



CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING PACKET
TUESDAY, FEBRUARY 16, 2016
7:00 P.M.

Board of Mayor and Aldermen:

Rick Graham, Mayor

Bruce Hull, Jr., Vice-Mayor

Jonathan Duda

Matt Fitterer

Keith Hudson

Chad Whittenburg

Kayce Williams

Amy Wurth

Susan Zemek

City of Spring Hill
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**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
PUBLIC HEARING AGENDA
TUESDAY, FEBRUARY 16, 2016
7:00 P.M.**

Call Public Hearing to order

Stipulation of Aldermen present

General Announcement – The procedural rules for public comment will be as follows: Items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Mayor and will have five minutes to address the Board of Mayor and Aldermen. No rebuttal remarks are permitted.

1. Consider Resolution 16-09, a resolution to recognize the Independence Eagles High School Football Team.
2. Consider Resolution 16-12, to approve the purchase of two trucks in the water and sewer departments. *(recommended by the Budget and Finance Advisory Committee on February 1, 2016)* Jeff Foster, Public Works Director
3. Consider Resolution 16-13, to authorize the purchase mobile data terminals for the Police Department. *(recommended by the Budget and Finance Advisory Committee on February 1, 2016)* Don Brite, Police Chief
4. Consider Second and Final Reading of Ordinance 15-27, to approve rezone of property known as Stonecreek from R-2 PUD to R-6, Traditional Neighborhood Development. *(not recommended by the Planning Commission on October 12, 2015; amended on first reading; deferred on November 16, 2015; removed from agenda on December 21, 2015; deferred on January 19, 2016)* Dara Sanders, City Planner
5. Consider Resolution 16-11, to adopt an Access Management Policy on U.S. 31 from Campbell Station Parkway to Buckner Road. *(deferred on January 19, 2016)* Dan Allen, Infrastructure Director
6. Consider Resolution 16-404, to approve Land Acquisition Purchase of Tract 31 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
7. Consider Resolution 16-14, to approve Certificate of Compliance for Kroger, Port Royal, for sale of wine in grocery store.
8. Consider Resolution 16-15, to approve Certificate of Compliance for Food Lion, for sale of wine in grocery store.
9. Consider Resolution 16-16, to approve Certificate of Compliance for Publix, for sale of wine in grocery store.
10. Consider Resolution 16-17, – to authorize the Mayor to enter into negotiations for the purchase of vacant land on Kedron Road. Dan Allen, Infrastructure

11. Consider Resolution 16-18, to approve settlement with contractor. Patrick Carter, City Attorney
12. Consider Resolution 16-19, to approve Major Thoroughfare Plan Right of Way. Dan Allen, Infrastructure Director
13. Consider Resolution 16-20, to authorize the purchase of bowl assembly for Raw Water Pump #2 at the Water Treatment Plant. Caryl Giles, Water Treatment Superintendent
14. Consider Resolution 16-411, to approve Land Acquisition Purchase of Tract 118 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
15. Consider Resolution 16-412, to approve Land Acquisition Purchase of Tract 179 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
16. Consider Resolution 16-413, to approve Land Acquisition Purchase of Tract 214 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Concerned Citizens

Adjourn

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING
TUESDAY, FEBRUARY 16, 2016
7:00 P.M.**

Call the meeting to order

Stipulation of Aldermen present

Pledge of Allegiance

Invocation

Approval of the Agenda

Concerned Citizens

Comments by the Mayor

SPECIAL PRESENTATION

1. Consider Resolution 16-09, a resolution to recognize the Independence Eagles High School Football Team.

CONSENT AGENDA

1. Board approval:
 - a. Financial Reports of January 2016
 - b. Public Hearing and Regular Meeting Minutes of January 19, 2016
 - c. Public Hearing and Special Call Meeting Minutes of January 4, 2016
 - d. Public Hearing and Special Call Meeting Minutes of February 1, 2016
2. Departmental Reports for January 2016:
 - a. Legislative Department (V. Lay) (none)
 - b. Fire Department (Hood)
 - c. Police Department (Brite)
 - d. Emergency Communications (B. Smith) (none)
 - e. Library (Adkins) (none)
 - f. Building/Planning, Codes Enforcement (Brooks)
 - g. Utility Billing (Younger)
 - h. Parks & Rec (Fischer) (none)
 - i. Court Report (J. Mitchell/B. Morgan)
 - j. Public Works (Streets, Water Distribution, and Sewer Collection System and Storm Water/MS4) (Foster/Norman) (none)
 - k. Water Treatment (Giles) (none)
 - l. Waste Water Treatment (Massey)
 - m. GIS/IT (Pewitt) (none)
 - n. Human Resources (Taylor) (none)
 - o. Safety Committee (M. Bryan) (none)
3. Committee/Commission Minutes to be accepted in monthly records:
 - a. Planning Commission minutes of January 11, 2016 (Sanders)
 - b. Board of Zoning Appeals minutes January, 2016 (Sanders) (no meetings)

- c. Historic Commission minutes of January 7, 2016 (approved) and February 4, 2016 (unapproved) (Hull, Duda)
 - d. Budget and Finance Advisory Committee minutes of January 19, 2016 (approved) (Whittenburg, Wurth, Hull)
 - e. EDC Minutes of June-November 2015 (Hull, Schoenbrodt) (approved)
 - f. Parks and Recreation Committee minutes January 28, 2016 (Williams/Fischer)
 - g. Storm Water Advisory Committee (Polk/Zemek) (no meetings)
 - h. Library Board of Trustees Minutes, October, 2015-January 2016 (T. Jones) (unavailable)
 - i. Transportation Advisory Committee Minutes January 21, 2016 (unapproved) (Fitterer, Whittenburg, Williams)
4. Consider Resolution 16-12, to approve the purchase of two trucks in the water and sewer departments. *(recommended by the Budget and Finance Advisory Committee on February 1, 2016)* Jeff Foster, Public Works Director
 5. Consider Resolution 16-13, to authorize the purchase mobile data terminals for the Police Department. *(recommended by the Budget and Finance Advisory Committee on February 1, 2016)* Don Brite, Police Chief

PREVIOUS BUSINESS

1. Consider Second and Final Reading of Ordinance 15-27, to approve rezone of property known as Stonecreek from R-2 PUD to R-6, Traditional Neighborhood Development. *(not recommended by the Planning Commission on October 12, 2015; amended on first reading; deferred on November 16, 2015; removed from agenda on December 21, 2015; deferred on January 19, 2016 for developer to revise booklet)* Dara Sanders, City Planner
2. Consider Resolution 16-11, to adopt an Access Management Policy on U.S. 31 from Campbell Station Parkway to Buckner Road. *(deferred on January 19, 2016)* Dan Allen, Infrastructure Director
3. Consider Resolution 16-404, to approve Land Acquisition Purchase of Tract 31 of the Duplex Road Widening Project. *(deferred on January 19, 2016)* Dan Allen, Infrastructure Director

NEW BUSINESS

1. Consider First Reading of Ordinance 16-03, to approve rezoning of property known as Cadence Crossing from R-2, Medium Residential to B-2, Neighborhood Shopping and R-4, High Density Residential. *(recommended by the Planning Commission on February 8, 2016)* Dara Sanders, City Planner
2. Consider First Reading of Ordinance 16-04, to approve rezoning of property known as 5238 Main Street, from B-2, Neighborhood Shopping to B-4, Central Business. *(denial recommended by the Planning Commission on February 8, 2016)* Dara Sanders, City Planner
3. Consider Resolution 16-14, to approve Certificate of Compliance for Kroger, Port Royal, for sale of wine in grocery store.
4. Consider Resolution 16-15, to approve Certificate of Compliance for Food Lion, for sale of wine in grocery store.
5. Consider Resolution 16-16, to approve Certificate of Compliance for Publix, for sale of wine in grocery store.
6. Consider Resolution 16-17, to authorize the Mayor to enter into negotiations for the purchase of vacant land on Kedron Road. Dan Allen, Infrastructure

7. Consider Resolution 16-411, to approve Land Acquisition Purchase of Tract 118 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
8. Consider Resolution 16-412, to approve Land Acquisition Purchase of Tract 179 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
9. Consider Resolution 16-413, to approve Land Acquisition Purchase of Tract 214 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
10. Consider Resolution 16-19, to approve Major Thoroughfare Plan Right of Way. Dan Allen, Infrastructure Director
11. Consider Resolution 16-20, to authorize the purchase of bowl assembly for Raw Water Pump #2 at the Water Treatment Plant. Caryl Giles, Water Treatment Superintendent
12. Consider Resolution 16-18, to approve settlement with contractor. Patrick Carter, City Attorney

Concerned Citizens

Adjourn

SPECIAL PRESENTATION

RESOLUTION 16-09

A RESOLUTION TO RECOGNIZE THE INDEPENDENCE EAGLES HIGH SCHOOL FOOTBALL TEAM

***WHEREAS**, the Independence High School Football Team finished the season with a perfect 15-0 record and won the 2015 State 5A Championship; and*

***WHEREAS**, the 2015 Independence High School Football Team exemplified excellence in character, athleticism, and integrity on the football field, guided under the leadership of Head Coach Scott Blade and his staff by finishing the season undefeated; and*

***WHEREAS**, the 2015 Independence High School Football Team dominated their division by outscoring their opponents 641-171 with 7006 total yards and an average of 467 yds. per game. The defense achieved 44 sacks, 94 hurries on the quarterback and 126 tackles for loss of yards; and*

***WHEREAS**, the 2015 Independence High School Eagles Football team completed the season #1 overall in the State of Tennessee, # 1 in the Nation among Middle Sized Schools and # 31 in the Nation overall; and*

***WHEREAS**, The City of Spring Hill Board of Mayor and Aldermen wishes to recognize the Independence High School Football Team for their hard work and dedication to their sport and recognize their perseverance to achieve being the only undefeated football team out of 351 football programs within the State of Tennessee with fifteen wins and zero losses; and*

***WHEREAS**, the City of Spring Hill commends and congratulates the players, coaches, cheerleaders and support staff of the Independence High School Eagles Football Team.*

***NOW, THEREFORE BE IT RESOLVED**, The City of Spring Hill hereby recognizes and appreciates the Class 5A State Champions; Independence High School Eagles Football Team for their commitment, dedication and contribution to our community.*

Adopted this 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CONSENT AGENDA

CITY OF SPRING HILL
EXECUTIVE SUMMARY FINANCIAL STATEMENT
January 31, 2016

| Updated: | | 2/12/2016 | Change Formula | | | | | | |
|---|-----------------------|--|---------------------|------------------------------|-------------------------------------|-------------------|--------------|-----------------------|------------------|
| Annual Budget | Description | Budget Year to Date | Actual Year to Date | % of Act/Budget Year to Date | Prior Year Year to Date | Budget Month | Actual Month | % of Act/Budget Month | Prior Year Month |
| Revenues: | | | | | 01/31/15 | | | | 01/31/15 |
| \$ 20,041,500 | GENERAL FUND | \$ 11,690,875 | \$ 10,022,877 | 86% | \$ 18,924,551 | \$ 1,670,125 | \$ 1,441,436 | 86% | \$ 1,429,157 |
| \$ 1,157,400 | STATE STREET AID | \$ 675,150 | \$ 858,876 | 127% | \$ 785,023 | \$ 96,450 | \$ 111,467 | 116% | \$ 161,525 |
| \$ 1,301,000 | ADEQUATE FACILITIES/D | \$ 758,917 | \$ 1,016,127 | 134% | \$ 1,071,272 | \$ 108,417 | \$ 124,254 | 115% | \$ 109,381 |
| \$ 2,256,400 | SANITATION FUND | \$ 1,316,233 | \$ 1,384,267 | 105% | \$ 1,269,434 | \$ 188,033 | \$ 199,889 | 106% | \$ 183,353 |
| \$ 15,793,500 | WATER-SEWER FUND | \$ 9,212,875 | \$ 6,735,716 | 73% | \$ 5,817,819 | \$ 1,316,125 | \$ 1,215,593 | 92% | \$ 837,791 |
| \$ 1,165,400 | STORM WATER-MS4 | \$ 679,817 | \$ 478,858 | 70% | \$ 448,452 | \$ 97,117 | \$ 69,650 | 72% | \$ 65,508 |
| \$ 25,000 | LIBRARY FUND | \$ 14,583 | \$ 19,513 | 134% | \$ 15,257 | \$ 2,083 | \$ 2,441 | 117% | \$ 2,294 |
| \$ 30,400 | DRUG FUND | \$ 17,733 | \$ 16,201 | 91% | \$ 38,134 | \$ 2,533 | \$ 998 | 39% | \$ 355 |
| \$ 41,770,600 | Total Revenues | \$ 24,366,183 | \$ 20,532,435 | 84% | \$ 28,369,942 | \$ 3,480,883 | \$ 3,165,728 | 91% | \$ 2,789,364 |
| Expenses: | | | | | | | | | |
| \$ 20,017,600 | GENERAL FUND | \$ 11,676,933 | \$ 9,484,233 | 81% | \$ 12,262,439 | \$ 1,668,133 | \$ 1,947,650 | 117% | \$ 1,215,358 |
| \$ 1,099,300 | STATE STREET AID | \$ 641,258 | \$ 616,042 | 96% | \$ 1,017,473 | \$ 91,608 | \$ 101,440 | 111% | \$ - |
| \$ 2,145,100 | ADEQUATE FACILITIES/D | \$ 1,251,308 | \$ 1,045,967 | 84% | \$ 328,214 | \$ 178,758 | \$ 1,400 | 1% | \$ 4,490 |
| \$ 2,230,000 | SANITATION FUND | \$ 1,300,833 | \$ 1,157,240 | 89% | \$ 1,266,565 | \$ 185,833 | \$ - | 0% | \$ 186,515 |
| \$ 15,143,732 | WATER-SEWER FUND | \$ 8,833,844 | \$ 6,080,456 | 69% | \$ 4,923,066 | \$ 1,261,978 | \$ 570,322 | 45% | \$ 551,521 |
| \$ 1,566,500 | STORM WATER-MS4 | \$ 913,792 | \$ 344,104 | 38% | \$ 265,906 | \$ 130,542 | \$ 38,393 | 29% | \$ 39,696 |
| \$ 23,150 | LIBRARY FUND | \$ 13,504 | \$ 5,946 | 44% | \$ 12,621 | \$ 1,929 | \$ 388 | 20% | \$ 2,823 |
| \$ 25,500 | DRUG FUND | \$ 14,875 | \$ 22,026 | 148% | \$ 25,122 | \$ 2,125 | \$ 13,719 | 646% | \$ 13,321 |
| \$ 42,250,883 | Total Expenses | \$ 24,646,348 | \$ 18,756,014 | 76% | \$ 20,101,406 | \$ 3,520,907 | \$ 2,673,313 | 76% | \$ 2,013,722 |
| SURPLUS OR DEFICIT | | \$ (280,165) | \$ 1,776,421 | | \$ 8,268,536 | \$ (40,023) | \$ 492,415 | | \$ 775,642 |
| Description | | Year to Date Revenue Minus Expenses | | | Month Revenue Minus Expenses | | | | |
| | | Actual | Prior Year | | Actual | Prior Year | | | |
| GENERAL FUND | | \$ 538,644 | \$ 6,662,112 | | \$ (506,214) | \$ 213,799 | | | |
| STATE STREET AID | | \$ 242,834 | \$ (232,450) | | \$ 10,027 | \$ 161,525 | | | |
| ADEQUATE FACILITIES TAX | | \$ (29,840) | \$ 743,058 | | \$ 122,854 | \$ 104,891 | | | |
| SANITATION FUND | | \$ 227,027 | \$ 2,869 | | \$ 199,889 | \$ (3,162) | | | |
| WATER-SEWER FUND | | \$ 655,260 | \$ 894,753 | | \$ 645,271 | \$ 286,270 | | | |
| STORM WATER UTILITY FUND | | \$ 134,754 | \$ 182,546 | | \$ 31,257 | \$ 25,812 | | | |
| LIBRARY FUND | | \$ 13,567 | \$ 2,636 | | \$ 2,053 | \$ (529) | | | |
| DRUG ENFORCEMENT FUND | | \$ (5,824) | \$ 13,012 | | \$ (12,722) | \$ (12,966) | | | |
| Difference Revenues Minus Expenses | | \$ 1,776,421 | \$ 8,268,536 | | \$ 492,415 | \$ 775,640 | | | |

