 assisted living or memory care units (including approximately 46 beds), owned by American Eagle Owatonna AL LLC, a Minnesota limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,550,000);
- (k) a senior living community known as Hearth Brook, located on approximately 2.41 acres at 331 Goose Pond Road, Newark, Licking County, Ohio, including land, buildings and equipment, consisting of approximately 42 assisted living units

(including approximately 42 beds), owned by American Eagle Newark LLC, an Ohio limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,550,000);

- (l) a senior living community known as Vista Veranda, located on approximately 5.57 acres at 141 Chestnut Hill Drive, Ravenna, Portage County, Ohio, including land, buildings and equipment, consisting of approximately 50 assisted living or memory care units (including approximately 53 beds), owned by American Eagle Ravenna LLC, an Ohio limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$10,530,000);
- (m) a senior living community known as Red Cedar Glen, located on approximately 6.62 acres at 202 Walton Ferry Road, Hendersonville, Sumner County, Tennessee, including land, buildings and equipment, consisting of approximately 136 independent living or assisted living units (including approximately 159 beds), owned by American Eagle Hendersonville LLC, a Tennessee limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$18,950,000);
- (n) a senior living community known as Robin Way, located on approximately 3.63 acres at 7377 88th Avenue, Pleasant Prairie, Kenosha County, Wisconsin, including land, buildings and equipment, consisting of approximately 48 assisted living units (including approximately 48 beds), owned by American Eagle Pleasant Prairie LLC, a Delaware limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$8,425,000); and
- (o) a senior living community formerly known as Brookdale Leesburg, located on approximately 3.00 acres at 700 and 710 South Lake Street, Leesburg, Lake County, Florida, including land, buildings and equipment, consisting of approximately 73 assisted or memory care units (including approximately 78 beds) (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$15,000,000).

The "Series 2018 Senior Living Facilities" means and includes the following:

- (a) the Existing Senior Living Facilities; and
- (b) a senior living community formerly known as Brookdale Castle Hills, located on approximately 11.76 acres at 1207 Jackson Keller Road, Castle Hills, Bexar County, Texas, including land, buildings and equipment, consisting of approximately 97 assisted living or memory care units (including approximately 99 beds).

The sole member of the Borrower is American Eagle LifeCare Corporation, a Tennessee nonprofit corporation, which is an organization described in Section 501(c)(3) of the Code. The manager of the facilities is Greenbrier Senior Living, LLC.

The City will neither issue nor be obligated in any manner with respect to the Series 2022 Bonds.

The Series 2022 Bonds, when issued, will be special, limited obligations of the Issuer payable solely out of the revenues, income and receipts pledged to the payment thereof, and the Issuer will not be obligated to pay the principal of, premium, if any, or interest on the Series 2022 Bonds except from the loan payments of the Borrower and any other amounts received from the Obligated Group. The Series 2022 Bonds will not constitute: (i) a debt, liability or obligation of the Issuer, the City, the State of Tennessee (the "State"), or any political subdivision, public agency or municipality thereof, (ii) a pledge of the full faith and credit of the Issuer, the City, the State, or any political subdivision, public agency or municipality thereof, or (iii) a pledge of the taxing power of the City, the State, or any political subdivision, public agency or municipality thereof within the meaning of any constitutional or statutory provision. The Issuer has no taxing power.

At the time and place fixed for said public hearing all who appear will be given an opportunity to express their views for or against the proposal to approve the issuance of said Series 2022 Bonds and the plan of finance. Prior to said public hearing, written comments may be delivered to the City, Attention: City Manager, City of Kingston, 900 Waterford Place, Kingston, Tennessee 37763. All persons are advised that, if they decide to appeal any decision made by the City with respect to any matter considered at this meeting, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All interested persons are invited to present their comments at the time and place set forth above.

THE CITY ADHERES TO THE AMERICANS WITH DISABILITIES ACT AND WILL MAKE REASONABLE ACCOMMODATIONS FOR ACCESS TO THIS MEETING UPON REQUEST. PLEASE CALL THE CITY CLERK'S OFFICE AT (865) 376-6584 TO MAKE A REQUEST. REQUESTS MUST BE RECEIVED AT LEAST 48 HOURS IN ADVANCE OF THE MEETING IN ORDER FOR THE CITY TO PROVIDE THE REQUESTED SERVICE.

ORDINANCE NO. 22-05-10-01

AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE CITY OF KINGSTON, TENNESSEE FOR FISCAL YEAR 2021-2022

WHEREAS, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires funds first be appropriated before being expended and that no appropriations may exceed available funds;

WHEREAS, *Tennessee Code Annotated* Title 6 Chapter 56 Section 208 allows amendment of the budget ordinance in the same manner as any other ordinance may be amended;

WHEREAS, funds raised from surplus items sold need to be allocated to the selling department to purchase new items. Leftover Direct Appropriation Grant money needed to be moved from Capital fund to the General Fund for the agreed upon paving allocation to be spent by June 30, 2022. Also, funds must be increased in realized revenue lines to accommodate overage expenses for expenditures. All changes are as noted below:

NOW, THEREFORE BE IT ORDAINED by the City Council for the City of Kingston, Tennessee, that:

SECTION 1: Appropriations. The governing body appropriates the following increases:

General Fund:

Revenues:

110-34761	Roane County Library MOE	\$1250.00
110-36539	Sale of Public Works Surplus	\$29826.73
110-36544	KPD Sales of Military Equip	\$14175.00
110-34750	Police Dept. Auction Sales	\$2027.00
110-36430	Sale of Surplus P&R	\$6745.00
110-33520	State Income Tax	\$21187.88
110-31110	Property Tax	\$21401.00
110-36961	Transfer in from Capital Fund	\$149,917.00

Expenditures:

110-41500-142	Financial Admin Health Insurance	\$6,603.00	
110-43100-940	Public Works Capital Equipment		\$25,526.73
110-41100-114	Legislative Salaries		\$1000.00
110-42100-344	Police Safety Supplies		\$14,175.00
110-42100-326	Police Uniforms & Safety Boots		\$2,027.00
110-43190-241	State Street Aid		\$4,300.00
110-44400-260	P&R Repair Maintenance		\$6,745.00
110-41100-280	Legislative Travel		\$8,000.00
110-41990-250	Professional Services to Ladd Landing Engineer Service		\$2790.00
110-44400-733	Christmas Lights		\$21,187.88
110-43100-269	Greenway Repair		\$13,401.00
110-43100-471	Street Paving & Repairs		\$147,127.00
110-44800-222	Books		\$1,250.00
110-49000-925	Debt Service TMBF St Paving Note		\$3,551.00
110-49000-931	Debt Service N. Kentucky St Improvements		<u>\$2,052.00</u>
		\$253,132.61	\$253,132.61

Capital Fund:

Transfer out to Capital Fund:

300-51610-761

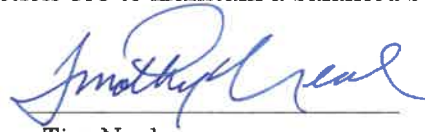
\$149,917.00

Expenditures:

300-43750-944

\$149,917.00

Section 2 : **Submission to the Director of Local Finance.** This amendment will be submitted to the Director of the Office of State and Local Finance as required by state statute to show continued compliance with the requirements of Tennessee Code Annotated Title 9 Chapter 21 Section 403 to maintain a balanced budget.



Tim Neal

Mayor



Kelly Jackson

City Clerk

Passed 1st Reading May 10, 2022

Passed 2nd Reading June 14, 2022

ORDINANCE NO. 22-05-10-02
AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR THE CITY OF KINGSTON, TN
WATER/SEWER FUND FOR FISCAL YEAR 2021-2022

WHEREAS, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires funds first be appropriated before being expended and that no appropriations may exceed available funds;

WHEREAS, *Tennessee Code Annotated* Title 6 Chapter 56 Section 208 allows amendment of the budget ordinance in the same manner as any other ordinance may be amended;

WHEREAS, Money appropriated to one expenditure must be moved to another expenditure to fulfill a needed expense for this budget year. All changes are as noted below:

NOW, THEREFORE BE IT ORDAINED by the City Council for the City of Kingston, Tennessee, that:

SECTION 1: Appropriations. The governing body appropriates the following increases:

Water/Sewer Fund:


Revenues:

413-33193	Grant American Rescue Plan Act	\$27,000.00
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Expenditures:

413-52114-112	Transmission & Distribution Overtime	\$25,000.00
413-52113-112	Purification Overtime	\$5,000.00
413-52213-112	Sewer Plant Overtime	\$2,000.00
413-52113-266	Purification Building Maintenance	\$3,000.00
413-52113-280	Purification Operating Supplies	\$3,000.00
413-52114-451	Transmission & Distribution Patching	\$3,000.00
413-49000-631	Debt Service Interest	\$26,000.00
413-52130-260	Repair and Maintenance Services	\$27,000.00
413-52213-142	Sewer Dept. Health Insurance	\$15,000.00
		<hr/>
		\$68,000.00 \$68,000.00

Section 2 : Submission to the Director of Local Finance. This amendment will be submitted to the Director of the Office of State and Local Finance as required by state statute to show continued compliance with the requirements of *Tennessee Code Annotated* Title 9 Chapter 21 Section 403 to maintain a balanced budget.



Kelly Jackson
City Clerk



Tim Neal
Mayor

Passed 1st Reading May 10, 2022

Passed 2nd Reading June 14, 2022

ORDINANCE No. 22-06-07-01

**AN ORDINANCE OF THE
CITY OF KINGSTON, TENNESSEE
ADOPTING THE ANNUAL GENERAL FUND OPERATING BUDGET AND
SETTING THE PROPERTY TAX RATE FOR THE FISCAL YEAR
BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023**

WHEREAS, Tennessee Code Annotated § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Governing Body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF KINGSTON, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2023, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

GENERAL FUND	Actual	Est. Actual	Budget
	FY 2021	FY 2022	FY 2023
Cash Receipts			
Local Taxes	\$ 4,209,750	\$ 3,751,158	\$ 4,261,162
Licenses And Permits	2,537	2,150	2,075
Intergovernmental	1,325,414	884,400	1,044,100
Charges For Services	419,043	275,763	426,500
Fines And Forfeitures	22,369	21,124	24,000
Debt Proceeds	-	2,508,501	-
Other Revenues	419,807	151,147	111,545
Transfers In - from other funds	485,168	485,168	485,168
Total Cash Receipts	\$ 6,884,087	\$ 8,079,411	\$ 6,354,550
Appropriations			
Legislative	\$ 70,242	\$ 58,990	\$ 95,328
City Court	18,910	17,293	27,595
City Manager and Assistant	111,210	84,867	121,337
Financial Administration	277,056	242,225	424,174
Planning and Zoning	10,213	10,175	10,875
City Hall Buildings	102,798	62,156	93,000
General Government	246,310	202,556	245,100
Police	988,543	813,274	1,146,291
Automotive Services	78,129	67,420	90,000
Fire Protection	1,022,995	725,126	1,180,696
Public Works	690,865	507,062	914,422
State Street Aid	157,512	125,156	161,500
Waste Disposal	318,768	245,210	350,000
Capital Improvements	0	1,474,075	1,278,000
Animal Control/Codes Enforcement	14,826	16,692	26,012
Parks and Recreation	773,051	580,877	851,582
Swimming Pool	39,810	23,485	49,438
Library	209,508	151,157	216,500
Debt Service	360,666	82,076	350,700
Transfers Out to Capital Fund	240,548	80,579	0
Total Appropriations	\$ 5,731,962	\$ 5,570,452	\$ 7,632,550
Change in Cash (Receipts - Appropriations)	1,152,126	2,508,959	(1,278,000)
Beginning Cash Balance July 1	360,871	1,512,997	4,021,956
Ending Cash Balance June 30	\$ 1,512,997	\$ 4,021,956	\$ 2,743,957
Ending Cash as a % of Total Cash Payments/Approp.	26.4%	72.2%	36.0%

			Estimated	
DRUG FUND		Actual	Actual	Budget
		FY 2021	FY 2022	FY 2023
Cash Receipts				
Fines And Forfeitures		\$ 1,973	\$ 468	\$ 15,000
Other Revenue		-	-	-
Total Cash Receipts		\$ 1,973	\$ 468	\$ 15,000
Appropriations				
Drug Enforcement		5,408	649	15,000
Total Appropriations		\$ 5,408	\$ 649	\$ 15,000
Change in Cash (Receipts - Appropriations)		(3,435)	(181)	-
Beginning Cash Balance July 1		10,692	7,258	7,076
Ending Cash Balance June 30		\$ 7,258	\$ 7,076	\$ 7,076
Ending Cash as a % of Total Cash Payments/Approp.		134.2%	1090.4%	47.2%

			Estimated	
CAPITAL FUND		Actual	Actual	Budget
		FY 2021	FY 2022	FY 2023
Cash Receipts				
Transfers In		\$ 158,548	\$ 80,579	\$ -
Interest Income		1,123	67	
Total Cash Receipts		\$ 159,671	\$ 80,646	\$ -
Appropriations				
Transfers Out		82,000	10,000	-
Capital Improvements				
Total Appropriations		\$ 82,000	\$ 10,000	\$ -
Change in Cash (Receipts - Appropriations)		77,671	70,646	-
Beginning Cash Balance July 1		148,821	226,492	297,138
Ending Cash Balance June 30		\$ 226,492	\$ 297,138	\$ 297,138
Ending Cash as a % of Total Cash Payments/Approp.				

SECTION 2: At the end of the fiscal year 2021, the governing body states fund balances or deficits as follows:

Funds	Estimated beginning Fund Balance at June 30, 2022
General Fund	\$5,454,370.76
Drug Fund	\$7,076.38
Capital Fund	\$297,138.11
Water & Sewer Fund	\$15,491,579.69

SECTION 3: That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

Bond or Other Indebtedness	Debt Authorized and Unissued	Principal Outstanding at June 30, 2022	FY 2023 Principal Payment	FY 2023 Interest Payment
Notes				
TMBF Loan, Series 2003	\$ -	\$ -	\$ -	\$ -
TMBF Loan, Series 2009	\$ -	\$ -	\$ -	\$ -
TMBF Loan, Series 2017	\$ -	\$ -	\$ -	\$ -
TMBF Loan, Series 2016	\$ -	\$ -	\$ -	\$ -
TMBF Loan, Fire Truck	\$ -	\$ -	\$ -	\$ -
General Obligation Bonds, Series 2021		\$4,625,000.00	\$240,000.00	\$110,700.00

SECTION 4: During the coming fiscal year (2023) the governing body has pending and planned capital projects that were originally appropriated in the prior fiscal year but were unable to complete projects with in the fiscal year. Those loan proceeds will be the funding source for these projects which were rolled into the year end fund balance.

Proposed Capital Projects	Proposed Amount Financed by Appropriations	Proposed Amount Financed by Grant	Proposed Amount Financed by last years Loan Proceeds
Fire Hall Roof			\$100,000.00
T-dock and Foot Bridge			\$125,000.00
Fort SWP Improvements			\$150,000.00
Traffic Light Improvements			\$300,000.00
Park & Rec Improvements			\$500,000.00
Fire Truck			\$375,000.00

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

SECTION 6: Money may be transferred from one appropriation to another in the same department by the City Manager, subject to such limitations and procedures as set by the Governing Body pursuant to Tennessee Code Annotated § 6-56-209. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 7: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Tennessee Code Annotated § 6-56-206 will be attached.

SECTION 8: There is hereby levied a property tax of \$1.31 per \$100 of assessed value on all real and personal property.

SECTION 9: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval if the City has debt issued pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. This budget shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller's Designee in accordance with Title 9, Chapter 21 of the Tennessee Code Annotated (the "Statutes".) If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee. If the City does not have such debt outstanding, it will file this annual operating and capital budget ordinance and supporting documents with the Comptroller of the Treasury or Comptroller's Designee.

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

SECTION 11: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 12: This ordinance shall take effect July 1, 2022, the public welfare requiring it.

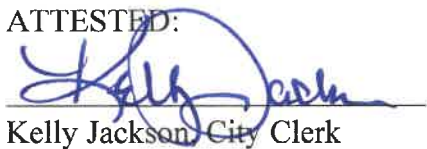
Passed 1st Reading: June 7, 2022

Passed 2nd Reading: June 14, 2022



Tim Neal, Mayor

ATTESTED:



Kelly Jackson, City Clerk

Fund 110 General Fund

Statement of Proposed Operations

Fiscal Year Ending June 30, 2022

Account

Number

Revenues

		2020 Actual	2021 Actual	2022 Proposed	2022 Actual	2023 Proposed
31110	Property Taxes (Current)	1,954,374	2,042,127	2,010,000	2,026,452	2,026,500
31120	Public Utilities Property Tax (Current)	31,681	34,958	30,000	31,885	31,500
31211	Property Tax Delinquent - 1st Prior Year	64,971	75,305	65,000	67,713	65,000
31212	Property Tax Delinquent - 2nd Prior Year	16,748	28,831	25,000	9,968	15,000
31219	Property Tax Delinquent - Other Prior Yr	22,640	23,852	15,000	4,883	11,000
31300	Interest And Court Cost On Prop Tax	27,650	29,122	25,000	11,015	25,000
31500	Payment in Lieu of Property Tax Earl Duff	0	0	0	13,064	13,064
31511	In Lieu Tax, Rockwood Electric Utility	76,431	77,273	76,500	76,926	76,500
31610	Local Sales Tax - Co. Trustee	1,212,812	1,375,983	1,365,000	1,187,383	1,523,098
31710	Wholesale Beer Tax	202,459	209,927	185,000	152,121	205,000
31720	Wholesale Liquor Tax	50,145	62,968	60,000	47,068	62,000
31800	Business Taxes	90,964	117,214	70,000	13,847	75,000
31912	Comcast Cable Tv Fees	77,060	82,850	75,000	63,680	80,000
31913	Bellsouth Cable Fees	8,917	7,644	8,800	4,817	7,500
31920	Hotel, Motel Tax	43,883	41,696	45,000	40,336	45,000
32210	Beer Permits	1,600	1,808	1,700	1,200	1,500
32220	Liquor Licenses	608	528	500	600	500
32600	Bza Hearing Fee	125	200	75	350	75
33200	LPRF Grant	384,350	0	0	0	0
33292	Library Grant Proceeds	0	3,040	0	4,600	0
33430	Public Entity Partners Grant Proceeds	0	1,799	2,000	0	2,000
33479	State Grant	1,478	245,923	0	86,824	0
33490	Tema Grant	0	24,974	0	0	0
33500	Telecom Interstate Sales	5,139	5,540	5,000	3,918	5,000
33510	State Sales Tax	537,431	620,019	585,000	501,918	650,000
33520	State Income Tax	8,824	53,725	0	26,389	0
33530	State Beer Tax	2,780	2,809	2,800	1,445	2,800
33540	State Liquor Tax	5,958	6,165	6,000	7,835	6,000
33551	State Gasoline Fuel Tax	209,960	213,270	212,000	163,041	220,000

33552	State-City Streets And Transportation	11,781	11,781	11,800	8,402	11,800
33555	State Street Contract Maintenance	38,842	39,583	45,000	23,259	45,000
33580	Sports Betting Revenue	0	2,193	1,000	3,920	2,000
33590	Tva Solar Energy James Ferry	3,367	3,448	2,000	2,300	2,000
33591	Gross Receipts - Tva	75,804	70,648	75,000	32,314	75,000
33593	Corporate Excise Tax	18,665	20,497	20,000	18,236	20,000
33730	Tml Full Pkg Bonus	4,000	4,000	4,000	0	4,000
34100	General Government - Charges For Service	2,510	2,740	2,500	2,392	2,500
34210	Police Service Supplements	0	10,400	10,400	8,800	10,400
34220	Fire Protection Supplements	0	8,800	11,600	0	11,600
34230	Sex Offender Registry	0	300	500	300	500
34290	Public Safety Donations- Police	1,777	0	0	700	0
34420	Garbage Tip Fees	335,978	338,514	350,000	227,611	350,000
34720	Swimming Pool Charges	9,026	12,830	10,000	4,309	10,000
34730	Fort Charges and Donations	515	865	500	550	500
34740	Parks and Recreation charges	19,002	13,145	12,000	18,100	16,000
34741	Boat Slip Rental	25,045	31,450	25,000	13,000	25,000
34742	Fireworks Donations	3,185	64,384	45,000	19,280	45,000
34744	Park & Rec Donations Pav,Walk Trail	1,561	0	0	50,829	0
34745	P&R Softball Program	4,941	3,875	4,500	3,500	4,500
34746	Fire Dept Donations	12,515	6,871	7,500	11,948	7,500
34750	Police Dept Auction Sales	0	0	0	2,027	0
34751	Volleyball Program	7,297	3,775	4,500	4,084	4,500
34760	Library- Fines and Penalties	4,442	168	500	0	4,500
34761	Roane County Library MOE	0	0	0	0	2,500
34762	Library Donations	1,855	0	0	0	0
35110	City Court Fines	23,282	20,396	22,000	20,656	22,000
35140	Drug Related Fines	2,767	1,973	2,000	468	2,000
35150	Traffic School Charges	1,900	600	2,000	1,575	2,000
36100	Interest Earnings	5,979	6,030	5,000	369	5,000
36340	Sale of Surplus	6,225	0	0	0	0
36350	Insurance Recoveries	33,857	56,128	0	8,375	11,045
36430	Sale of Surplus P&R	-50	0	0	6,636	0
36539	Sale of Other Public Works Supps & Mat	5,307	11,927	2,000	26,400	2,000
36900	Loan Proceeds- Cumberland Securities	0	0	0	2,508,501	0
36961	Transfer in	148,821	240,548	0	0	0
36967	Contract Natural Gas	21,500	21,500	21,500	16,125	21,500
36971	Contract Billing From Water Dept	485,168	485,168	485,168	485,168	485,168
38000	Donations	4,000	0	0	0	0
	Total	6,359,851	6,884,087	6,053,343	8,079,411	6,354,550

Fund 110 General Fund

Statement of Proposed Operations
Fiscal Year Ending June 30, 2022

Account
Number

2020 Actual 2021 Proposed 2022 Actual Proposed

Estimated/Appropriated/Actual

Expenditures

41100 Legislative

41100-114	Salaries- Part Time	101	4,669	5,500	5,520	5,500
41100-141	Oasi (Employer's Share)	1,910	2,271	2,500	1,882	2,596
41100-142	Hospital And Health Insurance	8,221	8,439	9,190	6,628	9,800
41100-143	Retirement	934	1,107	1,200	917	1,407
41100-231	Legal Notices & Ads	784	2,369	3,000	1,076	3,000
41100-232	Ro Co Reappraisals	200	3,877	4,000	4,200	4,400
41100-235	Education	0	0	0	0	2,000
41100-236	Public Relation	4,403	3,869	4,000	4,013	14,000
41100-238	Etdd Dues	949	949	950	949	950
41100-239	Tmi, Associations & Dues	3,000	3,060	3,000	3,478	3,500
41100-248	Printing Tax Notices	1,717	1,717	2,500	1,886	2,700
41100-252	Legal Services	29,230	25,730	27,020	19,730	28,000
41100-280	Travel	-77	256	2,000	6,938	5,000
41100-320	Operating Supplies	485	1,929	2,000	1,774	2,000
41100-720	Donation To Roane Alliance	10,000	10,000	10,475	0	10,475
Total	Legislative	61,856	70,242	77,335	58,990	95,328