| RECONCILED BALANCES | AS OF 6/30/15 | AS OF 7/31/15 | AS OF 8/31/15 | AS OF 9/30/15 | AS OF 10/31/15 | AS OF 11/30/15 | AS OF 12/31/15 | AS OF 1/31/15 |
|------------------------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|---------------|
| GENERAL FUND | \$ 3,138,199 | \$ 1,695,926 | \$ 1,824,813 | \$ 1,409,462 | \$ 2,174,052 | \$ 1,434,431 | \$ 4,763,392 | \$ 4,622,786 |
| STATE STREET AID | \$ 406,292 | \$ 508,493 | \$ 487,891 | \$ 504,585 | \$ 437,226 | \$ 535,638 | \$ 639,100 | \$ 649,127 |
| ADEQUATE FACILITIES TAX | \$ 2,388,361 | \$ 2,641,069 | \$ 2,757,619 | \$ 2,595,397 | \$ 2,235,741 | \$ 2,116,402 | \$ 2,231,395 | \$ 2,354,249 |
| SANITATION FUND | \$ 299,504 | \$ 271,953 | \$ 80,206 | \$ 116,079 | \$ 41,510 | \$ 11,760 | \$ 257,737 | \$ 210,868 |
| WATER-SEWER FUND 410-11211 | \$ 7,955,151 | \$ 5,876,552 | \$ 6,153,700 | \$ 8,641,118 | \$ 6,176,273 | \$ 1,033,429 | \$ 7,761,655 | \$ 10,718,037 |
| SEWER RESERVE FUND 413-11315 | \$ 3,977,162 | \$ 4,013,721 | \$ 4,116,773 | \$ 4,117,179 | \$ 4,131,338 | \$ 4,153,801 | \$ 4,249,427 | \$ 4,565,231 |
| WATER RESERVE FUND 413-11316 | \$ 961,035 | \$ 964,775 | \$ 996,797 | \$ 997,002 | \$ 1,001,515 | \$ 1,007,633 | \$ 1,036,857 | \$ 1,133,569 |
| STORMWATER FUND | \$ 893,899 | \$ 916,525 | \$ 885,721 | \$ 826,528 | \$ 860,126 | \$ 842,687 | \$ 1,040,959 | \$ 949,653 |
| LIBRARY FUND | \$ 22,691 | \$ 29,527 | \$ 31,332 | \$ 33,078 | \$ 34,921 | \$ 35,353 | \$ 34,204 | \$ 36,257 |
| DRUG ENFORCEMENT FUND | \$ 61,536 | \$ 54,602 | \$ 56,500 | \$ 53,393 | \$ 53,781 | \$ 52,982 | \$ 51,777 | \$ 43,827 |
| TOTAL | \$ 20,103,829 | \$ 16,973,144 | \$ 17,391,352 | \$ 19,293,822 | \$ 17,146,483 | \$ 11,224,115 | \$ 22,066,503 | \$ 25,283,604 |

| MONEY MARKET BALANCES (BALANCES ARE NOT INCLUDED IN ABOVE BUDGET NUMBERS): | | | | | | | | | |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
| GENERAL FUND MONEY MARKET | \$ 801,978 | \$ 797,978 | \$ 801,978 | \$ 802,140 | \$ 802,140 | \$ 802,140 | \$ 802,301 | \$ 802,413 | |
| WATER/SEWER FUND MONEY MARKET | \$ 6,874,419 | \$ 6,957,753 | \$ 7,041,086 | \$ 7,124,419 | \$ 7,124,419 | \$ 7,209,859 | \$ 7,295,375 | \$ 7,324,375 | |



Spring Hill, TN

Fund Balance Report

As Of 01/31/2016

| Fund | Beginning Balance | Total Revenues | Total Expenses | Ending Balance |
|---|--------------------------|-----------------------|-----------------------|-----------------------|
| 110 - GENERAL FUND | 6,052,410.08 | 10,022,876.79 | 9,484,233.18 | 6,591,053.69 |
| 121 - STATE STREET AID FUND | 231,578.05 | 858,876.17 | 616,041.80 | 474,412.42 |
| 124 - IMPACT FEES FUND | 0.00 | 0.00 | 0.00 | 0.00 |
| 125 - ADEQUATE FACILITIES/DEVELOPMENT TAX | 1,863,607.48 | 1,016,127.02 | 1,045,967.18 | 1,833,767.32 |
| 126 - Fire Belle Restoration/Repair Fund | 0.00 | 0.18 | 0.00 | 0.18 |
| 210 - SANITATION FUND | 95,822.55 | 1,384,267.07 | 1,157,240.33 | 322,849.29 |
| 312 - SEWER EXPANSION CONSTRUCTION FUND | 1,586,181.18 | 0.00 | 0.00 | 1,586,181.18 |
| 410 - UTILITY FUNDS | 32,526,542.27 | 5,975,138.61 | 6,080,455.75 | 32,421,225.13 |
| 413 - WATER AND SEWER RESERVE | 4,938,197.14 | 760,602.13 | 0.00 | 5,698,799.27 |
| 416 - STORM WATER UTILITY FUND | 944,905.45 | 478,857.71 | 344,103.93 | 1,079,659.23 |
| 611 - LIBRARY FUND | 22,690.80 | 19,512.70 | 5,946.12 | 36,257.38 |
| 612 - EVIDENCE TRUST FUND | 32,161.89 | 119.18 | 0.00 | 32,281.07 |
| 619 - DRUG ENFORCEMENT FUND | 55,489.35 | 16,201.34 | 22,025.67 | 49,665.02 |
| Report Total: | 48,349,586.24 | 20,532,578.90 | 18,756,013.96 | 50,126,151.18 |

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL PUBLIC HEARING MINUTES
MONDAY, JANUARY 4, 2016
6:00 P.M.**

The Public Hearing was called to order by Mayor Graham at 6:01 p.m.

Stipulation of Aldermen present: Matt Fitterer, Keith Hudson, Bruce Hull, Kayce Williams, Susan Zemek, Jonathan Duda, and Amy Wurth. Absent was Chad Whittenburg.

General Announcement – The procedural rules for public comment will be as follows: Items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Mayor and will have five minutes to address the Board of Mayor and Aldermen. No rebuttal remarks are permitted.

1. Consider Resolution 16-400, to approve land acquisition purchase for Tract 53 of the Duplex Road Widening Project.
Dan Allen, Infrastructure Director
2. Consider Resolution 16-401, to approve land acquisition purchase for Tract 54 of the Duplex Road Widening Project.
Dan Allen, Infrastructure Director
3. Consider Resolution 16-402, to approve land acquisition purchase for Tract 167 of the Duplex Road Widening Project.
Dan Allen, Infrastructure Director
4. Consider Resolution 16-403, to approve land acquisition purchase for Tract 218 of the Duplex Road Widening Project.
Dan Allen, Infrastructure Director
5. Consider Resolution 16-404, to approve land acquisition purchase for Tract 31 of the Duplex Road Widening Project.
Dan Allen, Infrastructure Director (Staff recommended deferral due to waiting on updated information)

Concerned Citizens: None

Motion to adjourn by Alderman Fitterer; seconded by Vice Mayor Hull. Public Hearing adjourned at 6:04 p.m.

April Goad, City Recorder

Rick Graham, Mayor

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL MEETING MINUTES
MONDAY, JANUARY 4, 2016
6:00 P.M.**

Mayor Rick Graham called the Special Call Meeting to order at 6:05 p.m.

Stipulation of Aldermen present: Matt Fitterer, Keith Hudson, Bruce Hull, Kayce Williams, Susan Zemek, Jonathan Duda, and Amy Wurth. Absent was Chad Whittenburg.

Concerned Citizens: None

1. Consider Resolution 16-400, to approve land acquisition purchase for Tract 53 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Alderman Duda moved to approve Resolution 16-400; seconded by Alderman Zemek. Discussion: Alderman Wurth asked to look at a map of the tracts; Alderman Duda stated that it is located on page 203 of the packet. Vote on approval: 8-0, Unanimous.

2. Consider Resolution 16-401, to approve land acquisition purchase for Tract 54 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Alderman Duda moved to approve Resolution 16-401; seconded by Alderman Williams. Vote: 8-0, Unanimous.

3. Consider Resolution 16-402, to approve land acquisition purchase for Tract 167 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Alderman Fitterer moved to approve Resolution 16-402; seconded by Alderman Duda. Vote: 8-0, Unanimous

4. Consider Resolution 16-403, to approve land acquisition purchase for Tract 218 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Alderman Fitterer moved to approve Resolution 16-403; seconded by Alderman Williams. Vote: 8-0, Unanimous

5. Consider Resolution 16-404, to approve land acquisition purchase for Tract 31 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Alderman Williams moved to approve Resolution 16-404; seconded by Mayor Graham. Discussion: Alderman Duda stated that it was not entirely clear if the city is compensating for a structure that was going to be removed or acquiring tract and contents. Dan Allen stated that Tract 31 is one of the two relocations so we are getting the entire property.

Alderman Wurth moved to suspend the rules; seconded by Alderman Zemek.

Clinton Gilbreath, son-in-law of elderly property owners, stated that it is his understanding that the structure would be demolished because it is in easement and remaining acreage would still belong to his in-laws. The four children are also on the deed.

Dan Allen recommended deferral so that he could clarify the terms and verify all is correct and understood by all parties.

Alderman Wurth called for the orders of the day.

Patrick Carter, City Attorney, stated that the resolution says, “total acquisition”, therefore, he recommended deferral also.

Alderman Wurth moved to defer Resolution 16-404 until January 19th; motion seconded by Alderman Hudson.

Motion to adjourn by Alderman Wurth; seconded by Alderman Fitterer.

Special Call Meeting adjourned at 6:14 p.m.

April Goad, City Recorder

Rick Graham, Mayor

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
PUBLIC HEARING MINUTES
TUESDAY, JANUARY 19, 2016
7:04 P.M.**

Mayor Graham called the Public Hearing to order at 7:04 p.m.

Aldermen present: Chad Whittenburg, Matt Fitterer, Keith Hudson, Bruce Hull, Kayce Williams, Jonathan Dud. Susan Zemek and Amy Wurth were absent. Also present: Victor Lay, City Administrator; Patrick Carter, City Attorney; Jim Smith, Finance Director; April Goad, City Recorder.

General Announcement – The procedural rules for public comment will be as follows: Items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Mayor and will have five minutes to address the Board of Mayor and Aldermen. No rebuttal remarks are permitted.

Item #1 Consider Resolution 16-01, to approve the purchase of a bucket truck. *(Recommended by the Budget and Finance Advisory Committee on January 4, 2016)* Jeff Foster, Public Works Director

Item #2 Consider Resolution 16-02, to authorize the purchase a new administrative fire vehicle and installation of ancillary equipment. *(Recommended by the Budget and Finance Advisory Committee on January 4, 2016)* Terry Hood, Fire Chief

Item #3 Consider Resolution 16-03, to appoint two members to the Parks and Recreation Commission. Kevin Fischer, Parks and Recreation Director.

Item #4 Consider Resolution 16-04, to appoint a member to the Library Board of Directors. Gail Adkins, Interim Library Director.

Item #5 Consider Resolution 16-05 A, to authorize supplemental holiday hours for uniformed fire department shift personnel. Jonathan Duda, Alderman

Item #6 Consider Resolution 16-05 B, to authorize supplemental vacation hours for uniformed fire department shift personnel. Jonathan Duda, Alderman

Item #7 Consider Resolution 16-06, to approve form for Offer of Irrevocable Dedication for the Final Plat of Revision One Magli/Campbell Spring Hill, Section Two as presented by TN Spring Hill Wilkes, LLC. Tom Wolf, City Engineer.

Item #8 Consider Resolution 16-07, to authorize participation in the TDEC Clean Tennessee Energy Matching Grant Program. Jeremy Polk, Stormwater Coordinator

Item #9 Consider Second and Final Reading of Ordinance 15-27, to approve rezone of property known as Stonecreek from R-2 PUD to R-6, Traditional Neighborhood Development. *(Recommended by the Planning Commission on October 12, 2015; amended on first reading; deferred on November 16, 2015; removed from agenda on December 21, 2015)* Dara Sanders, City Planner

Item #10 Consider Second and Final Reading of Ordinance 15-34, to amend Title 15, Section 608 of the Spring Hill Municipal Code, as it pertains to parking of commercial and recreational vehicles on public streets in residential zones. Alderman Matt Fitterer.

Item #11 Consider Resolution 16-08, to approve the Dakota Point Memorandum of Understanding. Dan Allen, Infrastructure Director; Jeff Foster, Public Works Director.

Item #12 Consider Resolution 16-11, to adopt an Access Management Policy for U.S. 31 from Campbell Station Parkway to Buckner Road. Dan Allen, Infrastructure Director

Item #13 Consider Resolution 16-10, to terminate agreement with Retail Strategies. Matt Fitterer, Alderman

Item #14 Consider Resolution 16-404, to approve land acquisition purchase of Tract 31 of the Duplex Road Widening Project. (*Deferred on January 4, 2016*) Dan Allen, Infrastructure Director.