[illegible]

Total	Automotive Services	64,944	78,129	90,000	67,420	90,000
42200	Fire Protection					
42200-111	Salaries - Permanent Employees - Regular	605,678	593,098	607,000	421,799	632,000
42200-112	Overtime	38,101	30,246	40,000	30,731	40,000
42200-114	Salaries - Temporary Employees - Regular	834	1,344	4,000	2,696	4,000
42200-134	Christmas Bonus	7,000	8,338	7,600	7,742	7,800
42200-141	Oasi (Employer's Share)	48,333	46,591	51,500	34,169	52,995
42200-142	Hospital And Health Insurance	212,372	213,098	263,550	139,928	261,050
42200-143	Retirement	23,514	22,184	24,200	16,331	28,552
42200-162	Volunteer Firemen	5,181	5,824	9,000	2,988	9,000
42200-216	Radios	0	190	3,000	0	0
42200-235	Education	4,546	6,444	8,000	6,587	9,000
42200-241	Electric	11,420	11,406	13,000	10,946	17,500
42200-242	Water	1,818	1,628	1,750	1,704	2,400
42200-244	Natural Gas	3,131	3,872	3,800	3,413	3,800
42200-245	Telephones & Pagers	8,561	5,835	8,800	6,362	8,800
42200-262	Equipment Maintenance	13,810	10,701	10,000	7,220	10,000
42200-266	Building Maintenance	2,900	15,514	5,000	614	5,000
42200-280	Travel	2,454	1,603	2,500	1,223	2,500
42200-310	Office Supplies	3,192	3,217	3,200	2,035	4,500
42200-320	Operating Supplies	20,024	9,789	8,500	7,126	8,800
42200-322	Apparatus & Equipment Testing	3,179	4,493	5,000	3,623	5,000
42200-326	Uniforms & Safety Boots	4,054	6,792	7,500	2,635	10,000
42200-331	Gasoline	10,756	9,626	12,000	9,025	15,000
42200-344	Safety Supplies	6,461	2,796	6,500	1,036	10,000
42200-348	Safety Incentive	1,205	0	0	0	0
42200-720	Donation	6,000	0	7,500	5,193	33,000
42200-900	Capital Outlay - Fire	0	8,365	0	0	0
Total	Fire Protection	1,044,523	1,022,995	1,112,900	725,126	1,180,696

43190	State Street Aid								
43190-241	Electric								
Total	State Street Aid	155,693	157,512	161,500	125,156	161,500	161,500		
		155,693 -	157,512	161,500	125,156	161,500	161,500		
43240	Waste Disposal								
43240-295	Garbage Collection Fees Wci	311,934	318,768	350,000	245,210	350,000	350,000		
Total	Waste Disposal	311,934	318,768	350,000	245,210	350,000	350,000		
43750	Capital Improvements								
43750-911	Portable Bathroom	0	0	0	23,575	0	0		
43750-922	Bucket Truck	0	0	0	0	0	0		
43750-924	Community Center Roof	0	0	0	207,562	0	0		
43750-925	Fire Hall Roof	0	0	0	0	100,000	0		
43750-931	Sidewalk Additions/ Improvements	0	0	0	5,559	0	0		
43750-936	Ballfield Lighting SWP	0	0	0	559,630	0	0		
43750-937	Park & Rec Improvements	12,995	0	0	0	500,000	0		
43750-938	T-dock and Foot Bridge	0	0	0	0	125,000	0		
43750-939	Fort SWP Improvements	0	0	0	0	150,000	0		
43750-940	Equipment Finance/Gen Govt	772	0	0	0	0	0		
43750-941	Police Vehicles	61,225	0	0	101,123	0	0		
43750-942	Fire Vehicle/Equipment	46,916	0	0	375,000	375,000	0		
43750-943	Public Works	0	0	0	0	0	0		
43750-944	Reserve Account ADA	43,480	0	0	0	0	0		
43750-945	Police Dept. Radios	5,975	0	0	60,201	0	0		
43750-946	Park & Rec Ladd Park Improv/pool cover	11,444	0	0	0	0	0		
43750-947	Parks & Recreation Trucks	0	0	0	95,000	0	0		
43750-949	Fire Department Radios	0	0	0	70,000	0	0		
43750-952	Traffic Light Improvements	0	0	0	0	28,000	0		
Total	Capital Improvements	182,806	0	0	1,474,075	1,278,000	0		

44143	Animal Control/Codes Enforcement								
44143-114	Salaries - Temporary Employees - Regular	13,500	8,732	16,000	9,028	16,000			
44143-141	Oasi (Employer's Share)	1,000	652	1,250	670	1,240			
44143-142	Hospital And Health Insurance	3,271	2,313	4,150	2,445	4,300			
44143-143	Retirement	488	319	581	328	672			
44143-258	Veterinary Services	1,730	2,655	3,000	2,670	3,000			
44143-320	Operating Supplies	0	156	800	1,551	800			
Total	Animal Control/Codes Enforcement	19,989	14,826	25,781	16,692	26,012			

44440	Swimming Pool								
44440-114	Salaries - Temporary Employees - Regular	19,345	27,709	25,000	14,437	25,000			
44440-141	Oasi (Employer's Share)	1,477	2,089	1,950	1,179	1,938			
44440-242	Water	528	0	2,000	2,000	3,000			
44440-260	Repair And Maintenance Services	524	7,120	6,000	1,552	6,000			
44440-320	Operating Supplies	4,094	2,272	5,000	3,976	13,000			
44440-500	Permit Fee	340	620	500	340	500			
Total	Swimming Pool	26,308	39,810	40,450	23,485	49,438			

49000	Debt Service								
49000-631	Interest	75,860	61,766	76,000	34,076	110,700			
49000-925	Tmbf St Paving Note	72,000	76,000	96,050	0	0			
49000-931	N Kentucky St Improvements	60,000	62,000	69,910	0	0			
49000-940	Capital Equipment	45,000	46,000	53,191	0	0			
49000-941	Police Vehicle, Radar Unit/Equip	32,200	0	0	48,000	0			
49000-943	TMBF Side Arm Tractor	22,400	22,900	0	0	0			
49000-942	Capital Improvements Loan	0	0	0	0	240,000			
49000-944	TMBF Porter Park	24,000	25,000	27,550	0	0			
49000-946	Tmbf City Hall Loan Pmt	64,000	67,000	87,322	0	0			
Total	Debt Service	395,460	360,666	410,023	82,076	350,700			

51640	Operating Transfer to Capital Project Fund								
51640-931	Transfer Out to Capital Fund	148,821	240,548	0	80,579	0			
		148,821	240,548	0	80,579	0			

Grand Total		6,050,106	5,731,962	6,053,343	5,570,452	7,632,550			
	Beginning Fund Balance	1,483,542	1,793,286	2,945,412	2,945,412	5,454,371			
	Revenues	6,359,851	6,884,087	6,053,343	8,079,411	6,354,550			
	Expenditures	6,050,106	5,731,962	6,053,343	5,570,452	7,632,550			
	Excess (Deficit)	309,744	1,152,126	(0)	2,508,959	(1,278,000)			
	Ending Fund Balance	1,793,286	2,945,412	2,945,412	5,454,371	4,176,371			

ORDINANCE No. 22-06-07-02

**AN ORDINANCE OF THE
CITY OF KINGSTON, TENNESSEE
ADOPTING THE ANNUAL WATER / SEWER FUND OPERATING
BUDGET AND SETTING THE RATES AND FEES FOR THE FISCAL YEAR
BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023**

WHEREAS, Tennessee Code Annotated § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Governing Body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF KINGSTON, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2023, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

		Estimated	
WATER & SEWER FUND	Actual	Actual	Budget
	FY 2021	FY 2022	FY 2023
Cash Receipts			
Water Sales	\$ 2,120,802	\$ 1,571,191	\$ 2,199,500
Sewer Fees	1,443,690	1,199,483	1,660,000
Installation Charges and User Fees	130,988	184,606	111,000
Other Revenue	101,102	85,503	71,000
Total Cash Receipts	\$ 3,796,583	\$ 3,040,783	\$ 4,041,500
Appropriations			
General Government	386,360	333,539	1,883,496
Capital Improvement	26,582	-	-
Debt Service	786,705	763,181	808,000
Purification	553,163	443,049	-
Transmission and Distribution	715,212	616,384	-
Utility Director	72,887	56,118	-
Sewer Treatment and Disposal	598,626	385,322	-
Water Sewer Operations	-	-	864,836
Transfers Out - to other funds (PILOT)	485,168	485,168	485,168
Total Appropriations	\$ 3,624,703	\$ 3,082,761	\$ 4,041,500
Change in Cash (Receipts - Approp.)	171,880	(41,978)	(0)
Beginning Cash Balance July 1	674,269	846,149	804,171
Ending Cash Balance June 30	\$ 846,149	\$ 804,171	\$ 804,170
Ending Cash as a % of Total Cash Appr.	23.3%	26.1%	19.9%

SECTION 2: At the end of the fiscal year 2022, the governing body states fund balances or deficits as follows:

Fund	Balance at June 30, 2022
Water & Sewer Fund	\$15,491,579.69

SECTION 3: That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Debt Authorized and Unissued	Principal Outstanding at June 30, 2022	FY 2023 Principal Payment	FY 2023 Interest Payment
Bonds-	\$ -			
TMBF, Series 1999	\$ -	\$0.00	\$0.00	\$0.00
TMBF, Series 2004	\$ -	\$0.00	\$0.00	\$0.00
USDA Rural Development, Series 2010	\$ -	\$1,084,261.00	\$254,906.00	\$26,812.65
USDA Rural Development, Series 2010A	\$ -	\$0.00	\$0.00	\$0.00
USDA Rural Development, Series 2010B	\$ -	\$778,580.00	\$16,847.00	\$19,272.37
General Obligation Bond, Series 2021	\$ -	\$2,835,000.00	\$425,000.00	\$80,500.00

SECTION 4: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tennessee Code Annotated § 6-56-205.

SECTION 5: Money may be transferred from one appropriation to another in the same department by the City Manager, subject to such limitations and procedures as set by the Governing Body pursuant to Tennessee Code Annotated § 6-56-209. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 6: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Tennessee Code Annotated § 6-56-206 will be attached.

Passed 1st Reading: June 7, 2022

Passed 2nd Reading: June 14, 2022


Tim Neal, Mayor

ATTESTED:


Kelly Jackson, City Clerk

Statement of Proposed Revenues

Fiscal Year Ending June 30, 2022

Account Number

	2020 Actual	2021 Actual	Original	2022 Actual	City Mgr
			Budget 2022		Proposed 2023
33430 Public Entity Partners Grant Proceeds	0	0	0	900	0
36100 Interest Income	6,511	5,903	4,926	134	5,000
37110 Metered Water Sales	1,145,572	1,269,495	1,303,214	1,100,342	1,560,000
37114 Serveline Leak Protection	0	0	0	0	0
37117 Outside Water Sales	841,970	851,307	829,695	470,849	639,500
37119 Other Metered Water Sales	0	0	0	123	0
37191 Penalties	31,835	32,025	35,000	25,678	30,000
37194 Sales Of Materials	23,183	52,835	37,000	41,621	30,000
37195 Installation Charges	53,620	72,455	74,000	65,264	58,000
37196 Water User Fees	32,950	37,593	42,127	52,594	38,000
37199 Miscellaneous	5,900	8,688	5,000	16,199	5,000
37210 Sewer Service Charges	1,271,772	1,443,690	1,433,641	1,199,483	1,660,000
37296 Sewer User Fees	19,650	20,940	22,128	66,748	15,000
37299 Miscellaneous	1,148	1,651	3,500	1,871	1,000
37500 Bad Debt Recovery	386	0	0	0	0
Total	3,434,498	3,796,583	3,790,231	3,041,807	4,041,500

Fund 413 Water And Sewer Expenditures

Statement of Proposed Operations

Fiscal Year Ending June 30, 2022

Estimated/Appropriated/Actual

Account Number

2020 Actual 2021 Actual Original Actual City Mgr
Proposed
2023

41500 Financial Administration

41500-200 Contract Operations

Total Financial Administration

485,168 485,168 485,168 485,168 485,168

41990 General Government

41990-111 Salaries - Permanent Employees -

41990-112 Overtime

41990-134 Christmas Bonus

41990-136 Air E-Vac Insurance

41990-141 Oasi (Employer's Share)

41990-142 Hospital And Health Insurance

41990-143 Retirement

41990-146 Workmen's Compensation

41990-147 Unemployment Insurance

41990-161 Board Members

41990-231 Legal Notices & Ads

41990-235 Education

41990-239 Tml, Associations & Dues

41990-245 Telephones & Pagers

41990-250 Professional Services

41990-252 Legal Services

41990-253 Auditing Services

41990-255 Data Processing Services

41990-259 Drug Testing

41990-280 Travel

41990-344 Safety Supplies

41990-510 Property & Liability Insurance

41990-741 Bad Debt Expense

Total General Government

73,120 82,468 86,408 58,402 1,005,000
365 1,828 2,575 1,646 50,000
9,500 10,929 9,785 9,916 11,350
940 1,085 968 1,105 1,250
9,200 9,877 11,400 7,369 83,933
33,013 26,189 28,945 19,967 347,900
4,134 2,745 4,500 2,896 40,491
43,778 44,201 56,650 43,823 60,000
0 484 1,030 0 1,000
16,800 15,400 17,304 10,800 16,800
0 0 0 0 2,060
0 0 0 0 14,090
16,633 16,344 17,000 16,114 17,000
25,129 27,140 27,000 23,250 27,000
0 1,509 1,000 536 10,000
25,730 27,730 26,103 19,730 28,000
14,950 13,100 18,025 13,800 18,025
21,686 29,997 37,080 22,126 37,080
50 30 412 100 500
0 0 4,120 308 10,000
0 0 0 0 5,018
90,000 75,306 92,700 81,651 96,000
34,626 0 1,030 0 1,000
419,653 386,360 444,035 333,539 1,883,496

52113									
52113-111 Purification									
52113-112	Salaries - Permanent Employees -	201,571	207,551	208,000	154,077	0			
52113-141	Overtime	36,795	22,161	41,200	22,474	0			
52113-142	Oasi (Employer's Share)	17,323	16,451	19,200	12,940	0			
52113-143	Hospital And Health Insurance	70,150	69,947	74,000	55,129	0			
52113-231	Retirement	8,784	5,665	9,075	6,362	0			
52113-235	Legal Notices & Ads	53	0	2,060	0	0			
52113-241	Education	1,175	1,188	3,090	1,300	0			
52113-244	Electric	99,548	102,715	112,095	89,642	0			
52113-262	Natural Gas	156	135	515	99	0			
52113-265	Equipment Maintenance	46,984	28,864	51,500	30,610	0			
52113-266	Grounds Maintenance	571	1,761	5,000	2,189	0			
52113-280	Building Maintenance	5,574	3,510	8,240	1,939	0			
52113-320	Travel	0	165	2,266	262	0			
52113-322	Operating Supplies	8,649	10,365	7,725	4,256	0			
52113-326	Chemicals & Lab Supplies	55,044	71,468	85,490	54,744	0			
52113-331	Uniforms & Safety Boots	5,556	6,370	4,120	4,705	0			
52113-344	Gasoline	1,057	1,098	3,090	1,943	0			
52113-348	Safety Supplies	1,090	1,382	1,545	378	0			
52113-940	Safety Incentive	2,300	2,368	2,369	0	0			
Total	Capital Equipment	8,000	0	0	0	0			
Purification		570,380	553,163	640,580	443,049	0			

52114

Transmission And Distribution

52114-111	Salaries - Permanent Employees -	352,173	344,487	365,000	296,782	0
52114-112	Overtime	30,148	24,850	53,560	20,082	0
52114-141	Oasi (Employer's Share)	28,024	26,741	33,000	23,502	0
52114-142	Hospital And Health Insurance	123,856	110,274	134,000	100,929	0
52114-143	Retirement	14,308	9,110	15,350	11,366	0
52114-235	Education	2,512	4,499	6,438	2,470	0
52114-241	Electric	2,493	2,553	12,360	2,262	0
52114-244	Natural Gas	2,243	2,657	2,575	2,180	0
52114-262	Equipment Maintenance	22,817	35,876	28,986	20,970	0
52114-265	Grounds Maintenance	2,000	1,103	2,060	4,086	0
52114-269	Tank Inspections & Maintenance	0	0	0	14,280	0
52114-280	Travel	0	0	5,665	1,412	0
52114-320	Operating Supplies	18,813	23,618	20,600	16,967	0
52114-326	Uniforms & Safety Boots	2,870	3,023	6,180	3,890	0
52114-331	Gasoline	16,727	10,908	21,630	10,767	0
52114-333	Customer Funded Projects	0	24,803	25,000	0	0
52114-338	Repair Parts For Water Or Sewer I	43,803	70,199	42,636	62,158	0
52114-344	Safety Supplies	1,500	933	1,545	97	0
52114-348	Pump Station Maintenance	180	0	2,575	5,218	0
52114-391	Water Meters		0		9,948	0
52114-451	Stone,Patching,Road Cuts	8,480	19,577	30,176	7,020	0
52114-940	Capital Equipment	0	0	0	0	0
Total Transmission And Distribution		672,947	715,212	809,336	616,384	0

52117 Utility Director									
52117-111	Salaries - Permanent Employees -	52,249	58,052	53,900	43,759	0			
52117-141	Oasi (Employer's Share)	3,949	4,300	4,050	3,337	0			
52117-142	Hospital And Health Insurance	6,611	8,102	7,200	6,216	0			
52117-143	Retirement	1,975	1,404	2,000	1,561	0			
52117-239	Tml, Associations & Dues	0	0	2,060	0	0			
52117-280	Travel	352	0	2,060	452	0			
52117-331	Gasoline	2,129	1,029	3,090	793	0			
Total Utility Director		67,265	72,887	74,360	56,118	0			

52213 Sewer Treatment And Disposal						
52213-111	Salaries - Permanent Employees -	194,753	216,210	179,000	132,732	0
52213-112	Overtime	18,331	10,223	12,000	8,140	0
52213-141	Oasi (Employer's Share)	15,749	16,328	14,500	10,493	0
52213-142	Hospital And Health Insurance	42,616	54,654	36,750	37,078	0
52213-143	Retirement	8,053	5,581	6,500	5,002	0
52213-235	Education	1,800	975	4,000	600	0
52213-241	Electric	102,270	93,944	51,322	68,910	0
52213-262	Equipment Maintenance	10,171	50,688	35,000	14,030	0
52213-265	Grounds Maintenance	1,376	1,111	2,060	579	0
52213-266	Building Maintenance	1,803	28,887	35,000	1,958	0
52213-280	Travel	2,139	0	3,000	222	0
52213-320	Operating Supplies	14,398	13,650	15,000	8,552	0
52213-322	Chemicals & Lab Supplies	66,819	60,635	72,100	68,909	0
52213-326	Uniforms & Safety Boots	1,647	2,490	2,000	752	0
52213-331	Gasoline	3,996	5,205	4,500	4,514	0
52213-344	Safety Supplies	147	986	1,000	0	0
52213-348	Safety Incentive	94	0	0	0	0
52213-935	Garbage Disposal (Landfills, Incin	37,506	37,058	38,000	22,853	0
Total Sewer Treatment And Disposal		523,667	598,626	511,732	385,322	0

52310 Water Sewer Operations

52310-241	Distribution Electric	0	0	0	0	0	54,000
52310-242	Water Plant Electric	0	0	0	0	0	111,103
52310-243	Sewer Plant Electric	0	0	0	0	0	51,322
52310-244	Natural Gas	0	0	0	0	0	3,175
52310-260	Distribution Equipment Maintenance	0	0	0	0	0	25,000
52310-261	Water Plant Equipment Maintenance	0	0	0	0	0	35,000
52310-262	Sewer Plant Equipment Maintenance	0	0	0	0	0	35,000
52310-263	Distribution Grounds Maintenance	0	0	0	0	0	5,000
52310-264	Water Plant Grounds Maintenance	0	0	0	0	0	5,000
52310-265	Sewer Plant Grounds Maintenance	0	0	0	0	0	2,060
52310-266	Building Maintenance Water	0	0	0	0	0	10,000
52310-267	Building Maintenance Sewer	0	0	0	0	0	10,000
52310-269	Tank Inspections	0	0	0	0	0	50,000
52310-319	Operating Supplies Distribution	0	0	0	0	0	25,000
52310-320	Operating Supplies Water Plant	0	0	0	0	0	10,000
52310-321	Operating Supplies Sewer Plant	0	0	0	0	0	15,000
52310-322	Chemicals & Labs Water	0	0	0	0	0	100,000
52310-323	Chemicals & Labs Sewer	0	0	0	0	0	82,100
52310-331	Gasoline	0	0	0	0	0	38,000
52310-333	Customer Funded Projects	0	0	0	0	0	5,000
52310-326	Uniforms & Boots	0	0	0	0	0	15,000
52310-338	Repair Parts for Water, Sewer Lin	0	0	0	0	0	80,000
52310-391	Pump Station Maintenance	0	0	0	0	0	30,000
52310-457	Stone, Patching, Road Cuts	0	0	0	0	0	30,076
52310-935	Garbage Disposal(Land fill, Incen	0	0	0	0	0	38,000
		0	0	0	0	0	864,836

Total

	3,613,870	3,624,703	3,650,762	3,082,761	4,041,500
Beginning Net Position	15,359,603	15,180,231	15,352,111	15,352,111	15,491,580
Revenues	3,434,498	3,796,583	3,790,231	3,041,807	4,041,500
Expenditures	3,613,870	3,624,703	3,650,762	3,082,761	4,041,500
Excess (Deficit)	(179,372)	171,880	139,469	(40,955)	(0)
Ending Net Position	15,180,231	15,352,111	15,491,580	15,311,156	15,491,579

RESOLUTION NO. 22-06-14-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KINGSTON, TENNESSEE, APPROVING, SOLELY FOR THE PURPOSES OF SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, THE ISSUANCE BY THE COLORADO HEALTH FACILITIES AUTHORITY OF ITS SENIOR LIVING REVENUE BONDS (AMERICAN EAGLE PORTFOLIO PROJECT), SERIES 2022, FOR THE PURPOSE OF FINANCING THE SENIOR LIVING FACILITIES HEREIN DESCRIBED, ONE OF WHICH IS LOCATED IN THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of the City of Kingston (the "City"), Tennessee (the "State"), has been informed that the Colorado Health Facilities Authority (the "Issuer") proposes to issue a principal amount not exceeding \$250,000,000 of its Senior Living Revenue Bonds (American Eagle Portfolio Project), Series 2022, in one or more tax-exempt or taxable series (the "Series 2022 Bonds"), the proceeds of which will be loaned to American Eagle Delaware Holding Company LLC, a Delaware limited liability company (the "Borrower"), and/or one or more related and/or affiliated entities (collectively, the "Obligated Group"), in order to:

- (i) finance or refinance, including through reimbursement, all or a portion of the cost of certain capital improvements to be made to the Existing Senior Living Facilities (as defined below), including renovations, improvements, fixtures, machinery, equipment, furniture and furnishings;
- (ii) refinance obligations of the Borrower with respect to, and thereby refund, the outstanding Capital Trust Agency Senior Living Revenue Bonds (American Eagle Portfolio Project), Series 2018, currently outstanding in the aggregate principal amount of \$215,525,000 (the "Refunded Bonds"), the proceeds of which were loaned to the Borrower for the purpose of (a) financing the acquisition, construction, renovation, installation and equipping of the Series 2018 Senior Living Facilities (as defined below) to provide independent living, assisted living and memory care facilities for the elderly, (b) funding an operating and maintenance fund to finance certain capital expenditures and start-up costs related to the Series 2018 Senior Living Facilities, (c) funding one or more reserve funds for the Refunded Bonds, and (d) paying certain costs of issuing the Refunded Bonds (collectively, the "Series 2018 Project");
- (iii) fund one or more reserve funds for the Series 2022 Bonds;
- (iv) fund certain capitalized interest; and
- (v) pay certain costs of issuing the Series 2022 Bonds (collectively, the "Project").