Item #15 Consider Resolution 16-405, to approve land acquisition purchase of Tract 156 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director.

Item #16 Consider Resolution 16-406, to approve land acquisition purchase of Tract 165 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director.

Item #17 Consider Resolution 16-407, to approve land acquisition purchase of Tract 208 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director.

Concerned Citizens: None

Adjourn: Motion by Alderman Fitterer and seconded by Vice Mayor Hull.
Meeting adjourned at 7:05 p.m.

April Goad, City Recorder

Rick Graham, Mayor

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING
TUESDAY, JANUARY 19, 2016
7:08 P.M.**

Mayor Graham called the meeting to order 7:08 p.m.

Aldermen present: Chad Whittenburg, Matt Fitterer, Keith Hudson, Bruce Hull, Kayce Williams, Jonathan Duda. Susan Zemek and Amy Wurth were absent. Also present: Victor Lay, City Administrator; Patrick Carter, City Attorney; Jim Smith, Finance Director; April Goad, City Recorder.

The Pledge of Allegiance was led by Vice Mayor Hull.

The Invocation was led by Alderman Fitterer.

Approval of the Agenda: Motion was made by Alderman Williams and seconded by Alderman Hudson. Mr. Fitterer asked to move Ordinance 15-34 to consent. Motion passed unanimously. Agenda approved, 7/0.

Concerned Citizens: None

Comments by the Mayor: We have our 3rd annual BOMA retreat this weekend and will be working on city priorities. Feb. 2, TDOT Commissioner will be here for town hall meeting that begins at 6:00p.m. The State of the City address is Thursday 28th at the Spring Hill Chamber Luncheon. The EDC will meet Thursday night at 5:00p.m. Parks and Rec. on the 28th at 6:30 p.m.

Report from Retail Strategies: Lacy Beasley was present to answer questions. Mr. Duda stated that monthly reports have not been given to the Board of Mayor and Aldermen. Ms. Beasley stated that the contract didn't promise monthly reports but they can get those to us going forward. Mr. Fitterer asked about the strategic plan. He also discussed amending the contract because of changes in employment. Ms. Beasley stated that it also states that other appointed employees can also work on behalf of the city. He discussed working with the EDC. Mr. Duda discussed a quarterly report that was provided. He discussed lack of information.

SPECIAL PRESENTATION

1. ~~Consider Resolution 16-09, a resolution to recognize the Independence Eagles High School Football Team.~~

CONSENT AGENDA

1. Board approval:
 - a. Financial Reports of December 2015
 - b. Public Hearing and Regular Meeting Minutes of December 21, 2015
 - c. Public Hearing and Special Call Meeting Minutes of December 7, 2015
2. Departmental Reports for December 2015:
 - a. Legislative Department (V. Lay) (none)
 - b. Fire Department (Hood) (none)
 - c. Police Department (Brite)
 - d. Emergency Communications (B. Smith) (none)
 - e. Library (Adkins)
 - f. Building/Planning, Codes Enforcement (Brooks)
 - g. Utility Billing (Younger)
 - h. Parks & Rec (Fischer) (none)
 - i. Court Report (J. Mitchell/B. Morgan)

- j. Public Works (Streets, Water Distribution, and Sewer Collection System and Storm Water/MS4) (Foster/Norman) (none)
 - k. Water Treatment (Giles)
 - l. Waste Water Treatment (Massey) (none)
 - m. GIS/IT (Pewitt) (none)
 - n. Human Resources (Taylor) (none)
 - o. Safety Committee (M. Bryan) (none)
3. Committee/Commission Minutes to be accepted in monthly records:
- a. Planning Commission minutes of December 14, 2015 (Sanders)
 - b. Board of Zoning Appeals minutes December, 2015 (Sanders) (no meetings)
 - c. Historic Commission minutes of November 5, 2015 and December 3, 2015 (approved) (Hull, Duda)
 - d. Budget and Finance Advisory Committee minutes of November 2, 2015 (approved) and December 14, 2014 (unapproved) (Whittenburg, Wurth, Hull)
 - e. EDC Minutes of May–December 2015 (Hull, Schoenbrodt) (unavailable)
 - f. Parks and Recreation Committee minutes December 16, 2015 (Williams/Fischer)
 - g. Storm Water Advisory Committee (Polk/Zemek) (no meetings)
 - h. Library Board of Trustees Minutes, September, 2015 (T. Jones)
 - i. Transportation Advisory Committee Minutes December 21, 2015 (unapproved) (Fitterer, Whittenburg, Williams)
4. Consider Resolution 16-01, to approve the purchase of a bucket truck. (*Recommended by the Budget and Finance Advisory Committee on January 4, 2016*) Jeff Foster, Public Works Director
5. Consider Resolution 16-06, to approve form for Offer of Irrevocable Dedication for the Final Plat of Revision One Magli/Campbell Spring Hill, Section Two as presented by TN Spring Hill Wilkes, LLC. Tom Wolf, City Engineer
6. Consider Resolution 16-07, to authorize participation in the TDEC Clean Tennessee Energy Matching Grant Program. Jeremy Polk, Stormwater Coordinator
7. Consider Second and Final Reading of Ordinance 15-34, to amend Title 15, Section 608 of the Spring Hill Municipal Code, as it pertains to parking of commercial and recreational vehicles on public streets in residential zones. Alderman Matt Fitterer.

Motion to approve consent agenda by Alderman Fitterer, motion seconded by Alderman Williams.
Approved 7/0.

PREVIOUS BUSINESS

Item #1 Consider Second and Final Reading of Ordinance 15-27, to approve rezone of property known as Stonecreek from R-2 PUD to R-6, Traditional Neighborhood Development. (*Recommended by the Planning Commission on October 12, 2015; amended on first reading; deferred on November 16, 2015; removed from agenda on December 21, 2015*) Dara Sanders, City Planner

Motion to approve by Vice Mayor Hull and seconded by Alderman Duda. Discussion: Alderman Duda stated that single family detached is not presented. Mr. Duda moved to strike single family detached as a condition of approval. Motion seconded by Vice Mayor Hull. Mr. Duda read a segment of the TND. He stated that it doesn't say that it has to have single family detached. Mayor stated that he doesn't support the amendment.

Roll call to amend Second and Final Reading of Ordinance 15-27: Chad Whittenburg, nay; Matt Fitterer, nay; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, nay; Kayce Williams, nay; Jonathan Duda, aye.

Motion failed $\frac{3}{4}$

Mr. Duda pointed out that the notation will also have to be updated on the plan. Mayor recommended deferral. Ms. Williams asked about the tree line on the property and noise buffer from the interstate. Mr. Duda addressed the question. Vice Mayor Hull asked how deferral would give the developer direction. Mr. Carter stated if it is passed, the change can be approved administratively. Mr. Fitterer stated that he prefers this come back to the Board. Alderman Whittenburg moved to suspend the rules. All voted in favor to suspend the rules. Mr. Huntly Gordon asked that he would agree to the terms, but wants direction on how it should be integrated into the plan to suit the Board. Mr. Whittenburg stated that staff could give guidance on this request. Mr. Gordon did agree to bring a plan back to the board. Mr. Whittenburg called for the orders of the day. Mr. Fitterer moved to defer until applicant revises booklet. Motion seconded by Alderman Whittenburg.

Roll call to defer Second and Final Reading of Ordinance 15-27: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, nay; Mayor, aye; Kayce Williams, aye; Jonathan Duda, nay.
Motion passed 5/2.

NEW BUSINESS

Item #1 Consider Resolution 16-02, to authorize the purchase a new administrative fire vehicle and installation of Ancillary equipment. (*Recommended, contingent on receipt of supplemental information, by the Budget and Finance Advisory Committee on January 4, 2016*) Terry Hood, Fire Chief
Motion to approve was made by Alderman Fitterer, seconded by Vice Mayor Hull. Discussion: No.

Roll call to approve Resolution 16-02: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item #2 Consider Resolution 16-03, to appoint two members to the Parks and Recreation Commission. Kevin Fischer, Parks and Recreation Director.
Motion to approve by Alderman Fitterer and seconded by Alderman Williams. Discussion: Mr. Fitterer: Nominated Jim Tew. Mayor Graham nominated Eliot Mitchell. Ms. Williams nominated Brook Barrett. First Line, then second. Mr. Whittenburg, Hazel Neivers. Brook Barrett on first line, Elliot Mitchell on second line.

Roll call to amend Resolution 16-03: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Roll call to approve Resolution 16-03: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item #3 Consider Resolution 16-04, to appoint a member to the Library Board of Directors. Gail Adkins, Interim Library Director.
Motion to approve by Alderman Fitterer, seconded by Alderman Duda. Mr. Fitterer nominated C. Schoenbrodt.

Roll call to amend Resolution 16-04: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Roll call to approve Resolution 16-04 as amended: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item #4 Consider Resolution 16-05 A, to authorize supplemental holiday hours for uniformed fire department shift personnel. Jonathan Duda, Alderman
Motion to approve by Alderman Fitterer, seconded by Vice Mayor. Mayor Graham addressed the issue specifically to the press and public. He stated that we are not retracting the decision made in June. Mr. Hull asked if this changes the amount of time that can be carried over. Victor Lay stated that it would not. Alderman Duda stated that he put these resolutions together based on every alderman's contributions. He explained that it's a one-time supplement of holiday hours.

Roll call to approve Resolution 16-05 A: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item #5 Consider Resolution 16-05 B, to authorize supplemental vacation hours for uniformed fire department shift personnel. Jonathan Duda, Alderman

Motion to approve by Alderman Fitterer and seconded by Alderman Duda. Discussion: Mr. Duda explained that this resolution deals with vacation only. There is no expiration on the vacation hours. Alderman Williams thanked Alderman Duda, stated that a transition was promised. She feels that it's important that we honor our word. Alderman Hudson stated he wants it clarified that the supplemental vacation hours have no cash value. Mr. Carter stated that this stipulation was put in the resolution. Alderman Whittenburg asked if there is a mechanism in place where the firefighters can track this. Victor Lay stated that our software allows the creation of a new category. Mr. Duda stated that it should take effect on passage of the resolution. Mr. Carter addressed this question. Mr. Duda made the comment that the other employees deserve an explanation. He feels that the transition plan is needed because there was an intermingling of days and shifts off. He stated that he doesn't feel it is a good morale plan, but the right thing to do.

Roll call to approve Resolution 16-05 B: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item # 6 Consider Resolution 16-08, to approve the Dakota Point Memorandum of Understanding. Dan Allen, Infrastructure Director; Jeff Foster, Public Works Director.

Motion to approve by Vice Mayor Hull and seconded by Mayor Graham. Discussion: none.

Roll call to approve Resolution 16-08: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item #7 Consider Resolution 16-10, to terminate agreement with Retail Strategies. Matt Fitterer, Alderman
Motion to approve by Alderman Fitterer and seconded by Alderman Duda. Discussion: Mr. Fitterer stated that the contract calls for them to be paid annually in April. If they can, in the next couple of months, provide a plan addressing the issues identified, he is willing to defer this for a few months. Mr. Fitterer moved to defer. Mr. Hull stated that he supports deferral. Mr. Duda also supports deferral. Mr. Duda comments on the positive points from Retail Strategies. He is in favor of deferring until March. Alderman Williams stated we should define what we want to see. Mr. Lay stated he felt that the information should be given to the entire board. Mr. Fitterer moved to defer until March. Motion seconded by Alderman Duda.

Roll call to defer Resolution 16-10: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item #8 Consider Resolution 16-11, to adopt an Access Management Policy for U.S. 31 from Campbell Station Parkway to Buckner Road. Dan Allen, Infrastructure Director (Staff Recommends Deferral)
Motion to approve made by Alderman Whittenburg. Motion seconded by Mayor Graham. Mr. Whittenburg stated that TAC recommended some items on this plan. Dan Allen explained and read though the resolution and

stated that staff recommends deferral and discussion at retreat. Alderman Whittenburg moved to defer to February. Motion seconded by Vice Mayor Hull.

Roll call to defer Resolution 16-11: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item #9 Consider First Reading of Ordinance 16-02, to approve rezoning of 5242 Main Street from B-2, Neighborhood Shopping to B-4, Central Business. (*Not recommended by the Planning Commission on January 11, 2016*) Dara Sanders, City Planner

Motion to approve by Alderman Fitterer; motion seconded by Aldermen Duda. Ms. Sanders stated this item was not discussed at a work session. The PC made a recommendation of denial. The property can be used for a variety of uses. The structure on the property is located in the set back. Ms. Sanders stated that the current structure can be used with a variance from the board. We are recommending denial for those questions. Mr. Duda asked about how the front set-back is measured, which is front the major row front line. Mr. Fitterer said that given that the applicant has said he intended use can be accommodated by B2, I don't see the need to support the rezone.

Roll call to approve First Reading of Ordinance 16-02: Chad Whittenburg, nay; Matt Fitterer, nay; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, nay; Kayce Williams, nay; Jonathan Duda, aye. Motion failed 3/4.

Item #10 Consider Resolution 16-404, to approve land acquisition purchase of Tract 31 of the Duplex Road Widening Project. (*Deferred on January 4, 2016*) Dan Allen, Infrastructure Director. (Staff Recommends Deferral) Motion to approve by Vice Mayor Hull and seconded by Alderman Fitterer. Mr. Allen explained and stated staff recommends deferral because we are buying right of way and it needs to be cleaned up because of the easement. Mr. Fitterer moved to defer. Motion seconded by Alderman Williams.

Roll call to defer Resolution 16-404: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item #11 Consider Resolution 16-405, to approve land acquisition purchase of Tract 156 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director.

Motion to approve by Alderman Fitterer. Motion seconded by Vice Mayor Hull. Discussion: None.

Roll call to approve Resolution 16-405: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item #12 Consider Resolution 16-406, to approve land acquisition purchase of Tract 165 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director.

Motion to approve by Alderman Fitterer. Motion seconded by Alderman Williams. Discussion: None.

Roll call to approve Resolution 16-406: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Item #13 Consider Resolution 16-407, to approve land acquisition purchase of Tract 208 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director.

Motion to approve by Alderman Fitterer. Motion seconded by Alderman Williams. Discussion: None.

Roll call to approve Resolution 16-407: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Vice Mayor Hull, aye; Mayor, aye; Kayce Williams, aye; Jonathan Duda, aye. Motion passed 7/0.

Concerned Citizens:
None

Alderman Fitterer made a motion to adjourn, seconded by Alderman Whittenburg. Unanimous.

Meeting adjourned at 9:03 p.m.

April Goad, City Recorder

Rick Graham, Mayor

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
PUBLIC HEARING MINUTES
MONDAY, FEBRUARY 1, 2016
6:00 P.M.**

Mayor, Rick Graham called the Public Hearing to order at 6:01 p.m.