WHEREAS, the Series 2018 Senior Living Facilities consist of approximately fifteen independent living, assisted living and memory care facilities located in the States of Alabama, Colorado, Florida, Minnesota, Ohio, Tennessee, and Wisconsin, one of which is located in Kingston, Roane County, Tennessee (the "Kingston Project"); and

WHEREAS, the Kingston Project is a senior living community known Sycamore Trace, located on approximately 2.30 acres at 1098 Bradford Way, Kingston, Roane County, Tennessee, including land, buildings and equipment, consisting of approximately 39 assisted living units (including approximately 47 beds), owned by American Eagle Kingston LLC, a Tennessee limited liability company whose sole member is the Borrower, for which certain capital improvements will be financed or refinanced with aggregate proceeds of the Series 2022 Bonds not to exceed \$7,445,000; and

WHEREAS, the "Existing Senior Living Facilities" means and includes:

- (a) Kingston Project;
- (b) a senior living community known as Crescent Wood, located on approximately 16.07 acres at 1800 Harrison Street, Titusville, Brevard County, Florida, including land, buildings and equipment, consisting of approximately 124 assisted living or independent living units (including approximately 134 beds), owned by American Eagle Titusville LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$21,056,000);
- (c) a senior living community known as Greenwood Place, located on approximately 6.00 acres at 2680 Croton Road, Melbourne, Brevard County, Florida, including land, buildings and equipment, consisting of approximately 72 assisted living units (including approximately 74 beds), owned by American Eagle Eau Gallie LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$11,580,000);
- (d) a senior living community known as Monarch Place, located on approximately 3.50 acres at 105 Michelle Street North West, Hanceville, Cullman County, Alabama, including land, buildings and equipment, consisting of approximately 47 assisted living units (including approximately 47 beds), owned by American Eagle Hanceville LLC, an Alabama limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,475,000);
- (e) a senior living community known as Lark Springs, located on approximately 9.91 acres at 2850 North Academy Boulevard, Colorado Springs, El Paso County, Colorado, including land, buildings and equipment, consisting of approximately 60 memory care units

(including approximately 74 beds) owned by American Eagle Palmer Park LLC, a Colorado limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$13,686,000);

- (f) a senior living community known as Maris Pointe, located on approximately 3.03 acres at 1200 Avenida del Circo, Venice, Sarasota County, Florida, including land, buildings and equipment, consisting of approximately 42 memory care units (including approximately 42 beds), owned by American Eagle Venice Island LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$12,633,000);
- (g) a senior living community known as Palmetto Landing, located on approximately 2.87 acres at 1016 Willa Springs Drive, in unincorporated Seminole County, Florida, including land, buildings and equipment, consisting of approximately 64 assisted living or memory care units (including approximately 82 beds), owned by American Eagle Tuskawilla LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$11,580,000);
- (h) a senior living community known as Aldea Green, located on approximately 4.79 acres at 700 South Kings Avenue, in unincorporated Hillsborough County, Florida, including land, buildings and equipment, consisting of approximately 88 assisted living units (including approximately 96 beds), owned by American Eagle Brandon LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$18,950,000);
- (i) a senior living community known as Cascade Heights, located on approximately 14.64 acres at 160 Islander Court, Longwood, Seminole County, Florida, including land, buildings and equipment, consisting of approximately 267 independent living or assisted living units (including approximately 327 beds), owned by American Eagle Island Lake LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$71,581,000);
- (j) a senior living community known as Timberdale Trace, located on approximately 2.84 acres at 334 and 364 Cedardale Drive Southeast, Owatonna, Steele County, Minnesota, including land, buildings and equipment, consisting of approximately 43 assisted living or memory care units (including approximately 46 beds), owned by American Eagle Owatonna AL LLC, a Minnesota limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,550,000);

- (k) a senior living community known as Hearth Brook, located on approximately 2.41 acres at 331 Goose Pond Road, Newark, Licking County, Ohio, including land, buildings and equipment, consisting of approximately 42 assisted living units (including approximately 42 beds), owned by American Eagle Newark LLC, an Ohio limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,550,000);
- (l) a senior living community known as Vista Veranda, located on approximately 5.57 acres at 141 Chestnut Hill Drive, Ravenna, Portage County, Ohio, including land, buildings and equipment, consisting of approximately 50 assisted living or memory care units (including approximately 53 beds), owned by American Eagle Ravenna LLC, an Ohio limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$10,530,000);
- (m) a senior living community known as Red Cedar Glen, located on approximately 6.62 acres at 202 Walton Ferry Road, Hendersonville, Sumner County, Tennessee, including land, buildings and equipment, consisting of approximately 136 independent living or assisted living units (including approximately 159 beds), owned by American Eagle Hendersonville LLC, a Tennessee limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$18,950,000);
- (n) a senior living community known as Robin Way, located on approximately 3.63 acres at 7377 88th Avenue, Pleasant Prairie, Kenosha County, Wisconsin, including land, buildings and equipment, consisting of approximately 48 assisted living units (including approximately 48 beds), owned by American Eagle Pleasant Prairie LLC, a Delaware limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$8,425,000); and
- (o) a senior living community formerly known as Brookdale Leesburg, located on approximately 3.00 acres at 700 and 710 South Lake Street, Leesburg, Lake County, Florida, including land, buildings and equipment, consisting of approximately 73 assisted or memory care units (including approximately 78 beds) (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project \$15,000,000);

WHEREAS, the “Series 2018 Senior Living Facilities” means and includes the following:

- (a) the Existing Senior Living Facilities; and
- (b) a senior living community formerly known as Brookdale Castle Hills, located on approximately 11.76 acres at 1207 Jackson Keller Road, Castle Hills, Bexar County, Texas,

including land, buildings and equipment, consisting of approximately 97 assisted living or memory care units (including approximately 99 beds);

WHEREAS, the Borrower and the Issuer have requested the City Council approve the issuance of the Series 2022 Bonds for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Series 2022 Bonds, when issued by the Issuer, will be special, limited obligations of the Issuer payable solely from the proceeds to be derived from the repayment of the related loan to the Borrower or from the security pledged therefor by the Obligated Group, and the City will not be obligated to pay the Series 2022 Bonds or have any obligation or liability pecuniary or otherwise in any respect whatsoever with respect to the Series 2022 Bonds or the Kingston Project; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kingston, Tennessee:

SECTION 1. Public Hearing. [Pursuant to the Notice that was publicly available on May 11, 2022 through the hearing date by posting a copy thereof on the City's website at kingstontn.gov, which website is used to inform City residents of public hearings conducted by the City. *[Pursuant to the Notice published in the Roane County News, a newspaper of general circulation in the City, not less than seven (7) days prior to the date hereof,]* a public hearing was held on June 14, 2022 at 5:30 PM before the City Council, as required by Section 147(f) of the Code. A proof of publication of such Notice is attached hereto as Exhibit A and minutes of such public hearing will be kept on file with the City Clerk (the "Clerk"), and are hereby incorporated herein by reference.

SECTION 2. Approval for Purposes of Section 147(f) of the Code. Solely for the purposes of Section 147(f) of the Code, the City Council hereby approves the issuance of the Series 2022 Bonds by the Issuer in an aggregate principal amount not exceeding \$250,000,000.

SECTION 3. Payment of Fees and Costs by Borrower. The fees and expenses of the City shall be paid by the Borrower at or prior to issuance of the Series 2022 Bonds.

SECTION 4. No Liability or Endorsement. The City shall have no obligation with respect to the Series 2022 Bonds, and the approval given herein by the City Council shall not be deemed or construed to create any obligation or liability, pecuniary or otherwise, of the City, in connection with either the Series 2022 Bonds or the Project in any respect whatsoever and the Issuer shall so provide in the documents related to the issuance of the Series 2022 Bonds. The general credit or taxing power of the City and the State or any political subdivision or public agency thereof shall not be pledged to the payment of the Series 2022 Bonds. No statement, representation or recital made herein shall be deemed to constitute a legal conclusion or a determination by the City that any particular action or proposed action is required, authorized or permitted under the laws of the State or the United States.

No recourse under or upon any obligation, covenant or agreement of this Resolution or the Series 2022 Bonds or any agreement executed in connection with the Series 2022 Bonds, or for any claim based thereon or otherwise in respect thereof, shall be had against any member of the City Council, the Mayor, the Clerk or the City Attorney or any other staff or professionals retained by the City in connection with the issuance of the Series 2022 Bonds, as such, past, present or future, either directly or through the City, it being expressly understood (a) that no personal liability whatsoever shall attach to, or is or shall be incurred by, the members of the City Council, the Mayor, the Clerk or the City Attorney or any other staff or professionals retained by the City in connection with the issuance of the Series 2022 Bonds, as such, under or by reason of the obligations, covenants or agreements contained in this Resolution or implied therefrom, and (b) that any and all such personal liability, either at common law or in equity or by constitution or statute, of, and any and all such rights and claims against, every such member of the City Council, the Mayor, the Clerk or the City Attorney or any other staff or professionals retained by the City in connection with the issuance of the Series 2022 Bonds, as such, are waived and released as a condition of, and as a consideration for, the execution of this Resolution on the part of the City.

SECTION 5. Limited Scope of Approval. The approval given herein shall not be construed as: (i) an endorsement of the creditworthiness of the Borrower or the financial viability of the Project, (ii) a recommendation to any holder of or any prospective purchaser to hold or purchase the Series 2022 Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Series 2022 Bonds, or (iv) approval of any necessary rezoning applications or approval or acquiescence to the alteration of existing zoning or land use nor approval for any other regulatory permits relating to the Kingston Project, and the City Council shall not be construed by reason of its adoption of this Resolution to make any endorsement, finding or recommendation or to have waived any right of the City Council or to have estopped the City Council from asserting any rights or responsibilities it may have in such regard.

SECTION 6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Remainder of Page Intentionally Left Blank]

DONE AND RESOLVED by the City Council of the City of Kingston, Tennessee, this
11th day of June, 2022.