Stipulation of Aldermen present: Amy Wurth, Jonathan Duda, Susan Zemek, Kayce Williams, Vice Mayor Bruce Hull, Keith Hudson, Matt Fitterer, and Chad Whittenburg.

General Announcement - The procedural rules for public comment will be as follows: Items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Mayor and will have five minutes to address the Board of Mayor and Aldermen. No rebuttal remarks are permitted.

1. Consider Resolution 16-408, to approve land acquisition purchase for Tract 153 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
2. Consider Resolution 16-409, to approve land acquisition purchase for Tract 217 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
3. Consider Resolution 16-410, to approve land acquisition purchase for Tract 268 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Concerned Citizens: None

Alderman Wurth moved to adjourn; seconded by Alderman Fitterer. Meeting adjourned at 6:02 p.m.

April Goad, City Recorder

Rick Graham, Mayor

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL MEETING MINUTES
MONDAY, FEBRUARY 1, 2016
6:00 P.M.**

Mayor Rick Graham called the meeting to order at 6:03 p.m.

Stipulation of Aldermen present: Amy Wurth, Jonathan Duda, Susan Zemek, Kayce Williams, Vice Mayor Bruce Hull, Keith Hudson, Matt Fitterer, and Chad Whittenburg.

1. Consider Resolution 16-408, to approve land acquisition purchase for Tract 153 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Alderman Fitterer moved to approve Resolution 16-408; motion seconded by Vice Mayor Bruce Hull. Discussion: Alderman Duda moved to amend Resolution to replace reference to owner as indicated on revised appraisal report distributed today. (RAC 2, LLC) Motion seconded by Alderman Wurth. Motion to approve Resolution 16-408, as amended by Alderman Fitterer; seconded by Alderman Duda. Vote: 9-0, Unanimous.

2. Consider Resolution 16-409, to approve land acquisition purchase for Tract 217 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Alderman Fitterer moved to approve Resolution 16-409; motion seconded by Alderman Zemek. Vote: 9-0, Unanimous.

3. Consider Resolution 16-410, to approve land acquisition purchase for Tract 268 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Alderman Fitterer moved to approve Resolution 16-410; motion seconded by Mayor Graham. Vote: 9-0, Unanimous.

Concerned Citizens: None

Alderman Whittenburg moved to adjourn.

DEPARTMENTAL REPORTS





Spring Hill Fire Department

4000 Campbell Station Pkwy, Spring Hill, TN 37174
Phone: 615.302.3462 Fax: 615.302.0612

FROM: Fire Chief Terry W Hood
DATE: February 12, 2016
RE: Fire Department Monthly Report for January 2016

OVERVIEW:

We responded to 154 calls this month. 36.8% of the calls had a response time of 4 minutes or less.

HIGHLIGHTS:

The Fire Department had two training sessions this month, VKF and Domestic Violence.

PROJECT/ CONTRACT UPDATES:

The bays of stations have been repainted and the inside of Station 3 is being painted now. The back porch has been completed at Station 3 and looks very good.

ACTION ITEMS:

The Battalion Chief's ride has been ordered.



DEPARTMENT: Police

AUTHOR: Lt. Justin Whitwell

DATE: February 2, 2016

RE: CID Monthly Report for January, 2016

ATTACHMENTS: None

OVERVIEW:

Criminal Investigations:

There were 51 cases assigned to CID this month; down from 62 cases assigned in January 2015.

The predominant crime investigated this month were Theft related incidences with eighteen incidences being reported.

One Sex Offender reported to the police department as required for the month. All sex offenders residing in the city are in compliance with the Sex Offender Registry guidelines.

CID was not assigned any background checks for the month.

Other crimes assigned to CID:

| | |
|-----------------------------------|------------------------------------|
| 1 Aggravated Rape | 1 Runaway |
| 1 Aggravated Domestic Assault | 6 Vandalisms |
| 1 Death Investigation | 1 Vehicle Burglary |
| 10 Domestic Assaults | 1 Violation of Order of Protection |
| 1 Fraud | |
| 5 Fraudulent use of a Credit Card | |
| 1 Harassment | |
| 2 Identity Thefts | |
| 1 Rape | |
| 1 Rape of a Child | |

16 Cases assigned this month were felony related cases.

Of the cases assigned this month 3 have been closed and 4 have been placed in suspended status.

Narcotics Investigations:

There were 12 cases worked this month.

Completed cases as follows:

- ❖ 2 Sale of Schedule 2 in a school zone
- ❖ 2 Possession of Schedule 2 Methamphetamines
- ❖ 2 Sale of Schedule 2 Heroin
- ❖ 4 Sales of schedule 2 Crack Cocaine
- ❖ 2 Federal cases with Crystal Methamphetamines

HIGHLIGHTS:

September 18th, 2014, a subject entered the Verizon Wireless Store at 5310 Main St. brandishing a small black gun. The subject took the two employees that were working at the time to the back room of the store. The subject had one employee open up the safe that was located in the back room. The subject inquired about receiving the new Iphone 6, which was not in stock at this store yet. The subject took approximately ninety phones of various types from the safe. The subject proceeded to tie the employees up and exit the store in possession of the phones and the keys to one of the employee's vehicle. The employees were able to free themselves and contact the police department. CID was notified and responded. Once everyone responded, a canvass of the area was conducted and the employee's vehicle was located on School St.

An investigation ensued after this night by CID. The investigation led to Tullahoma where one of the cell phones was activated. Tullahoma Police Department located the person with the cell phone. The person stated that he bought the phone off Craig's list and that he could purchase another one. This led detectives to Murfreesboro where an undercover sting was set up and the subject sold another phone to an undercover officer. When the subject realized what had occurred a foot pursuit ensued and he was apprehended and taken to jail. A search warrant was conducted at his residence; where other evidence was located and seized. The subject was identified as Demarcus Johnson-Wright, 25 year old black male. Mr. Johnson – Wright was charged this night for Possession of Stolen Property, evading arrest and Felon in Possession of a Firearm by Murfreesboro Police Department. Spring Hill Detective filed charges for Theft over \$10,000 and Aggravated Robbery. Further charges are pending for Mr. Johnson-Wright when this case is taken before the Maury County Grand Jury. **UPDATE: Mr. Johnson-Wright was to appear in court on January 29th to enter a plea deal with the court.**

Mr. Johnson-Wright never showed up in court and has since failed to notify anyone of his whereabouts. He is currently absconded from law enforcement due to his impending sentence.

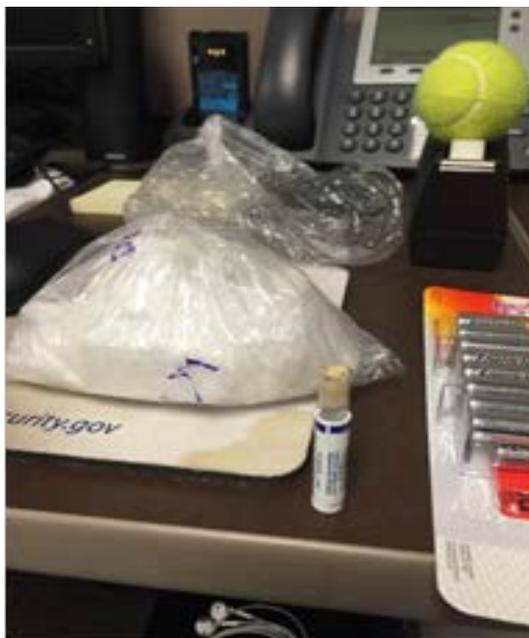


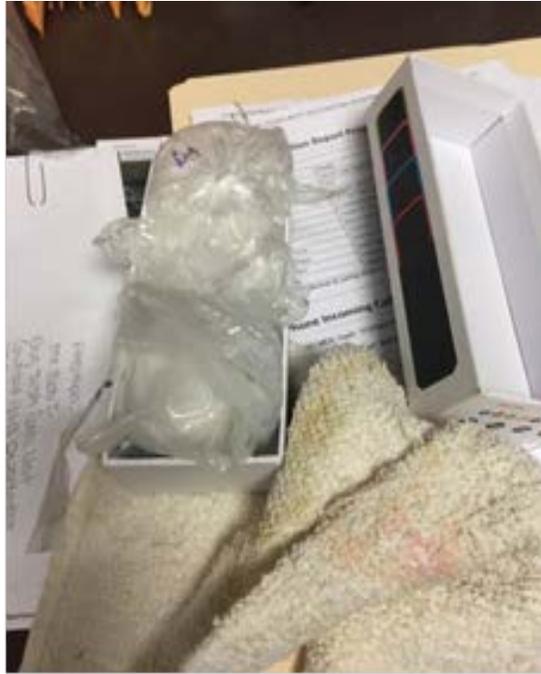
Demarcus Johnson-Wright

- CID is currently working a Shoplifting Ring that have stolen from Walmart Supercenter in Spring Hill approximately twelve times. These subjects are pushing items out of the store undetected and bringing merchandise to customer service to get a refund for items that were never purchased. There are four subjects involved and one has been identified while the others are using fake identities.

This same group are stealing from both Nashville and Brentwood Home Depots and returning the items to the other. Warrants will be issued on the identified subject and identities of the others are still pending.

- This month Narcotic Investigators worked with the FBI to seize 5 ounces of Crystal Methamphetamines that was being shipped through the mail. Five defendants were acting in concert with this case. Charges are pending.





PROJECT/CONTRACT UPDATES:

- None

ACTION ITEMS:

- None

CONCERNS/ISSUES/PROBLEMS:

- None



DEPARTMENT: Police

AUTHOR: Lt. Kenneth Seibold

DATE: January 31, 2016

RE: Field Operations Monthly Statistics for January, 2016

ATTACHMENTS: None

OVERVIEW:

Field Operations:

- ❖ Created 170 incident reports.
- ❖ **2,701** calls for service.

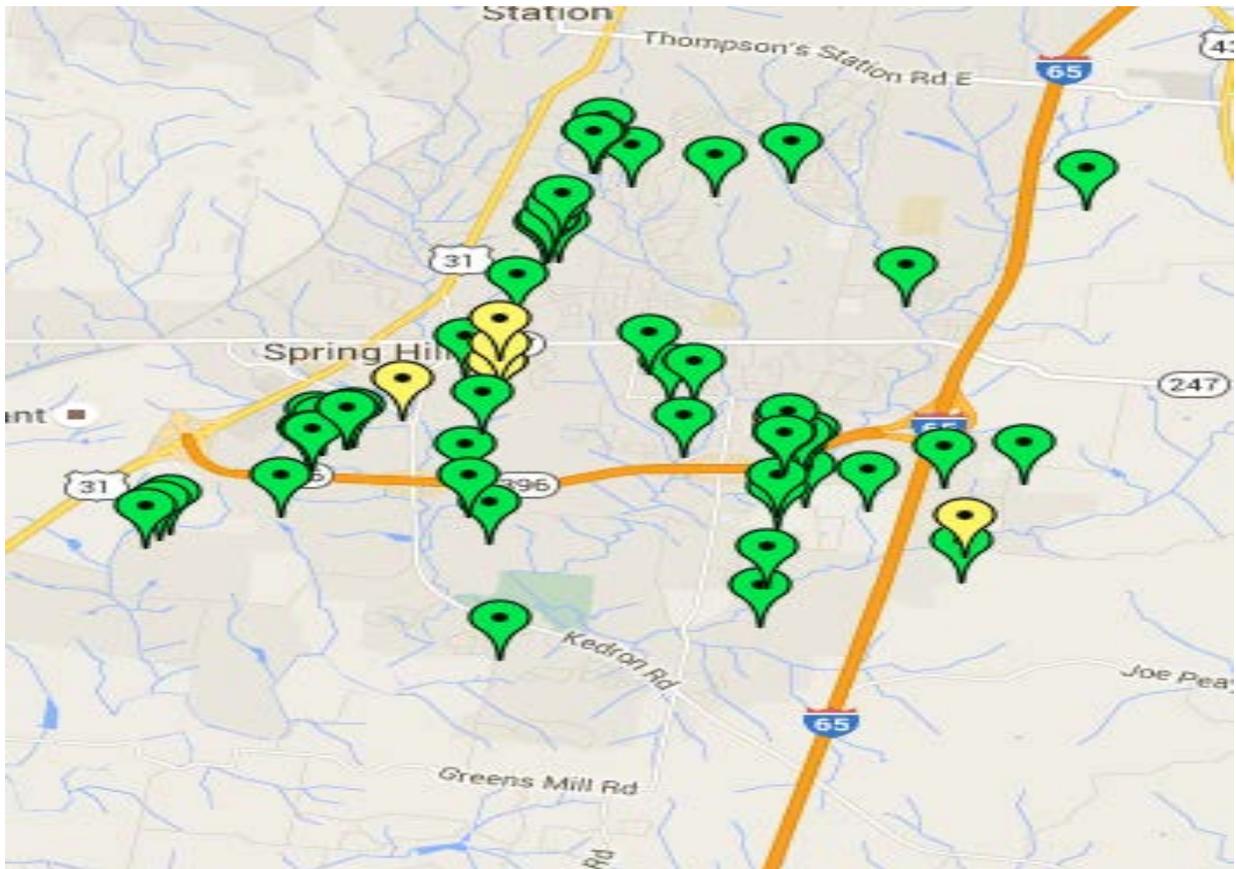
- ❖ Made 53 arrests
 - Male – 37
 - Female – 16
 - Unknown - 0
 - White – 44
 - Black – 8
 - Other – 1

- ❖ Conducted 939 traffic stops
- ❖ Wrote 386 citations
 - Male – 228
 - Female – 164
 - White – 326
 - Black – 47
 - Other - 4

- ❖ Responded to 69 accidents
 - 60 of the accidents were property damage only.
 - 9 of the accidents involved injuries.
 - 0 accidents resulted in fatalities.
 - Total of 13 injuries.

Average number of Police Officers on shift **5.**

Location of accidents



Patrol responded to the following incidents:

1/2016

| | |
|---------------------------|----|
| 911 HANGUP | 3 |
| 911 MISDIAL | 10 |
| 911 OPEN LINE | 21 |
| 911 TEST LINE | 14 |
| ABANDONED VEHICLE | 10 |
| ADVISE LEGALS | 10 |
| ANIMAL COMPLAINT | 33 |
| ASSIST ANOTHER AGENCY | 19 |
| ASSIST CITIZEN | 16 |
| ASSIST MOTORIST | 82 |
| ATTEMPTED SUICIDE | 4 |
| AUTO ACCIDENT/PERSONAL IN | 12 |
| AUTO ACCIDENT/PROPERTY D | 64 |
| B & E -RESIDENCE (IN PROG | 1 |
| B & E VEHICLE | 2 |
| B&E - RESIDENCE | 1 |
| BAD CHECK/FORGERY/COUNT | 2 |
| BAR CHECK | 12 |
| BLOCKED ROAD | 3 |
| BOLO | 46 |
| BREATHING PROBLEMS | 2 |
| BURGLAR ALARM | 70 |

| | |
|---------------------------|-----|
| BUSINESS ESCORTS | 157 |
| CAD Report Only | 7 |
| CARDIAC/RESPIRATORY/DEATH | 1 |
| CHEST PAINS | 1 |
| CHOKING | 1 |
| CIVIL ESCORTS | 8 |
| CONDUCT INVESTIGATION | 40 |
| CONSTRUCTION VIOLATIONS | 3 |
| CUSTODY ISSUE | 7 |
| DEBRIS IN ROADWAY | 6 |
| DELIVER MESSAGE | 1 |
| DIABETIC PROBLEMS | 1 |
| DISORDERLY PERSON | 2 |
| DISTURBANCE/UNKNOWN P | 3 |
| DOMESTIC PROBLEM/TROUBL | 22 |
| DRIVING UNDER THE INFLUEN | 3 |
| DRUG RELATED | 1 |
| DUPLICATE | 43 |
| FIGHT | 2 |
| FIRE | 1 |
| FIRE ALARM | 4 |
| FIREWORKS | 2 |
| FOLLOW UP | 22 |
| FUNERAL ESCORTS | 3 |
| HAZMAT | 2 |
| HEMORRHAGE/LACERATION | 1 |
| HIT AND RUN | 10 |

| | |
|---------------------------|--------|
| HOUSE FIRE | 1 |
| IDENTIFICATION FRAUD / FR | 11 |
| ILLEGAL DUMPING | 1 |
| ILLEGAL PARKING | 8 |
| | 1/2016 |
| JUVENILE PROBLEM/TROUBLE | 11 |
| LARCENY/THEFT | 23 |
| LOST/FOUND PROPERTY | 6 |
| MENTAL TRANSPORT | 2 |
| MENTALLY DISTURBED PERSO | 3 |
| NOISE COMPLAINT | 5 |
| ODOR INVESTIGATION | 1 |
| OPEN DOOR | 3 |
| OVERDOSE/POISONING | 1 |
| PANIC ALARM | 8 |
| PEDESTRIAN/HITCHHIKER | 2 |
| PHYSICAL ASSAULT | 3 |
| PREGNANCY/BIRTH/MISCARRI | 1 |
| PROPERTY CHECK | 416 |
| PUBLICLY INTOXICATED PERS | 4 |
| RAPE | 1 |
| RECKLESS DRIVING | 20 |
| REPOED VEHICLE | 6 |
| ROAD RAGE | 2 |
| RUNAWAY JUVENILE | 1 |
| SERVING WARRANTS | 9 |

| | |
|---------------------------|-----|
| SEXUAL ASSAULT | 1 |
| SHOPLIFTER | 22 |
| SHOTS FIRED | 2 |
| SOLICITOR | 5 |
| SPEEDING VEHICLE | 2 |
| STOLEN VEHICLE | 1 |
| SUICIDE | 1 |
| SUSPICIOUS PERSON | 33 |
| SUSPICIOUS VEHICLE | 97 |
| TEST | 16 |
| THREATENING/HARASSING | 11 |
| TRAFFIC CONTROL | 172 |
| TRAFFIC LIGHT - P.W. REQU | 2 |

1/2016

| | |
|----------------------|-------|
| TRAFFIC STOP | 939 |
| TRANSFER MAURY | 4 |
| TRANSFER TO THP | 1 |
| TRANSFER WILLIAMSON | 4 |
| TRESPASSING | 1 |
| UNCONSCIOUS/FAINTING | 1 |
| UNWANTED SUBJECT | 2 |
| VANDALISM | 10 |
| VEHICLE FIRE | 3 |
| VERBAL DOMESTIC | 8 |
| WELFARE CHECK | 23 |
| Total | 2,701 |

- **C.I.R.T: No call out this month**
- **S.R.T: No call out this month**

PROJECT/CONTRACT UPDATES:

- None

ACTION ITEMS:

- None

CONCERNS/ISSUES/PROBLEMS:

None



DEPARTMENT: SUPPORT SERVICES
AUTHOR: LT. SHAUNA DOOLEY
DATE: February 1, 2016
RE: January Report
ATTACHMENTS:

Lt. Dooley / Jason Lovett:

- Officer Allen was released to solo patrol January 24th. He has been assigned to evening shift.
- Officers Timothy Rooney and Adam McIntyre began the Basic Police Academy January 10th. They are expected to complete this training April 1st.
- K9 Officer Mike Stewart resigned from his position to work for GM.
- Applicant Drew Fox has completed the background investigation, however, we are awaiting results for physical exam, drug test and psychological evaluation. If all results return satisfactorily, he should be scheduled for the April 4th Basic Law Enforcement Academy. With his hiring, we have three (3) vacant positions.
- We posted for the three (3) vacant positions for Tennessee Certified Applicants only, due to limited training budget. Only ten (10) applicants applied and only five (5) tested. Interviews will be conducted February 5th and 11th.
- I (Dooley) conducted the October monthly audit on February 1st. I reviewed 10 items from 2016. These are the things I look for:
 - Could I locate the paperwork? Is it completed correctly?
 - Was the computer entry correct? Was the location correct?
 - Could I find the item? Was it packaged correctly?
 - Was policy followed?
- We are currently and actively working on the second phase of the Coplogic Program called LEAPS4E. This software will track all in-service training for the department. It will likely take a few months to get all prior training entered into this program.
- The Special Response Team had their monthly training on January 12th for 8 hours.
- We had a meeting on the 2016 Citizens Police Academy. The curriculum has been changed a little to try and accommodate citizen's requests. We will be posting for applicants soon.

PROJECT UPDATES:

- Jason Lovett is assisting TLETA with their EVOC training of new recruits the week of Feb. 1st through Feb 5th.
- Working on lesson plans for 2016 year. We have included human trafficking, mental illness to include Agitated Chaotic Events involving death and PTSD for police officers for this year's curriculum.



Evidence: Roger & Melissa

- A total of 15 items were submitted to the TBI Lab. This is a 25% decrease from last month.
- A total of 75 items were submitted into the Evidence Room. This is a 29% decrease from last month.
- We removed 17.6 pounds of pills from the Prescription Drug Box.
- We returned 3 items from the evidence room to their owners. This is a 200% increase from last month.
- A total of 14 Right of Refusals was issued. This is a 133% increase from last month. Right of Refusal is a form used by evidence clerks to notify an officer of mistakes made on paperwork and/or submittal.
- We destroyed 0 items.
- The January audit revealed a zero% error rate.
- The 2015 Annual Audit was conducted on 100 items; 40 firearms, 40 drugs/narcotics, 10 money items and 10 miscellaneous items. The error rate was .003 %.

Fleet Maintenance: Don Greve

- We rotated and balanced tires on 5 vehicles.
- There were 6 vehicles needing oil changes.
- One vehicle needed front brakes and rotors replaced
- We had one vehicle involved in accident, damage to front end and undercarriage damage.
- Five people were fingerprinted for \$100.00.
- We are working on several vehicles to be placed on GovDeals.

COPS: Mary Beth Lovett

- Beth assists with Traffic Court every Tuesday.
- Beth conducted 0 school walk-throughs and 9 juvenile check(s).
- Jan. 6th conducted domestic Violence training for new hires
- Jan 6th Assisted Unchained Movement with a Human Traffic course at Station Hill Church.
- Jan 22nd Assisted with new hire testing.
- Jan 15th SH Moms Club safety talk
- Jan 15th, 19th, 21st, 22nd, 26th-29th Longview Elem Safety Talk
- Jan 29 through 31st Assisted with Human Trafficking Awareness Event
- Four car seat were checked and zero were replaced.

Upcoming:

- Feb 1st Longview Elementary safety discussion
- Feb 4-5th Spring Meadow Day Care safety talk
- Feb 26th Mom's Group Tour
- Working on Police Memorial and Citizen's Police Academy

**MONTHLY WATER REPORT
SPRING HILL WATER DEPARTMENT
MONTH OF JANUARY 2016**

| | |
|---|---------------------|
| New Customers Added | 233 |
| Number of New Meters Installed (Builders) | 35 |
| Irrigation Meters | 1 |
| Revenue Generated from Water Bill Payments | \$858,600.91 |
| Revenue from Water Taps, Sewer Taps, & Meters Sold | \$151,444.00 |
| Number of cut-offs | 87 |

Department: Wastewater Plant

Travis Massey, WWTP Superintendent

February 1, 2016

January Monthly Staff Report

For the month we received 2.225 inches of rain. The average Influent flow was 3.2077 MGD. The Effluent average flow was 2.5942 MGD. The BOD effluent average was 1.07 mg/l and the permit limit is 6.0 mg/l, the removal was 99.63%. The Ammonia effluent average was 0.03 mg/l and the permit limit is 2.7 mg/l, the removal was 99.94 %. The Suspend Solids effluent average was 0.233 mg/l and the permit limit is 30.0 mg/l, the removal was 99.92 %. The E-coli average was 1.0 colony per 100 ml and the permit limit is 126 colonies per 100 ml sample. We pressed 668.96 tons in 26 loads for an average of 25.73 tons a load.

**COMMITTEE/COMMISSION
MINUTES/REPORTS**

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JANUARY 11, 2016
5:30 P.M.**

Chairman Paul Downing called the meeting to order

Members present were: Alderman Jonathan Duda, Matt Koss, Pat Hairston, Alderman Matt Fitterer, and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf. With Paula Hepp arriving at 5:39 pm.

Announcement – audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

Election of Officers:

Alderman Fitterer nominated Paul Downing as Chairman. Nomination seconded by Commissioner Schoenbrodt. Motion passed 6/0.

Alderman Fitterer nominated Matt Koss as Vice Chairman. Nomination seconded by Alderman Duda. Motion passed 6/0.

Concerned Citizens (Non-Agenda Items) No concern citizens.

Public Comment (Agenda Items)

Nicola Stadler, 2111 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.
Casey Kinnan and Laura Kinnan, 2176 Spring Hill Circle. Voiced their concerns and disapproval of RZN 130-2015.
Cueva Vilma, 2303 Skillman Way. Voiced her concerns and disapproval of RZN 130-2015.
Janice Haley, 2178 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.
Derryl Dismakes, 4003 Arnst Way. Voiced his concerns and disapproval of RZN 130-2015.
Isong Isong, 4000 Williford Way. Voiced his concerns and disapproval of RZN 130-2015.
Leanne West-Malm, 2158 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.
Melanie Wilson, 2709 Dutches Ct. was in favor of a stop light.
Alvin Smith, 4012 Arnst Way. Voiced his concerns and disapproval of RZN 130-2015 and No traffic study.
Jonathan Williams, 1017 Tanyard Springs. Was in favor of a stop light and RZN 130-2015.
Shirley Shook, 1018 Tanyard Springs. Voiced her concerns and disapproval of RZN 130-2015.
Andrea Barany, 1022 Tanyard Springs. Voiced her concerns and disapproval of RZN 130-2015.
Dennis Kiser, 1019 Williford Court. Voiced his concerns and disapproval of RZN 130-2015.
Alphin Clinton, 2174 Spring Hill Circle. Voiced his concerns and disapproval of RZN 130-2015.
Sherry Cole, 2701 Double Tree Way. Voiced her concerns and disapproval of RZN 130-2015.

Approval of December 14, 2015 meeting minutes: Alderman Fitterer made a motion to approve the December 14, 2015 meeting minutes. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0.

Approval of the agenda: Alderman Fitterer made a motion to modify the agenda by moving Item 12 to Item 1 and approve the agenda. Motion seconded by Alderman Duda. Motion passed 7/0.

Regular Agenda:

New Business:

1. **RZN 130-2015**: Submitted Kiser Vogrin Design by for property located at 4820 Main Street. The property is zoned R-2, (Medium Density) and contains approximately 20.0 acres. The applicant requests approval to rezone the property from R-2, (Medium Density) to B-2 (Neighborhood Shopping District) and R-4 (High Density).
Alderman Duda made a motion to defer referring **RZN 130-2015** to the Board of Mayor and Alderman. Motion seconded by Alderman Fitterer. Motion passed 6/1.
2. **Resolution 16-01**: To Establish a Maintenance Bond for Port Royal Reserve Phase 5 Section 1, 2, 3, 4.
Alderman Fitterer made a motion to defer **Resolution 16-01** until advised by staff otherwise. Motion seconded by Pat Hairston. Motion passed 7/0.
3. **Resolution 16-02**: To Establish a Performance Bond for Port Royal Reserve Phase 5 Section 1, 2, 3, 4.
Changes to **Resolution 16-02**:
Adding: ***Sewer line, water line, storm sewer, curbing, binder, signage*** and changing the amount from \$115,561.00 to \$1,039,056.00
Commissioner Hepp made a motion to approve **Resolution 16-02** with changes. Motion seconded by Alderman Fitterer. Motion passed 7/0.
4. **Resolution 16-03**: To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 2-B.
Alderman Fitterer made a motion to defer **Resolution 16-03** until a time an updated certificate of satisfactory completion has been received by the engineer. Motion seconded by Commissioner Koss. Motion passed 7/0.
5. **Resolution 16-04**: To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 1-A
Alderman Duda made a motion to defer **Resolution 16-04** until a time an updated certificate of satisfactory completion has been received by the engineer. Motion seconded by Commissioner Koss. Motion passed 7/0.
6. **Resolution 16-05**: To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 2-A
Alderman Fitterer made a motion to defer **Resolution 16-05** until a time an updated certificate of satisfactory completion has been received by the engineer. Motion seconded by Commissioner Hairston. Motion passed 7/0.
7. **ADM 109-2015**: Submitted by Juston Trimback for property located at 3085 Commonwealth. The property is an R-2 PUD (Planned Unit Development) and contains 31.04 acres. The applicant request a minor modification of the approved Site Plan known as Grand Reserve at Williams Park 2.

Staff Recommendations:

1. Prior to being placed on a BOMA agenda, the applicant shall make the necessary revisions as outlined by the City Engineer.

Alderman Fitterer made a motion to approve **ADM 109-2015** with Staff Recommendations. Motion seconded by Alderman Duda. Motion passed 7/0.

2. **NCP 126-2015**: Submitted by Mark Sawyer, RLS for property located at 2411 Depot Street. The property is zoned R-4 and contains approximately 10.83 acres. The applicant request approval for a neighborhood concept plan for 40 residential lots.

Mr. Sawyer, in a letter to the Planning Commission, requested **NCP 126-2015** be deferred.