**CITY COUNCIL OF THE CITY OF KINGSTON,
TENNESSEE**

(Official Seal)

By: 
Tim Neal, Mayor

ATTEST:

By: 
Kelly Jackson, City Clerk

Approved as to form and legality:

By: 
Jack H. McPherson, City Attorney

Exhibit A: Proof of Publication of Notice of Public Hearing

USE CURRENT FACILITIES AUTHORITY. A bond issue is required by American Eagle Delaware Holding Company LLC, a Delaware limited liability company (the "Borrower"), and one or more related or affiliated entities (collectively, the "Obligated Group"), to issue its Senior Living Revenue Bonds (American Eagle Portfolio Project), in one or more tax-exempt or taxable series, in an aggregate principal amount not to exceed \$250,000,000 (the "Series 2022 Bonds"), in order to provide funds to be loaned by the Issuer to the Borrower to finance or refinance the Project (as defined below), which relates to multiple senior living facilities located in multiple states, a portion of which is located in the City of Kingston, Tennessee (the "City").

For the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that the City Council (the "City Council") of the City, will hold a public meeting and hearing at 5:30 PM on Tuesday, June 14, 2022, in the Council Chambers, Kingston City Hall, 900 Waterford Place, Kingston, Tennessee. The public hearing will be conducted in a manner that provides a reasonable opportunity to be heard for persons with differing views on the issuance of the Series 2022 Bonds, the Project, including the Local Facilities (as defined below), and the plan of finance. The tax-exempt Series 2022 Bonds are to be issued as qualified 501(c)(3) bonds, as defined in Section 145 of the Code. The Issuer is issuing the Series 2022 Bonds to provide funds to be loaned by the Issuer to the Borrower in order to:

(i) finance or refinance, including through reimbursement, all or a portion of the cost of certain capital improvements to be made to the Existing Senior Living Facilities (as defined below), including renovations, improvements, fixtures, machinery, equipment, furniture and furnishings;

(ii) refinance obligations of the Borrower with respect to, and thereby refund, the outstanding Capital Trust Agency Senior Living Revenue Bonds (American Eagle Portfolio Project), Series 2018, currently outstanding in the aggregate principal amount of \$215,525,000 (the "Refunded Bonds"), the proceeds of which were loaned to the Borrower for the purpose of (a) financing the acquisition, construction, renovation, installation and equipping of the Series 2018 Senior Living Facilities (as defined below) to provide independent living, assisted living and memory care facilities for the elderly, (b) funding an operating and maintenance fund to finance certain capital expenditures and start-up costs related to the Series 2018 Senior Living Facilities, (c) funding one or more reserve funds for the Refunded Bonds, and (d) paying certain costs of issuing the Refunded Bonds (collectively, the "Series 2018 Project");

(iii) fund one or more reserve funds for the Series 2022 Bonds;

(iv) fund certain capitalized interest; and

(v) pay certain costs of issuing the Series 2022 Bonds (collectively, the "Project").

The "Local Facilities" means the portion of the Existing Senior Living Facilities located within the City and include the following:

(a) a senior living community known as Sycamore Trace, located on approximately 2.30 acres at 1096 Bradford Way, Kingston, Roane County, Tennessee, including land, buildings and equipment, consisting of approximately 39 assisted living units (including approximately 47 beds), owned by American Eagle Kingston LLC, a Tennessee limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$7,445,000).

The "Existing Senior Living Facilities" means and includes:

(a) the Local Facilities;

(b) a senior living community known as Crescent Wood, located on approximately 16.07 acres at 1800 Harbison Street, Titusville, Brevard County, Florida, including land, buildings and equipment, consisting of approximately 124 assisted living or independent living units (including approximately 134 beds), owned by American Eagle Titusville LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$21,056,000);

(c) a senior living community known as Greenwood Place, located on approximately 6.00 acres at 2680 Coton Road, Melbourne, Brevard County, Florida, including land, buildings and equipment, consisting of approximately 72 assisted living units (including approximately 74 beds), owned by American Eagle Eau Gallie LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$11,580,000);

(d) a senior living community known as Monarch Place, located on approximately 3.50 acres at 103 Michelle Street North West, Hanceville, Cullman County, Alabama, including land, buildings and equipment, consisting of approximately 47 assisted living units (including approximately 47 beds), owned by American Eagle Hanceville LLC, an Alabama limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,475,000);

(e) a senior living community known as Lark Springs, located on approximately 9.91 acres at 2850 North Academy Boulevard, Colorado Springs, El Paso County, Colorado, including land, buildings and equipment, consisting of approximately 60 memory care units (including approximately 74 beds) owned by American Eagle Palmer Park LLC, a Colorado limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$13,696,000);

(f) a senior living community known as Maris Pointe, located on approximately 3.03 acres at 1200 Avenida del Circo, Venice, Sarasota County, Florida, including land, buildings and equipment, consisting of approximately 42 memory care units (including approximately 42 beds), owned by American Eagle Venice Island LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$12,633,000);

(g) a senior living community known as Palmetto Landing, located on approximately 2.87 acres at 1016 Villa Springs Drive, in unincorporated Seminole County, Florida, including land, buildings and equipment, consisting of approximately 64 assisted living or memory care units (including approximately 62 beds), owned by American Eagle Tuskawilla LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$11,580,000);

(h) a senior living community known as Altus Green, located on approximately 4.79 acres at 700 South Kings Avenue, in unincorporated Hillsborough County, Florida, including land, buildings and equipment, consisting of approximately 88 assisted living units (including approximately 86 beds), owned by American Eagle Braudon LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$18,950,000);

(i) a senior living community known as Cascade Heights, located on approximately 14.64 acres at 160 Islander Court, Longwood, Seminole County, Florida, including land, buildings and equipment, consisting of approximately 267 independent living or assisted living units (including approximately 327 beds), owned by American Eagle Island Lake LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$71,581,000);

(j) a senior living community known as Timberdale Trace, located on approximately 2.84 acres at 334 and 364 Cedarvale Drive Southwest, Owatonna, Steele County, Minnesota, including land, buildings and equipment, consisting of approximately 43 assisted living or memory care units (including approximately 46 beds), owned by American Eagle Owatonna LLC, a Minnesota limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,350,000);

(k) a senior living community known as Heath Brook, located on approximately 2.41 acres at 331 Goose Pond Road, Newark, Licking County, Ohio, including land, buildings and equipment, consisting of approximately 42 assisted living units (including approximately 42 beds), owned by American Eagle Newark LLC, an Ohio limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,550,000);

(l) a senior living community known as Vista Veranda, located on approximately 5.57 acres at 141 Chestnut Hill Drive, Ravensburg, Portage County, Ohio, including land, buildings and equipment, consisting of approximately 50 assisted living or memory care units (including approximately 53 beds), owned by American Eagle Ravensburg LLC, an Ohio limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$10,530,000);

(m) a senior living community known as Red Cedar Glen, located on approximately 6.62 acres at 202 Walton Ferry Road, Hendersonville, Sumner County, Tennessee, including land, buildings and equipment, consisting of approximately 136 independent living or assisted living units (including approximately 159 beds), owned by American Eagle Hendersonville LLC, a Tennessee limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$18,950,000);

(n) a senior living community known as Robin Way, located on approximately 3.83 acres at 7377 88th Avenue, Pleasant Prairie, Kenosha County, Wisconsin, including land, buildings and equipment, consisting of approximately 48 assisted living units (including approximately 48 beds), owned by American Eagle Pleasant Prairie LLC, a Delaware limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$6,423,000); and

(o) a senior living community formerly known as Brookdale Leesburg, located on approximately 3.00 acres at 700 and 710 South Lake Street, Leesburg, Lake County, Florida, including land, buildings and equipment, consisting of approximately 73 assisted or memory care units (including approximately 78 beds) (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$15,000,000).

The "Series 2018 Senior Living Facilities" means and includes the following:

(a) the Existing Senior Living Facilities; and

(b) a senior living community formerly known as Brookdale Castle Hills, located on approximately 11.74 acres at 1202 Jackson Keller Road, Castle Hills, Bexar County, Texas, including land, buildings and equipment, consisting of approximately 97 assisted living or memory care units (including approximately 99 beds).

The sole member of the Borrower is American Eagle LifeCare Corporation, a Tennessee nonprofit corporation, which is an organization described in Section 501(c)(3) of the Code. The manager of the facilities is Crowther Senior Living, LLC.

The City will neither issue nor be obligated in any manner with respect to the Series 2022 Bonds.

The Series 2022 Bonds, when issued, will be special, limited obligations of the Issuer payable solely out of the revenues, income and receipts pledged to the payment thereof, and the Issuer will not be obligated to pay the principal of, premium, if any, or interest on the Series 2022 Bonds except from the loan payments of the Borrower and any other amounts received from the Obligated Group. The Series 2022 Bonds will not constitute: (i) a debt, liability or obligation of the Issuer, the City, the State of Tennessee (the "State"), or any political subdivision, public agency or municipality thereof, (ii) a pledge of the full faith and credit of the Issuer, the City, the State, or any political subdivision, public agency or municipality thereof, or (iii) a pledge of the taxing power of the City, the State, or any political subdivision, public agency or municipality thereof within the meaning of any constitutional or statutory provision. The Issuer has no taxing power.

At the time and place fixed for said public hearing all who appear will be given an opportunity to express their views for or against the proposal to approve the issuance of said Series 2022 Bonds and the plan of finance. Prior to said public hearing, written comments may be delivered to the City. Attention: City Manager, City of Kingston, 900 Waterford Place, Kingston, Tennessee 37763. All persons are advised that if they decide to appeal any decision made by the City with respect to any matter considered at this meeting, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All interested persons are invited to present their comments at the time and place set forth above.

THE CITY ADHERES TO THE AMERICANS WITH DISABILITIES ACT AND WILL MAKE REASONABLE ACCOMMODATIONS FOR ACCESS TO THIS MEETING UPON REQUEST. PLEASE CALL THE CITY CLERK'S OFFICE AT (865) 376-6584 TO MAKE A REQUEST. REQUESTS MUST BE RECEIVED AT LEAST 48 HOURS IN ADVANCE OF THE MEETING IN ORDER FOR THE CITY TO PROVIDE THE REQUESTED SERVICE.

EXHIBIT A

PROOF OF PUBLICATION

[Attached]

ROANE NEWSPAPERS

Roane County News, Morgan County News, Lafollette Press, P.O. Box 610, Kingston, TN 37763 Phone 865-376-3481, Fax 865-376-1945

TO: City of Kingston
900 Waterford Place
Kingston, TN 37763

ADVERTISING: SENIOR LIVING REVIEW

I, Terri Scarborough, make oath that the attached advertisement or notice was published in:

☒ The Roane County News, a bi-weekly newspaper published at Kingston, TN, Roane County, also online at www.roanecounty.com

☐ The Morgan County News, a weekly newspaper published at Wartburg, TN, Morgan County, also online at www.morgancountynews.net

☐ The Lafollette Press, a weekly newspaper published at Lafollette, TN, Campbell County, also online at www.lafollettepress.com

This Notice also appeared on the State of Tennessee website at www.tnpublicnotice.com for all runs required by Tenn. Code Ann. 1-3-120(2013) There will only be one tear sheet attached to cover all runs.

Notice was published in said newspaper on the following date(s): RCN 5/11/22

and that the statement of account herewith is correct to the best of my knowledge and belief.

Signed Terri Scarborough

Subscribed and sworn to before me this 16th day of MAY, 2022.

Michelle L. Fisher

Notary Public

My Commission Expires February 18, 2024



FIEDS

dis / vehicles / services

Errors: Be sure to check your advertisement the first day it appears. We cannot be responsible for more than one incorrect insertion. Adjustments are made only for the portion of the ad that is in error.

0900 LEGALS

detail in the order listed below:

- **Qualifications:** Availability of qualified personnel and capacity of the firm to carry-out professional engineering services.
- **Experience:** Experience and technical expertise of the firm and its personnel as well as information regarding projects previously undertaken, including the types and cost of projects.
- **Scope of Services:** Summar-

0900 LEGALS

ize scope and type of services understanding of program and tasks.