Alderman Fitterer made a motion to defer **NCP 126-2015**. Motion seconded by Commissioner Koss. Motion passed 7/0

3. **STP 124-2015**: Submitted by Alcorn Developments, LLC. for property located at 3016 Belshire Village Drive. The property is zoned B-4 (Central Business District) and contains approximately 1.56 acres. The applicate requests site plan approval for a restaurant containing 4.330 square feet and associated parking.

Engineering Comments:

1. Grease trap calculations and shop drawings need to be submitted to and approved by the City prior to the start of construction.
2. The pipe slopes shown in the "Extra Pipe Table" do not appear to match the pipe slopes shown in the "Pipe Table" on Sheet C3.0.
3. No connectivity has been provided to the adjacent properties. However, since the properties both north and south of the subject site have already been fully developed, it will not be possible to provide said connectivity until such time as they may be re-developed in the future.
4. The entrance to the subject site has not been relocated as requested. However, upon further review of the truck turning movements, relocating said entrance to a more central location on site has the potential of significantly impacting traffic flow into and out of the site, as exhibited by truck movements on Sheet C2.1.
5. Include a depiction of additional truck turning movements around the east and north sides of the property on Sheet C2.1. There are concerns regarding truck movements as shown and how they will impact traffic in and out of the subject property.

Staff Recommendations:

1. Design Review Commission determination of compliance with the Design Review Guidelines. Staff recommends approval, finding that the proposed building design meets the minimum criteria and the intent of the design review guidelines, subject to a minor modification to the articulation of the east façade (facing Main Street) as represented in this staff report.
2. The applicant shall dedicate right-of-way for Main Street and Belshire Village Drive in the amounts of 47.5 feet from centerline and 37.5 feet from centerline, respectively.
3. Belshire Village Drive shall be improved to include a 5' public sidewalk.
4. The applicant shall dedicate a public access easement for the purpose of future cross access and interconnectivity, as indicated on the attached exhibit.
5. Prior to the issuance of a building permit, the applicant shall obtain administrative approval of the bike rack anchoring and installation, pursuant to the requirements of the zoning ordinance.
6. Prior to the issuance of a building permit, a public access easement and public right-of-way shall be dedicated and recorded with the County in accordance with the Planning Department's standard procedure.
7. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.

8. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
9. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
10. Site Plan approval does not guarantee sign approval as shown on the plans. Prior to installation and application of signage, a sign permit shall be submitted to the Codes Department for review with the City's sign ordinance.

Alderman Fitterer made a motion to approve **STP 124-2015** with Engineering and Staff recommendations. Motion seconded by Commissioner Koss. Motion to approve passed 5/1/1 with Alderman Duda abstaining from the vote.

4. **FPL 122-2015:** Submitted by Standford and Associates, Inc. for property located on Port Royal Road. The property is zoned B-4 (Central Business District) and contains approximately 10.50 acres. The applicant requests final plat approval for 5 commercial lots.

Staff Recommendations:

1. Note 3(c) shall be stricken from the plat.

Commissioner Koss made a motion to defer **FPL 122-2015**. Motion seconded by Alderman Fitterer. Motion to defer passed 7/0.

5. **FPL 128-2015:** Submitted by Mark Cantrell for The Townhomes of Hamptons Spring, Phase 3. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 13.78 acres. The applicant requests final plat approval for 42 single-family residential lots.

Staff Recommendation:

1. Street header signs shall be installed at applicable intersections prior to recordation of the plat.
2. Final plat approval shall be valid for two years, during which time all conditions must be met, all signatures must be obtained, and the plat recorded.
3. Modification to the final plat may require Planning Commission approval prior to recordation.

Alderman Duda made a motion to approve **FPL 128-2015** with staff recommendations. Motion seconded by Commissioner Hairston. Motion passed 7/0

6. **RZN 127-2015:** Submitted by Huntley Gordon for property located at 5242 Main Street. The property is zoned B-2 (Neighborhood Shopping District) and contains approximately 1.4 acres. The applicant requests approval to rezone the property from B-2 (Neighborhood Shopping District) to B-4 (Central Business District).

Alderman Fitterer made a motion to recommend to the Board of Mayor and Alderman for denial **RZN 127-2015**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/1/1 with Chairman Downing abstaining.

7. **ADM 131-2015:** Submitted by the Planning Department. The proposal is to amend the zoning ordinance to include provisions for Planned Zoning Districts.

Alderman Duda made a motion to defer **ADM 131-2015**. Motion seconded by Commissioner Hepp. Motion passed 4/3

Other Business

Adjourn

Paul Downing, Chairman

Dara Sanders P.C. Secretary

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY, JANUARY 26, 2016
5:30 P.M.**

Chairman Cantrell called the meeting to order.

Members present were: Terry Cantrell; Rob Roten; Jim Hagaman and Mario Milani. Also present were: Dara Sanders and Bonnie Turnbow. Kayce Williams was absent.

Jim Hagaman moved to approve the October 6, 2015 BOZA minutes. Motion seconded by Mario Milani. Motion passed 4/0.

General Announcement – The procedural rules for public comment will be as follows: The items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Chairman and will have five minutes to address the Board of Zoning Appeals. No rebuttal remarks will be allowed.

AGENDA

1. **BZA 120-2015:** (Gospel Light Baptist Church): Submitted by Bill Adams, Pastor. The request is for approval of a variance for gravel parking and for use of property for a church in the AG zoning district.

Jim Hagaman moved to approve **BZA 120-2015**. Motion seconded by Mario Milani. Motion passed 4/0.

There were no concern citizen's comments.

Meeting adjourned.

Terry Cantrell, Chairman

CITY OF SPRING HILL
HISTORIC COMMISSION
REGULAR MEETING MINUTES
MONDAY, January 7, 2016
6:00 P.M.

MINUTES

Chairman Jonathan Duda called the meeting of the City of Spring Hill Historic Commission to order at 6:01 P.M.

Present were Chairman Jonathan Duda, Secretary:Deanne Collins and At Large: Hazel Nieves. Susan Zemek and Bill Alsup were absent. Also present were Ricky Newman, Blair Morgan and Quint Qualls

Approval of the December 3, 2015 Historic Commission meeting minutes. Jonathan Duda moved to approve the December 3, 2015 minutes. Motion was seconded by Hazel Nieves. Motion to approve the December 3, 2015 Historic Commission meeting minutes passes 3yes-0 no.

Comments of Interested Citizens

Chairman Comments Chairman Duda announced the loss of Bill Alsup due to his retirement and residence outside the city limits. Mr. Duda introduced the subject of Spring Hill Commission's issues/goals and strategic planning.. Stated that after Consideration of Resolution 16-01 the meeting will focus on continuing projecting the 2016 year.

NEW BUSINESS

Item #1-Consideration of Resolution 16-01, a resolution to endorse and affirm support of St. Mark's United Primitive Baptist Church's grant application to the Tennessee Historic Commission Federal Preservation Program. A motion to adopt the resolution was made by Jonathan Duda and seconded by Deanne Collins. Motion Passed 3-0

Item#2-Blair Morgan spoke about the St. Mark's project and asked for help on the committee to restore the church. Deanne Collins volunteered to work with the committee as a representative/delegate of the Historic Commission.

OLD BUSINESS

Item –Soul Searchers, Ricky Newman updated the commission on the filming date for Grace Episcopal Church scheduled for January or February. Ms Newman also stated that they would redo the Cemetery shoot in March or April. The commission will vote on the Cemetery film at the regular February meeting.

OLD BUSINESS and ROUND TABLE DISCUSSION

2016 Historic Commission Goals and Strategic Planning

Item #1 Jonathan Duda presented information concerning the Certified Local Government Program and the importance of being a Certified Local Government (CLG). Designated CLG groups are eligible for federal historic preservation grants. A copy of the application was made available to commissioners and after discussion, it was agreed that this would be the major focus for this year, perhaps taking 6 months to complete.

Item #2 Cemetery and Historic Site survey GPS/data to be completed by June 1st. The manner in which the information is distributed and made available will be decided at that time.

Item #3 –Soul Searchers interview and documentation of Grace Episcopal Church and the Spring Hill Cemetery will be completed.

Item #4 Battle of Spring Hill Signage for the Spring Hill Battlefield Driving Tour. Jonathan Duda recommended that we use the City of Spring Hill sign shop to make the signs once we have decided on the design. This item will be placed on the February meeting agenda.

Item #5 As a means of educating and reaching out into the community a marketing product of some kind will be produced. Hazel Nieves will work on ideas and present them at the March meeting.

ROUND TABLE DISCUSSION

The Vision for the Historic commission and strategies to accomplish the vision.

1. Apply to the Certified Local Government (CLG) Program to become eligible for federal historic preservation funds.
2. Conduct cultural resources survey to create a working inventory list of Spring Hill's historic and cultural resources ie historic properties, structures, landscapes, artistic and human resources.
3. Seek local designation of existing National Register properties to ensure long-term preservation of the resources, and/or identify incentives for their preservation.
4. Pursue Main Street designation by National Trust for Historic Presevation and Tennessee Department of Economic Development.
5. Reaching out for community involvement and educational programs and brochures to enrich and excite the community about Spring Hill's historic value.

Jonathan Duda moved to adjourn the meeting. Motion seconded by Hazel Nieves. Motion to adjourn the meeting passes unanimously. Meeting adjourned at 7:00 p.m.


Deanne Collins, Secretary


Jonathan Duda, Chairman

**CITY OF SPRING HILL, TENNESSEE
HISTORIC COMMISSION
RESOLUTION 16-01**

**A RESOLUTION OF THE CITY OF SPRING HILL HISTORIC COMMISSION TO
ENDORSE AND AFFIRM SUPPORT OF A TENNESSEE HISTORIC COMMISSION
FEDERAL PRESERVATION GRANT APPLICATION FOR ST. MARK UNITED
PRIMITIVE BAPTIST CHURCH**

WHEREAS, it is the purpose of the City of Spring Hill Historic Commission to promote the preservation and protection of the physical character and quality of life in the city; to promote the educational, cultural civic awareness and general welfare of the city while providing a sense of commitment and continuity between the past and present through the encouragement of preservation and protection of historically significant sites and structures; and to foster civic pride and historic recognition through the preservation of the City's heritage; and

WHEREAS, Spring Hill's Comprehensive Plan, "Spring Hill Rising: 2040", recommends the City ensure that historic and cultural resources are preserved to maintain the community's unique history and character; and

WHEREAS, the Tennessee Historic Commission administers the Historic Preservation Grant program made available through funds under the provisions of the National Historic Preservation Act (NHPA); and

WHEREAS, under the Historic Preservation Grant program, owners or administrators of properties listed in the National Register of Historic Places (NRHP) may apply for funds to restore or to plan for the restoration of these properties; and

WHEREAS, St. Mark United Primitive Baptist Church (St. Mark's) located on Maury Hill Street in Spring Hill, Tennessee, circa 1900, is listed on the NRHP since 2000 and has been identified as the oldest standing Primitive Baptist Church in Maury County and one of the oldest in the State of Tennessee; and

WHEREAS, St. Mark's throughout its history has served at the center of community life for African-Americans in Spring Hill, as a church, and notably as a school for African-American children until 1920; and

WHEREAS, St. Mark's is in much need of physical restoration to be returned to its historic appearance as outlined in a report of "Physical Condition Assessment and Restoration Recommendations for St. Mark United Primitive Baptist Church" completed in December 2006 under the Tennessee Civil War National Heritage Area (TCWNHA) administered by the Center for Historic Preservation at Middle Tennessee State University (MTSU Center for Historic Preservation); and

WHEREAS, through assistance and guidance provided by MTSU Center for Historic Preservation, a new roof was installed in February 2007 in order to stabilize the structure and preserve the structure from further deterioration; and

WHEREAS, the African American Heritage Society of Maury County (AAHSMC), a registered non-profit agency under § 501(c)(3) of the Internal Revenue Code, which has a stated primary objective to preserve the heritage and history of African-Americans in Maury County, will be submitting a Historic Preservation Grant application on behalf of St. Mark's in an effort to continue the physical restoration and preservation of the structure that began in 2007.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Tennessee Historic Commission hereby affirms and pledges its full support for a Tennessee Historic Commission Federal Preservation Grant Application request for St. Mark United Primitive Baptist Church and requests the Tennessee Historic Commission give thoughtful consideration to the application submitted by the African American Heritage Society of Maury County.

Passed and adopted by the City of Spring Hill, Tennessee Historic Commission, this 7th Day of January, 2016.

ATTEST:


Secretary


Chairman

CITY OF SPRING HILL
HISTORIC COMMISSION
REGULAR MEETING MINUTES
Thursday, February 4, 2016
6:00 P.M.

MINUTES

Chairman Jonathan Duda called the meeting of the City of Spring Hill Historic Commission to order at 6:06 P.M.

Present were Chairman Jonathan Duda, Secretary: Deanne Collins and At Large: Hazel Nieves. Susan Zemek was absent. Also present were Ricky Newman, Quint Qualls and Charlie Schoenbrodt.

Approval of Minutes. Jonathan Duda moved to approve the January 7, 2016 minutes. Motion was seconded by Hazel Nieves. Motion to approve the January 7, 2016 Historic Commission meeting minutes passes 3yes-0 no.

Comments of Interested Citizens –

Ricky Newman asked if and when we would be replacing the missing commissioners. Chairman Duda explained that the Mayor appointed commissioners and there were Alderman interested in serving.

Chairman Comments Chairman Duda mentioned that agendas would be posted 48 hours before the meeting and meeting minutes within 5 days of meeting. Chairman Duda also stated that he was in conversations with Jaimie Page concerning the progress being made on the Web channel. A monitor will be placed in the entrance area of City Hall.

NEW BUSINESS

Item #1 Ricky Newman requested approval of the filming of the Historic Spring Hill Cemetery. Bill Alsup will be interviewed. It will be filmed in March and ready in May.. Jonathan Duda made a motion that we approve the daylight filming of the cemetery for \$250. Motion seconded by Deanne Collins. Motion passed 3-0.

Item #2- Spring Hill Battlefield Driving Tour Signage and Logo. Jonathan Duda presented photo of previous signage and explained the need for its replacement. Hazel Nieves suggested we approach the High School Art Teachers and offer a contest for the student logo designs. The designs will have to be submitted and the entry chosen by mid-March.

Item #3-Certified Local Government Program in Tennessee Jonathan Duda distributed an updated version of the Guidelines for the Certified Local Government Program, the mandatory agreement statement and the Tennessee Code/Title 13 Public

Planning and Housing/Chapter7 Zoning/Part 4- Historic Zoning document. After discussion, it was agreed that we would look at it again at a future date.

ROUND TABLE DISCUSSION

Hazel Nieves asked to review our goals again for this year. Among them were the completion of the Video segments, the Cemetery GPS survey to be completed by June, the Spring Hill Battlefield Driving Tour Signage, the annual open house, ideas on marketing products to be presented at the March meeting. We as a commission are ready to support quality community ideas and projects of a historical nature such as past activities including SCATHE, Firebelle, and the Oral History project. Deanne Collins and Jonathan Duda discussed the St. Mark's Church project January meeting and its future direction.

Deanne Collins moved to adjourn the meeting. Motion seconded by Jonathan Duda. Motion to adjourn the meeting passes unanimously. Meeting adjourned at 7:30 p.m.

Deanne Collins, Secretary

Jonathan Duda, Chairman

CITY OF SPRING HILL
BUDGET AND FINANCE ADVISORY COMMITTEE
MONDAY, JANUARY 4, 2016
4:30PM

Present were: Amy Wurth, Bruce Hull, Victor Lay, Mayor Rick Graham,
Dan Allen, April Goad, Jim Smith, Kayce Williams, Susan Zemek, Jeff Foster,
Terry Hood, Tom Wolf, Travis Massey, Jonathan Duda and Kyle Watson

Chairman Wurth called the meeting to order.

Item #1 – Recommendation on Resolution 16-01 – Authorize the purchase of a bucket truck (Jeff Foster, Public Works Director) – Chairman Wurth reviewed this is a budgeted item at \$50,000 and purchase price is \$49,500. New cost would be over \$100,000 (this one is a used model). Alderman Hull made a motion to recommend Resolution 16-01. Seconded by Chairman Wurth. Motion carried; 2-0.

Item #2 – Recommendation on Resolution 16-02 – Authorize the purchase of a new administrative fire vehicle and installation of ancillary equipment (Terry Hood, Fire Chief) – Chief Hood stated this is to replace the battalion vehicle. He discussed the two bids received. Chairman Wurth asked for clarification on some bid discrepancies. Committee discussed. Budgeted amount was \$51,000; purchase price with equipment would be \$47,585.38. Alderman Hull made a motion to recommend Resolution 16-02. Seconded by Chairman Wurth. Motion carried; 2-0.

Item #3 – Recommendation on Resolution 16-08 – Approve the Dakota Point landscaping agreement or memorandum of understanding (Dan Allen, Infrastructure Director) – Dan Allen stated there is not financial impact. Dakota Point HOA has requested to install landscaping in our ROW so this memorandum states they can install it but with conditions related to Buckner Road. No recommendation by BFAC since there is not financial impact.

Item #4 – Recommendation on Resolution 16-05 – Authorize the City Attorney to prepare a resolution providing for vacation and holiday hours for uniformed fire department shift personnel (Jonathan Duda, Alderman) – Mr. Lay stated he would like to see the vacation discussion be separated from the holiday discussion as they are two separate issues. Alderman Duda stated that would be easy to do. Regarding the holiday pay supplement, Alderman Duda stated whatever the unused balance was as of January 1, 2016 that could not be taken in 2015 be doubled and provided as a carry over. Mr. Lay stated we only have records back to March 2015 as we did not keep the two separate before we changed to Tyler software. Committee discussed and reviewed what the financial impact would be (if any). Committee discussed yearly carry over hours and having a three year expiration on the pooled time, eligibility, vesting period and how take off will be requested and tracked. BFAC will not make a recommendation to BOMA.

Item #5 – Executive Summary Review of YTD 2015/2016 Budget (Jim Smith, Finance Director) – Jim distributed the executive summary through November. He stated we are looking pretty good so far and reviewed some of the numbers. Mayor Graham expressed concern how much higher our

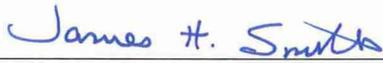
expenses over revenues is compared to last year at the same time. Chairman Wurth discussed how funding of bond proceeds from last year made the revenues higher last year at this time.

Item #6 – Approval of BFAC meeting minutes – November 2, 2015 – Chairman Wurth made a motion to approve the BFAC meeting minutes for November 2, 2015. Seconded by Alderman Hull. Motion carried; 2-0.

Roundtable Discussion – No discussion

(Audio recording of meeting is available on Company server file.)

Chairman Wurth made a motion to adjourn; seconded by Alderman Hull. Motion carried 2-0; meeting adjourned at 5:30pm.



James H. Smith, Finance Director



Chairman, BFAC

Economic Development Commission

Spring Hill, TN

Meeting

June 18, 2015

City Hall

Members Present: Charlie Schoenbrodt, Jim Grimes, David St. Charles, and Sue Jeffers,
Absent: Chester Darden, Bruce Hull, and Will Tenpenny
Also present: Greg Jinkerson, Spring Hill Home Page.

Meeting was called to order at 5:05 pm by Chairman Jim Grimes.

Approved of the minutes from the March & April 2015 meetings.

The agenda was approved.

Alderman Matt Fitterer presented a proposal to encourage Small Businesses by offering some incentives. EDC will need to determine qualification guidelines for applicants. One possible incentive could be waving business license for first year.
Jim Grimes and Will Tenpenny will meet to establish organization of this project.

Discussed plans for the meeting July 14 at Fulin's Restaurant to engage property owners. This meeting will address property owners along Saturn Parkway, Reserves Blvd, and Old Kedron Rd. A meal will be served with at least one EDC member at each table. A presentation regarding current expected and approved projects will be presented. Property owners will be asked to respond with questions or suggestions they may have.

It was agreed that we will attend the ICSC meeting in Las Vegas again in 2016, but will not attend the Regional ICSC meeting in Louisville this year.

Charlie Schoenbrodt reported on action taken by the Planning Commission recently.

Nest meeting is scheduled for July 16, 5:00 pm.

The meeting adjourned at 6:05 pm.

Respectfully submitted,

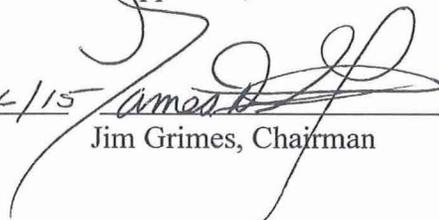
Approved,



Charlie Schoenbrodt, Secretary

7/14/15

Date



Jim Grimes, Chairman

7/16/15

Date

Economic Development Commission

Spring Hill, TN

Meeting

July 16, 2015

City Hall

Members Present: Charlie Schoenbrodt, Jim Grimes, David St. Charles, Will Tenpenny, and Sue Jeffers,

Absent: Chester Darden , Bruce Hull

Also present: Greg Jinkerson, Spring Hill Home Page and Mayor Rick Graham.

Meeting was called to order at 5:03 pm by Chairman Jim Grimes.

Approved of the minutes from the June 2015 meetings.

The agenda was approved.

Chairman Grimes thanked all for work on property owners dinner and especially Sue Jeffers. He and others present stated that only reactions from the meeting have been positive.

Discussed value of having developers of Cool Springs area coming to share their needs and to enlist assistance with getting more commercial development in Spring Hill. It was suggested that Matt Largent may be able to assist with making contacts with these developers.

State of Williamson County presentation will be held at Franklin Marriott, July 21, 11:30 to 1:00.

Discussed location of next property owners meeting and decided that east side of I-65 would be a good area to cover in the next meeting and will delay the downtown area until after an announcement concerning the Children's Home property.

David St. Charles reported contact with the owner of A-Game in Franklin. The owner of the current location of A-Game has announced that the property will be used for another purpose. A-Game owner expressed interest in relocation in Spring Hill. Discussion centered around a possible location. Because the option the YMCA had on property in South-east Spring Hill has expired and is to be deeded to the City, this may be a perfect location. Mayor Graham stated that he will appoint a committee to investigate the possibility of offering the property for lease to allow building of a new A-Game facility.

Economic Development Commission
Spring Hill, TN
Meeting
August 20, 2015
City Hall

Members Present: Charlie Schoenbrodt, Bruce Hull, David St. Charles, and Will Tenpenny
Absent: Jim Grimes, Chester Darden , and Sue Jeffers
Also present: Alderman Kayce Williams and Victor Lay

Meeting was called to order at 5:05 pm by Vice-Chairman Bruce Hull.

The agenda was approved.

Will Tenpenny reported on a contact with Matt Largen that the current vacancy at Cool Springs is only 0.9% and that Williamson Co. EDC is interested in expanding their efforts to Spring Hill.

David St. Charles reported that A-Game does not want to build a facility (cost about \$16M) but needs a corporate sponsor with private land owner

Charlie Schoenbrodt reported on recent activity of the Planning Commission.

Discussed value of attending ICSC meeting in Atlanta October 26 & 27. Budget approved for \$1,500 for this meeting. Agreed that Will Tenpenny may attend. Alderman Williams will be available.

David St. Charles reported that contact with the Chamber resulted in positive support for incentive plan for new small businesses. Details to be worked out later.

Charlie Schoenbrodt reported that the updated Comprehensive Land Use Plan is nearing completion and that there will be a Special Call BOMA meeting August 31 to discuss possible City involvement in utilization of the Tennessee Children's Home property for a Downtown.

Approved of the minutes from the July 2015 meetings.

Next meeting is scheduled for September 17, 5:00 pm.

The meeting adjourned at 6:02 pm.

Respectfully submitted,

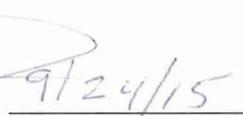
Approved,



Charlie Schoenbrodt, Secretary



Jim Grimes, Chairman



Date

9/23/15
Date

9/24/15
Date

Economic Development Commission
Spring Hill, TN
Meeting
September 24, 2015
City Hall

Members Present: Jim Grimes, Charlie Schoenbrodt, Bruce Hull, Sue Jeffers, David St. Charles, and
Will Tenpenny

Absent: Chester Darden

Meeting was called to order at 5:05 pm by Chairman Jim Grimes.

The agenda was approved.

Jim Grimes recognized Chester Darden for his contributions to the Commission. He also announced that Mayor Graham has reached out to Mario Milani to join the EDC.

Minutes for the August Meeting were approved.

Jim Grimes and Alderman Kayce Williams will attend the ICSC conference in Atlanta, October 26 & 28.

David St.Charles will be going to Austin, TX.

The Las Vegas Conference in 2016 will be represented by Alderman Williams, Will Tenpenny, Mayor Graham, and Victor Lay.

The next Property Owners Gathering is scheduled for December 3, 2015. Owners of 10 acres or more on the east side of I-65 will be invited. Location to be determined.

Discussed plans for Small Business Start-up assistance. Jim Grimes and David St.Charlws will continue to work on this project.

David St.Charles reported that Project Crossroads discussions continue. The YMCA property in South Spring Hill has been deeded to the City. Discussion of the size of the development has has grown to a four prong project to include Soccer fields, Baseball fields, an indoor facility and a section for the City.

There was no report on the Planning Commission.

Jim Grimes reported that Maury Alliance will sponsor Spring Hill EDC to be certified by the State. This will allow Spring Hill to submit properties to be added as many as three site to the State list of potential locations to be promoted for major development.

Next meeting is scheduled for October 15, 5:00 pm.

The meeting adjourned at 6:03 pm.

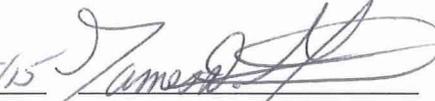
Respectfully submitted,

Approved,



Charlie Schoenbrodt, Secretary

10/15/15
Date



Jim Grimes, Chairman

10-15-15
Date

Economic Development Commission

Spring Hill, TN

Meeting

October 15, 2015

City Hall

Members Present: Jim Grimes, Charlie Schoenbrodt, Bruce Hull, Sue Jeffers, David St. Charles, and Will Tenpenny

Absent: None

Also Present: Alderman Kayce Williams and Director of Finance Jim Smith, and City Administrator Victor Lay

Meeting was called to order at 5:10 pm by Chairman Jim Grimes.

The agenda was approved.

Minutes for the September Meeting were approved.

Alderman Kayce Williams is in the process of setting up a planning meeting for the ICSC Atlanta meeting.

Sue Jeffers reported progress on the Meet and Greet for property owners on the east side of I-65. The event will take place on December 3.

Location is yet to be determined. Jonathan's is probably too small so maybe the Heren Center. This will be a larger group than the last July event with as many as 50 invitations.

David St. Charles reported that the conference he attended in Austin, TX, concentrated on Transportation.

Jim Grimes reported that the Small Business Initiative is working with four banks to allow no-fee accounts for a new business for a set length of time. Other benefits to be included in the initiative are being negotiated.

Victor Lay reported that TIF attorney has been retained to deal with the Town Center project.

David St. Charles reported that discussions regarding the Project Crossroads are continuing. Investors are being sought. There is a possibility of a donation of property on Clebirmere Rd/

Charlie Schoenbrodt reported the Planning Commission has approved the following:

Red Robin in Crossing South

Climate Controlled Storage at corner of Main St. and Buckner Rd.

Requirement of bike racks in commercial and multifamily developments

Significant change in the Comprehensive Land Use Plan is that there will no longer be perspective zones

Will Tenpenny reported from the Williamson Co. EDC that Cabella has not yet selected a TN location.

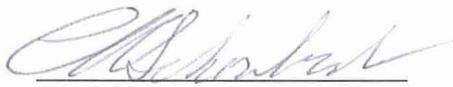
Discussed possible change of regular meeting date and time. Possibility is third Fridays at 3 PM.

Next meeting is scheduled for November 19, 5:00 pm.

The meeting adjourned at 6:10 pm.

Respectfully submitted,

Approved,



Charlie Schoenbrodt, Secretary

11/19/15
Date



Jim Grimes, Chairman

11/19/15
Date

Economic Development Commission
Spring Hill, TN
Meeting
November 19, 2015
City Hall

Members Present: Jim Grimes, Bruce Hull, Charlie Schoenbrodt, and Sue Jeffers
Absent: David St. Charles & Will Tenpenny
Also present: Kayce Williams

Meeting was called to order at 5:05 pm by Chairman Jim Grimes.

Approved of the minutes from the October 2015 meetings.

Chairman Grimes indicated that the Chamber of Commerce meeting presentation on EDC went well.

The agenda was approved.

Chairman Grimes reported that he will forward the Small Business Initiative plan to the BOMA.

Discussed Property Owners "Meet and Greet" I-65 East"

Currently have 6 responses to attend, representing 3 properties

May have to send out follow-up letters

Still working on the caterer. Chairman Grimes will finalize this matter.

Plan to have registration at the meeting for all attending

Will be held at the Heron Center on the Tennessee Children's Home campus

Discussed Project Crossroad:

Derryberry property has been deeded to the City

Progress seems to have stalled

Charlie Schoenbrodt reported on activity of the Planning Commission:

Denied approval of Site Plan for Mattress Firm at the Crossings

Recommended rezoning of 2.3 acres across from Spring Hill Funeral Home to B-2

Recommended not to rezone Derek Merrill property on Kedron Rd. from Ag to B-2 or B-3

Tom Wolf is the new City Engineer

Vice-Mayor Bruce Hull reported discussions regarding implementation of a Hotel/Motel Room tax. It will be restricted to the promotion of tourism. Talking with Rippavilla regarding their participation in this plan.