Roane County is an Equal Opportunity Provider and Employer. Roane County encourages Minority-Owned Business Enterprises (MBE's) and Woman-Owned Business Enterprises (WBE's) to submit qualifications.

Roane County will award a contract to the qualified firm, or

0900 LEGALS

firms, whose statement of qualifications has the highest number of cumulative points issued by the evaluation team and determined to be the most advantageous to Roane County. The contract will include scope and extent of work and other essential requirements.

Roane County reserves the right to reject any and all submissions to this solicitation.

NOTICE OF PUBLIC HEARING

The Colorado Health Facilities Authority (the "Issuer") has been requested by American Eagle Delaware Holding Company LLC, a Delaware limited liability company (the "Borrower"), and one or more related or affiliated entities (collectively, the "Obligated Group"), to issue its Senior Living Revenue Bonds (American Eagle Portfolio Project), in one or more tax-exempt or taxable series, in an aggregate principal amount not to exceed \$250,000,000 (the "Series 2022 Bonds"), in order to provide funds to be loaned by the Issuer to the Borrower to finance or refinance the Project (as defined below), which relates to multiple senior living facilities located in multiple states, a portion of which is located in the City of Kingston, Tennessee (the "City").

For the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that the City Council (the "City Council") of the City, will hold a public meeting and hearing at 5:30 PM on Tuesday, June 14, 2022, in the Council Chambers, Kingston City Hall, 900 Waterford Place, Kingston, Tennessee. The public hearing will be conducted in a manner that provides a reasonable opportunity to be heard for persons with differing views on the issuance of the Series 2022 Bonds, the Project, including the Local Facilities (as defined below), and the plan of finance. The tax-exempt Series 2022 Bonds are to be issued as qualified 501(c)(3) bonds, as defined in Section 145 of the Code. The Issuer is issuing the Series 2022 Bonds to provide funds to be loaned by the Issuer to the Borrower in order to:

(i) finance or refinance, including through reimbursement, all or a portion of the cost of certain capital improvements to be made to the Existing Senior Living Facilities (as defined below), including renovations, improvements, fixtures, machinery, equipment, furniture and furnishings;

(ii) refinance obligations of the Borrower with respect to, and thereby refund, the outstanding Capital Trust Agency Senior Living Revenue Bonds (American Eagle Portfolio Project), Series 2018, currently outstanding in the aggregate principal amount of \$215,525,000 (the "Refunded Bonds"), the proceeds of which were loaned to the Borrower for the purpose of (a) financing the acquisition, construction, renovation, installation and equipping of the Series 2018 Senior Living Facilities (as defined below) to provide independent living, assisted living and memory care facilities for the elderly, (b) funding an operating and maintenance fund to finance certain capital expenditures and start-up costs related to the Series 2018 Senior Living Facilities, (c) funding one or more reserve funds for the Refunded Bonds and (d) paying certain costs of issuing the Refunded Bonds (collectively, the "Series 2018 Project");

(iii) fund one or more reserve funds for the Series 2022 Bonds;

(iv) fund certain capitalized interest; and

(v) pay certain costs of issuing the Series 2022 Bonds (collectively, the "Project").

The "Local Facilities" means the portion of the Existing Senior Living Facilities located within the City and include the following:

(a) a senior living community known as Sycamore Trace, located on approximately 2.30 acres at 1096 Bradford Way, Kingston, Roane County, Tennessee, including land, buildings and equipment, consisting of approximately 38 assisted living units (including approximately 47 beds), owned by American Eagle Kingston LLC, a Tennessee limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$7,445,000).

The "Existing Senior Living Facilities" means and includes:

(a) the Local Facilities;

(b) a senior living community known as Crescent Wood, located on approximately 16.07 acres at 1800 Harrison Street, Titusville, Brevard County, Florida, including land, buildings and equipment, consisting of approximately 124 assisted living or independent living units (including approximately 134 beds), owned by American Eagle Titusville LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$21,056,000);

(c) a senior living community known as Greenwood Place, located on approximately 6.00 acres at 2680 Croton Road, Melbourne, Brevard County, Florida, including land, buildings and equipment, consisting of approximately 72 assisted living units (including approximately 74 beds), owned by American Eagle Eau Gallie LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$11,580,000);

(d) a senior living community known as Monarch Place, located on approximately 3.50 acres at 105 Michelle Street North West, Hanceville, Cullman County, Alabama, including land, buildings and equipment, consisting of approximately 47 assisted living units (including approximately 47 beds), owned by American Eagle Hanceville LLC, an Alabama limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,475,000);

(e) a senior living community known as Lark Springs, located on approximately 9.91 acres at 2850 North Academy Boulevard, Colorado Springs, El Paso County, Colorado, including

2022 Bonds to be issued to finance or refinance such project is \$13,686,000);

(f) a senior living community known as Maris Pointe, located on approximately 3.03 acres at 1200 Avenida del Circo, Venice, Sarasota County, Florida, including land, buildings and equipment, consisting of approximately 42 memory care units (including approximately 42 beds), owned by American Eagle Venice Island LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$12,633,000);

(g) a senior living community known as Palmetto Landing, located on approximately 2.87 acres at 1016 Willa Springs Drive, in unincorporated Seminole County, Florida, including land, buildings and equipment, consisting of approximately 64 assisted living or memory care units (including approximately 82 beds), owned by American Eagle Tusawilla LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$11,580,000);

(h) a senior living community known as Aldea Green, located on approximately 4.79 acres at 700 South Kings Avenue, in unincorporated Hillsborough County, Florida, including land, buildings and equipment, consisting of approximately 88 assisted living units (including approximately 96 beds), owned by American Eagle Brandon LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$18,950,000);

(i) a senior living community known as Cascade Heights, located on approximately 14.64 acres at 160 Islander Court, Longwood, Seminole County, Florida, including land, buildings and equipment, consisting of approximately 267 independent living or assisted living units (including approximately 327 beds), owned by American Eagle Island Lake LLC, a Florida limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$71,581,000);

(j) a senior living community known as Timberdale Trace, located on approximately 2.84 acres at 334 and 364 Cedardale Drive Southeast, Owatonna, Steele County, Minnesota, including land, buildings and equipment, consisting of approximately 43 assisted living or memory care units (including approximately 46 beds), owned by American Eagle Owatonna AL LLC, a Minnesota limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,550,000);

(k) a senior living community known as Hearth Brook, located on approximately 2.41 acres at 331 Goose Pond Road, Newark, Licking County, Ohio, including land, buildings and equipment, consisting of approximately 42 assisted living units (including approximately 42 beds), owned by American Eagle Newark LLC, an Ohio limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$9,550,000);

(l) a senior living community known as Vista Veranda, located on approximately 5.57 acres at 141 Chestnut Hill Drive, Ravenna, Portage County, Ohio, including land, buildings and equipment, consisting of approximately 50 assisted living or memory care units (including approximately 53 beds), owned by American Eagle Ravenna LLC, an Ohio limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$10,530,000);

(m) a senior living community known as Red Cedar Glen, located on approximately 6.62 acres at 202 Walton Ferry Road, Hendersonville, Sumner County, Tennessee, including land, buildings and equipment, consisting of approximately 136 independent living or assisted living units (including approximately 159 beds), owned by American Eagle Hendersonville LLC, a Tennessee limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$18,950,000);

(n) a senior living community known as Robin Way, located on approximately 3.63 acres at 7377 88th Avenue, Pleasant Prairie, Kenosha County, Wisconsin, including land, buildings and equipment, consisting of approximately 48 assisted living units (including approximately 48 beds), owned by American Eagle Pleasant Prairie LLC, a Delaware limited liability company whose sole member is the Borrower (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$8,425,000); and

(o) a senior living community formerly known as Brookdale Leesburg, located on approximately 3.00 acres at 700 and 710 South Lake Street, Leesburg, Lake County, Florida, including land, buildings and equipment, consisting of approximately 73 assisted or memory care units (including approximately 78 beds) (the maximum stated principal amount of Series 2022 Bonds to be issued to finance or refinance such project is \$15,000,000).

The "Series 2018 Senior Living Facilities" means and includes the following:

(a) the Existing Senior Living Facilities; and

(b) a senior living community formerly known as Brookdale Castle Hills, located on approximately 11.76 acres at 1207 Jackson Keller Road, Castle Hills, Bexar County, Texas, including land, buildings and equipment, consisting of approximately 97 assisted living or memory care units (including approximately 99 beds).

The sole member of the Borrower is American Eagle LifeCare Corporation, a Tennessee nonprofit corporation, which is an organization described in Section 501(c)(3) of the Code. The manager of the facilities is Greenbrier Senior Living, LLC.

The City will neither issue nor be obligated in any manner with respect to the Series 2022 Bonds.

The Series 2022 Bonds, when issued, will be special, limited obligations of the Issuer payable solely out of the revenues, income and receipts pledged to the payment thereof, and the Issuer will not be obligated to pay the principal of, premium, if any, or interest on the Series 2022 Bonds except from the loan payments of the Borrower and any other amounts received from the Obligated Group. The Series 2022 Bonds will not constitute: (i) a debt, liability or obligation of the Issuer, the City, the State of Tennessee (the "State"), or any political subdivision, public agency or municipality thereof, (ii) a pledge of the full faith and credit of the Issuer, the City, the State, or any political subdivision, public agency or municipality thereof, or (iii) a pledge of the taxing power of the City, the State, or any political subdivision, public agency or municipality thereof within the meaning of any constitutional or statutory provision. The Issuer has no taxing power.

At the time and place fixed for said public hearing all who appear will be given an opportunity to express their views for or against the proposal to approve the issuance of said Series 2022 Bonds and the plan of finance. Prior to said public hearing, written comments may be delivered to the City, Attention: City Manager, City of Kingston, 900 Waterford Place, Kingston, Tennessee 37763. All persons are advised that, if they decide to appeal any decision made by the City with respect to any matter considered at this meeting, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All interested persons are invited to present their comments at the time and place set forth above.

THE CITY ADHERES TO THE AMERICANS WITH DISABILITIES ACT AND WILL MAKE REASONABLE ACCOMMODATIONS FOR ACCESS TO THIS MEETING UPON REQUEST. PLEASE CALL THE CITY CLERK'S OFFICE AT (865) 376-6584 TO MAKE A REQUEST. REQUESTS MUST BE RECEIVED AT LEAST 48 HOURS IN ADVANCE OF THE MEETING IN ORDER FOR THE CITY TO PROVIDE THE REQUESTED SERVICE.

OPINION OF PROBABLE PROJECT COSTS CITY OF KINGSTON WASTE AND WASTEWATER INFRASTRUCTURE IMPROVEMENTS					
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Wastewater Treatment Plant				
1	Replace WAS Pump, valves and piping	1	LS	\$ 70,000	\$ 70,000
				Subtotal	\$ 70,000
	Kingston Water				
2	Replace Raw Water Pump Assembly	1	LS	\$ 50,000	\$ 50,000
3	Replace High Service Pump Assembly with VFD	1	LS	\$ 80,000	\$ 80,000
4	Replace Backwash Pump Assembly	1	LS	\$ 80,000	\$ 80,000
5	Cut-in isolation valves in distribution system	20	EA	\$ 10,000	\$ 200,000
6	Ladd Landing Water Storage Tank Rehabilitation	1	LS	\$ 31,000	\$ 31,000
7	Morrison Hill Water Storage Tank Rehabilitation	1	LS	\$ 35,000	\$ 35,000
8	Commercial Water Meter Replacement	20	EA	\$ 1,000	\$ 20,000
				Subtotal	\$ 496,000
	Collection System				
9	Pump Station 1 - replace dry pit submersible pump	1	LS	\$ 47,000	\$ 47,000
10	Pump Station 3 - outfit station with auxiliary power	1	LS	\$ 50,000	\$ 50,000
11	Pump Station 7 - replace equipment and piping	1	LS	\$ 240,000	\$ 240,000
12	Telemetry - Sewer Pump Stations	7	EA	\$ 2,500	\$ 17,500
13	Collection System Rehabilitation	1	LS	\$ 500,000	\$ 500,000
				Subtotal	\$ 854,500
				SUBTOTAL	\$ 1,420,500
	Contingency				\$ 142,050
	SUBTOTAL CONSTRUCTION				\$ 1,562,550
	OTHER PROJECT COSTS				
14	Engineering Design				\$ 156,255
15	SSES (CCTV)				\$ 50,000
16	GIS Mapping				\$ 12,000
17	Bid & Award Phase				\$ 15,000
18	General Construction Administration				\$ 40,000
19	Resident Project Representative				\$ 70,000
20	Other Additional Engineering				\$ 20,000
21	Reimbursable Expenses				\$ 5,000
22	Asset Management Plan				\$ 10,000
23	Project Administration				\$ 112,000
24	Environmental Review				\$ 1,500
	SUBTOTAL				\$ 491,755
	TOTAL PROJECT COST				\$ 2,054,305

FUNDING SOURCE	Amount
Matching funds (for City and County State allocations)	\$ 469,988
City TDEC Allocation	\$ 1,091,202
County TDEC and County Match	\$ 788,750
TOTAL	\$ 2,349,940

LEGAL NOTICE

INVITATION FOR BIDS

Resurfacing of the Running Track at Southwest Point

City of Kingston, Tennessee

Parks and Recreation Department

The City of Kingston is soliciting bids for the resurfacing of the running track located at Southwest Point. The city will receive sealed bids until 12:00 p.m. EST on Monday, May 16, 2022 at Kingston City Hall, 900 Waterford Place, Kingston, TN 37763, at which time all bids received will be publicly opened and read aloud before the City Manager and / or his designee.

A non-mandatory pre-bid meeting will be held at the Fort Southwest Point Running Track, 1225 S Kentucky St, Kingston, TN 37763, at 2:00 p.m. EST. on Tuesday, May 5, 2022. Prospective bidders are urged to attend.

The bid specifications are available for inspection at the Office of the City Manager; online at www.kingstontn.gov; or by contacting Haley Brown, Assistant Purchasing Clerk, at (865) 376-6584 or haley.brown@kingstontn.gov.

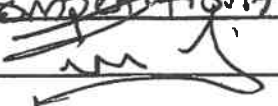
The City reserves the right to reject or accept any proposal, or to waive any irregularities in any proposal, deemed to be in the best interest of the City of Kingston.

BIDDER SUMMARY SHEET

Resurfacing of the Running Track at Southwest Point

IN WITNESS WHEREOF, the parties hereto have executed this Bid as of date shown below.

Firm Name:	Competition Athletic Surfaces
Address:	3205 N. Hawthorne St.
City, State, Zip:	Chattanooga TN 37406
Contact Person:	Lee Murray
FEIN #:	52-2279641

Phone: 423-847-8330 Fax: N/A
Email Address: Lee@CompetitionAthleticSurfaces.com
Signature of Authorized Signer: 
Printed Name: Lee Murray
Title: President
Date: 5/6/2022

Bid for filling cracking and installing rubberized track surface

We propose to fill all cracking with rubber granules and latex glue mix. Install a 3/8" inch thick black latex rubber track surface on up to 5,600 square yards of existing asphalt track oval and field event areas. Layout and restripe all lane lines and event markings.

Conditions:

- * All vegetation must be killed and removed from asphalt edges prior to installation of rubber surface
- * Unable to guarantee installation in areas of poor drainage.
- * Cracking in the asphalt will eventually reflect through the new rubber surface.
- * Any patching required and not detailed above may result in an additional charge.
- * Customer is responsible for closing track and prohibiting all access.

oval only - \$139,990⁰⁰

add field event areas + \$12,560⁰⁰

A handwritten signature, possibly reading 'M. A.', is written over a large, stylized, handwritten letter 'A'.

REFERENCES

ORGANIZATION	Metro Nashville Parks
ADDRESS	2565 Park Plaza
CITY, STATE, ZIP	Nashville TN 37203
PHONE NUMBER	615-566-0391
CONTACT PERSON	Rick Taylor
DATE OF PROJECT	2020 2021

ORGANIZATION	City of Chattanooga Parks
ADDRESS	1102 S. Watkins St
CITY, STATE, ZIP	Chatt TN 37404
PHONE NUMBER	423-643-6122
CONTACT PERSON	James Bergdoll
DATE OF PROJECT	2017 2022

ORGANIZATION	City of Collegedale TN
ADDRESS	5225 Tallant Rd
CITY, STATE, ZIP	Coltawah TN 37363
PHONE NUMBER	423-598-8007
CONTACT PERSON	Eric Sines
DATE OF PROJECT	2020 2010

LEGAL NOTICE

INVITATION FOR BIDS

Replacement of Flooring at the Community Center

City of Kingston, Tennessee

Parks and Recreation Department

The City of Kingston is soliciting bids for the replacement of flooring at the Community Center. The city will receive sealed bids until 12:00 p.m. EST on Monday, May 16, 2022 at Kingston City Hall, 900 Waterford Place, Kingston, TN 37763, at which time all bids received will be publicly opened and read aloud before the City Manager and / or his designee.

A non-mandatory pre-bid meeting will be held at Kingston Community Center, 201 Patton Ferry Rd, Kingston, TN 37763, at 1:00 p.m. EST. on Tuesday, May 5, 2022. Prospective bidders are urged to attend.

The bid specifications are available for inspection at the Office of the City Manager; online at www.kingstontn.gov; or by contacting Haley Brown, Assistant Purchasing Clerk, at (865) 376-6584 or haley.brown@kingstontn.gov.

The City reserves the right to reject or accept any proposal, or to waive any irregularities in any proposal, deemed to be in the best interest of the City of Kingston.

BIDDER SUMMARY SHEET

Replacement of Flooring at the Community Center

IN WITNESS WHEREOF, the parties hereto have executed this Bid as of date shown below.

Firm Name:	Garrett + Sons Flooring
Address:	220 School St.
City, State, Zip:	Hartman, TN, 37748
Contact Person:	Matthew Garrett - Larry Garrett
FEIN #:	36-4704028

Phone: 865-882-1673 Fax: 865-882-1943

Email Address: Garrett and Sons @ yahoo.com

Signature of Authorized Signee: 

Printed Name: Matthew Garrett

Title: Sales / mechanic

Date: 5-12-22



05/12/2022 220 School St Harriman, TN 37748
(865) 882-1673
(865) 882-1943- FAX
garrettandsons@yahoo.com

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Matthew Garrett	Community Center	Quote	05/16/2022

THANK YOU FOR YOUR BUSINESS!

THANK YOU FOR YOUR BUSINESS!

REFERENCES

ORGANIZATION	Thermo Fisher
ADDRESS	197 Cardiff Valley rd.
CITY, STATE, ZIP	Rockwood, TN. 37854
PHONE NUMBER	865-245-1257
CONTACT PERSON	Tim Janou
DATE OF PROJECT	12-07-21
ORGANIZATION	MPP
ADDRESS	315 Cardiff Valley rd
CITY, STATE, ZIP	Rockwood, TN. 37854
PHONE NUMBER	865-924-5719
CONTACT PERSON	Bill Grayson
DATE OF PROJECT	4-9-2020
ORGANIZATION	Morgan County Schools
ADDRESS	136 Flat Fork rd.
CITY, STATE, ZIP	Wartburg, TN, 37887
PHONE NUMBER	423-539-8801
CONTACT PERSON	Jim Aytes
DATE OF PROJECT	Summer of 21

Kingston Public Library Board Trustee Application

From the By-Laws: *The objective of the Kingston Public Library Board is to, but not limited to, foster and promote the library, to provide advice and direction to the Library Director, to initiate policies that govern the activities of the library, to assist the Library Director in setting goals and objectives, to submit an annual budget to the City of Kingston, and to assist the Kingston City Council in selecting Library Board Trustees. The term of a Library Board Trustee is three years.*

Name: Jinx Watson

Address: 1220 Dogwood Drive, Kingston, TN 37763

Occupation: Retired Educator

Phone number: 865-399-4675

Area of expertise: Teaching young children; knowledge of children's literature

Supervisory or personnel experience: Staff Development/Teacher Center Director (1979-1996); Personnel Director of the Oak Ridge Schools, (1985-90)

Local, regional or state library experience: Member, Secretary, Vice-chair of the Kingston Public Library Board (2 terms); Member of the regional library board (1.5 terms); Created a videotape on planning and running young children's library storytelling programs for the state of Tennessee

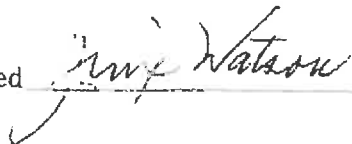
Patron: I am a regular user of the KPL

The qualities of a "good" library: The library must exhibit a "service" mentality by welcoming all of the public, by responding to their various requests and needs pertaining to the library, by respecting divergent interests in reading and by adhering to the American Library Association (ALA) standards for selection and acquisition of material, as well as adhering to the Children's Protection Act for use of Internet.

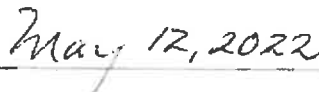
What attributes can I offer: I am dedicated to the concept of a free public library in a community. As someone who professionally taught about library programming and children's literature at UT, I am familiar with many library models and can offer ideas if requested.

Why am I interested in serving: My family taught me the importance of serving as a volunteer in a democracy. As a retiree, I knew that because I was interested in serving my communities, I would focus on children, on books and on food! (I run a community meal program in Oak Ridge).

Signed



Date



Kingston Public Library Board Trustee Application

From the By-Laws: The objective of the Kingston Public Library Board is to, but not limited to, foster and promote the library, to provide advice and direction to the Library Director, to initiate policies that govern the activities of the library, to assist the Library Director in setting goals and objectives, to submit an annual budget to the City of Kingston, and to assist the Kingston City Council in selecting Library Board Trustees. The term of a Library Board Trustee is three years.

Name: Beverly Zimmerman

Address: 95-1 Point Rock Ferry Rd

Occupation: Retired

Phone Number: 865/773-9634

What is your area of expertise?

use library after

Do you have any supervisory or personnel experience? What type?

yes - manager for Retail help
3-5 people

Do you have any local, regional, or state library experience? (If yes please explain)

Visit library.

Are you a patron of the Kingston Public Library? How often do you visit the library?

yes. - monthly

What do you think are the qualities of a "good" library?

Be aware of public's need.

What attributes do you feel you have that would assist the Kingston Library Board?

?

Why are you interested in serving on the Kingston Library Board?

Serving community

Signed: Beverly Zimmerman

Date: 6-4-2022

(If you would like to nominate someone else, please take a copy of this form to them to complete and submit)



KINGSTON FIRE DEPARTMENT

**WILLIAM GORDON
CHIEF
(865) 376-2936**

June 3, 2022

To: Mr. David Bolling, City Manager

I Fire Chief William Gordon is requesting to submit a 2019 Pro 16 Tracker boat (s/n BUJ13060A919) on a trailer (s/n 7J511DF19KB001683) w/ a mercury 40 hp motor (s/n 1C561264) into gov deals. The sale of this boat will help better fund projects for the fire department.

Thank you,


William Gordon

Fire Chief