Agreed that we need to follow up on inviting Developers from Cool Springs to meet with our EDC.

No decision was made regarding change of day and time of future meetings.

Kayce Williams led discussion regarding ICSC involvement:

Will attend the Atlanta conference

Questioned the possibility of a Tennessee Block at Las Vegas conference. Will need more discussions

Need list of desirable retailers for Spring Hill

Next meeting is scheduled for December 17, 5:00 pm.

The meeting adjourned at 6:05 pm.

Respectfully submitted,

Approved,

Charlie Schoenbrodt, Secretary

Date

Jim Grimes, Chairman

Date

Parks & Rec Commission
Thursday January 28, 2015
6:30pm

Members Present: Alderman Kayce Williams, Ricky Newman, Rob Dewitt, Vilma Cueva, Elliot Mitchell, Keri Price, Clint Qualls, Tim Hidley

Public Comments: None

Agenda Items:

1 . BOMA Retreat Recap:

Kayce Williams shared that Dan presented on behalf of Parks about our goals and plans for the coming year. Hope is to establish a recurring amount of money for park improvements and land acquisition. Kayce says it was a good retreat and they got a lot done.

2. Selection of Commission Officers:

Elliott Mitchell nominated Brooke Barrett to be the secretary. Velma Cueva seconded the nomination. Commission voted, Brooke will serve as secretary.

Rob DeWitt nominated Kayce Williams for Chair of the Parks and Rec Commission. It was seconded by Elliott Mitchell and voted on by the commission. Kayce will serve as Chair.

Kayce nominated Elliott Mitchell for Vice Chair; it was seconded by Tim Hidley and approved by the commission. Elliott will serve as Vice Chair.

Other Items:

Keri asked if Sonja will be attending meetings in the future to fill in for Kevin as needed. Kayce says it is still unclear if she will have time for that. Kayce does plan to send her recordings of meetings to keep her and Kevin in the loop.

Kayce asked about time and location for meetings, wanted to know if the group was okay with when we are meeting and the location. The commission decided to keep the meetings at the same time, discussed possibility of meeting at some of the area parks. Commission will continue to meet on the fourth Thursday of the month at 6:30.

Kayce shared that she attended a recent Thompson's Station parks and rec commission meeting; they have just formed a group for the first time. She says it is important to keep the lines of communication open with them. We could end up doing joint events together, potential to create important relationship there. Kayce talked about doing the same with Columbia. Kayce encouraged the commission to attend future Thompson's Station parks and rec meetings. Kayce talked about inviting Thompson's Station to our meetings in the future and possibly asking them for a tour of the 200 acres they plan to develop.

Alisha from Kimley-Horn contacted Kayce about a section of grants that will be coming up soon. Kayce and Kevin will try to meet with Alisha.

Kayce shared she is still getting a lot of positive comments about the Christmas tree lighting event. Kayce says she really wants to include the Merriment on Main idea next year to include Main Street businesses and residents.

Tim Hidley shared that he has seen some communities do luminaries downtown, it might look nice in our downtown as well.

Elliott shared that he still thinks more signage is needed for traffic information during the Christmas parade.

Keri shared she thinks it is important that we create Facebook events and invite people to all of our parks events; it would encourage more turnout at our events.

Kayce wants to set dates for important events next meeting, everyone bring their calendar. Keri asked that Sonja and Jamie attend the meeting when we set dates. Kayce said we will invite them after the dates are set. Ricky said Arts Commission is willing to help with any of the Parks and Rec events. Kayce said it is important that we set our dates and events soon because she has to present a budget. Budget and finance committee wants to know our plans.

3. Approval of Minutes:

Rob DeWitt moved to approve the minutes. Elliott Mitchell seconded the motion; minutes were approved by the Commission. Elliott Mitchell abstained from voting approval because he did not attend the last meeting.

4. Round Table:

Tim Hidley shared he has talked with a vendor for Pump Tracks, working on a plan for a BMX bike track behind the skate park. Vendor will be in town March 8th, he would like to meet with the Parks & Rec Commission when he is town.

Ricky with Arts Commission shared again that the Arts Commission is willing to work with Parks on any projects we have.

Keri shared that she was not impressed with the quality of the Spring Hill Christmas parade this year. She thinks there needs to be some kind of uniformity. Elliott shared it might be worth investing in banners to put on each float or for each group to carry. Kayce said it might be better cost wise if we just required a certain kind of sign on each float. Elliott suggested we make guidelines for float signage next

year. Velma mentioned that we need to consider other options for the parade route; she thinks the current route is not very safe.

Elliott shared that we should look for areas that might be a good fit for a community garden. Elliott wants to discuss community garden possibilities next month.

Adjourn:

Kayce motioned to adjourn.

Next Meeting: Thursday, February 25 at 6:30pm

Prepared By: _____

Brooke Barrett, Commission Secretary

Approved: _____ Date _____

CITY OF SPRING HILL
TRANSPORTATION ADVISORY COMMITTEE
REGULAR MEETING MINUTES
Tuesday January 21, 2016
5:30 P.M.

MINUTES

Chair Whittenburg called the meeting of the Spring Hill Transportation Advisory Committee to order at 4:30 p.m in the Conference Room at City Hall.

Present were Alderman Whittenburg and Fitterer. Alderman Williams arrived late. Also present were Mayor Graham, Victor Lay, Dan Allen, Dara Sanders, Tom Wolf, and Alderman Duda. Also present were a number of citizens and reporters.

Adoption of minutes

Fitterer moved to adopt December, 2015 Minutes. Second by Whittenburg. Motion passed 2-0.

Citizen Comments

Whittenburg invited citizens to speak. Casey Kinnan of Spring Hill Circle stated he was attended simply to learn and share information with his neighbors.

New Business

1. STANDING ITEM #1 Proposed HWY 31 Widening Plan

a. Study options and Wise Data Update

Mr. Allen has shared Wisers' cross section plans with TDOT and is now working on updating the scope of work with Wisers following TDOT comments. Mr. Allen will bring back updated scope of work to TAC once complete.

b. MPO Update

Mr Lay and Mr Allen previously submitted a letter to TDOT requesting the proposed Bucker/65 interchange be viewed as a new project. The request was approved.

2. Discussion on TDOT's Corridor Management Agreement Committee Meeting

Whittenburg provided update. Committee is designed to foster communication amongst Williamson County, Maury County, Franklin, Thompsons Station, Columbia and Spring Hill. Williamson and Maury County Schools will be invited to future meetings. Goal is to focus on projects that enhance capacity and safety.

3. Duplex Update.

Mr. Allen stated closing agents have been added to ROW acquisition project.

4. Campbell Station Turn lane

Being designed

5. **Crossing Circle North Update**

Mr. Allen has provided financial data to developer, who in turn has shared with property owner. No further action to take until response received from property owner.

6. **Discussion on Town Hall meeting with TDOT**

Fitterer to finalize handout. Mr Allen to have visuals available. Fitterer to reach out to Commissioners office to determine if a pre-town hall meeting would be available.

7. **Haynes Crossing Signal Timing Update**

Mr Allen and staff retimed in field. Will monitor.

8. **Planning Commission Update**

Fitterer provided update on Cadence Crossing, Duplex Rd to Arbors connection and Final Plat recording along Port Royal Rd.

9. **Citizen request, problem areas, etc**

None

Roundtable

None.

Fitterer moved to adjourn the meeting. Motion seconded by Whittenburg. Motion to adjourn passes unanimously. Meeting adjourned at 6:47 p.m.

Alderman Matt Fitterer, Secretary

Alderman Chad Whittenburg, Chairman

**CONSENT
AGENDA
ITEMS**

RESOLUTION 16-12

**A RESOLUTION TO AUTHORIZE THE PURCHASE OF
TWO PICKUP TRUCKS FOR THE PUBLIC WORKS DEPARTMENT**

WHEREAS, the City of Spring Hill, Public Works Department is in need of two pickup trucks in the water and sewer departments; and

WHEREAS, City Staff wishes to save the cost of advertising for proposals and take advantage of the statewide bid contract for this purchase; and

WHEREAS, the City of Spring Hill, Board of Mayor and Alderman allocated funds for this purchase in the 2015-2016 fiscal year budget.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen authorizes the purchase of two pickup trucks in the amount of \$27,678.50 each, one utility bed in the amount of \$5,622.00, at a total cost of of \$60,979.00, as recommended by the Budget Finance Advisory Committee on February 1, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



DATE: JAN 28, 2016

TO: BOMA

FROM: Jeff Foster, Public Works Director

RE: Authorization to purchase (2) pickup trucks

OVERVIEW: The Public Works Department requests authorization to purchase (2) new pickup trucks for the water and sewer departments.

HIGHLIGHTS:

- This request is to purchase (2) new 2016 pickup trucks to replace two vehicles with high mileage.

PROJECT/CONTRACT UPDATES:

- This request is a budgeted item in this year's budget at \$61,500.00.
- Cost of vehicle is \$27,678.50 per truck.
- One truck will have a utility bed added at a cost of \$5,622.00.
- Total cost for both trucks \$60,979.00 purchased from state contract

ACTION ITEMS:

- Request that this authorization to purchase be approved.

CONCERNS/ISSUES/PROBLEMS:

- None

Respectfully,

Jeff Foster, Public Works Director

RESOLUTION 16-13

**A RESOLUTION TO AUTHORIZE THE PURCHASE MOBILE DATA
TERMINALS FOR THE POLICE DEPARTMENT**

WHEREAS, the Spring Hill Police Department is in need of replacing existing Mobile Data Terminals (MDT's) for use with the RMS/CAD system; and

WHEREAS, the Spring Hill Board of Mayor and Aldermen approved this purchase in the 2015-2016 fiscal year budget; and

WHEREAS, the Police Department advertised and accepted proposals for replacement of MDT's with docking station, for new vehicles; and

WHEREAS, City staff has reviewed prior proposals and made a recommendation to the Budget and Finance Advisory Committee.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen authorizes the purchase eleven (11) Panasonic Tablets and Docking Stations from Turnkey Mobile in the Amount of \$54,966.45, as recommended by the Budget and Finance Advisory Committee on February 1, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

APPROVED AS TO FORM:

Patrick Carter, City Attorney



**City of Spring Hill
Budget and Finance Committee
Purchase Evaluation Form**

Department: Police

Presented By: Don Brite, Chief of Police

Date: February 1st, 2016

Department Budget Status:

- I.** Purpose/Overview of Purchase: To replace existing Dell MDT's, purchased for Sleuth, and used by officers in patrol cars for report writing, calls of service, etc.

- II.** Background Information: With the purchase of Sleuth RMS/CAD, SHPD purchased Dell rugged MDT's which are now 5 years old. They are at their end of life shelf and parts are no longer available. Also, the memory and processor for the Dells do not comply with Tyler's recommendation and therefore they will run slower. Due to normal wear and tear, parts to the MDT are breaking or have become damaged.

- III.** Financial Impact to Budget: This will be purchased out of current operating expense. Total cost, \$54,966.45. (11 panasonic G1 tablets and docking stations @ \$ 4,996.95 each).

- IV.** Alternative Options: None, MDT's need to be replaced.

- V.** Staff Recommendations: Recommend to purchase the Panasonic tablets and docking station per RFP, which was awarded to Turnkey Mobile. This is what we have currently purchased for new vehicles. The Panasonic meets all specs that comply with Tyler, and the keyboard is separate from the screen, allowing more working space in the patrol vehicle. This will replace two thirds of the original MDT's and the final 1/3 will be purchased from next years' budget.



Turn-Key Mobile, Inc.

210 Prodo Drive
Jefferson City, MO 65109

573-893-9888 Office 314-754-9794 Fax

Proposal

| | |
|-----------|------------|
| Date | Proposal # |
| 1/25/2016 | 18331 |

| |
|---|
| Name / Address |
| Spring Hill Police Department TN 199 Town Center Pkwy Spring Hill, TN 37174 |

| | | | |
|-----------|-------------|------|-------------|
| Sales Rep | Prepared By | PO # | Accepted By |
| Mike | Lindsay | | |

| Item | Description | Qty | Rate | Total |
|---------------|--|-----|----------|----------|
| FZ-G1FS4EXCM | Panasonic FZ-G1, Win7 (Win8.1 Pro COA), vPro, Intel Core i5-4310U 2.00GHz, 10.1" WUXGA 10-pt Gloved Multi Touch+Digitizer, 256GB SSD, 8GB, Intel WiFi a/b/g/n/ac, TPM, Bluetooth, Dual Pass (Upper:WWAN/Lower:GPS), Webcam, 8MP Cam, 2nd USB, Rotating Hand Strap, Tall Corner Guards, No Drive, Toughbook Preferred | 1 | 2,645.00 | 2,645.00 |
| FZ-SVCTPNF4Y | Panasonic Toughpad 1 Year Extension on Manufacturer's Warranty and 4 Year Protection Plus Accidental Breakage | 1 | 433.00 | 433.00 |
| MISC SALES | Microsoft Office 2013 Professional 32/64-bit - Office Suite - PC - English Electronic Download AAA-02776 | 1 | 375.00 | 375.00 |
| 7160-0486-02 | Gamber Johnson TabCruzer™ Vehicle Docking Station for the Panasonic FZ-G1 tablet computer. DUAL RF, Keyed Alike lock. Gamber-Johnson hole pattern | 1 | 537.00 | 537.00 |
| 7160-0055 | GAMBER JOHNSON 2006-2008 Chevrolet Impala No Holes Vehicle Base | 1 | 83.00 | 83.00 |
| DS-LOWER-7 | GAMBER JOHNSON 7" Lower Tube Assembly | 1 | 28.00 | 28.00 |
| 7160-0178 | GAMBER JOHNSON 7" Center Upper Pole | 1 | 42.00 | 42.00 |
| 7300-0037 | Gamber Johnson rubber keyboard with red LED backlighting | 1 | 407.00 | 407.00 |
| 7160-0761 | Gamber Johnson Independent Tablet Display Mount | 1 | 43.00 | 43.00 |
| 7160-0758 | Gamber Johnson Independent Rotation Base | 1 | 47.00 | 47.00 |
| 7160-0757 | GAMBER JOHNSON Quick Release New Keyboard Tray Assembly | 1 | 79.00 | 79.00 |
| 7160-0500 | GAMBER JOHNSON 6" Locking Slide Arm with Clevis Motion Attachment | 1 | 138.00 | 138.00 |
| PA-1555T-2412 | Lind Electronics Mountable DC adapter with 1 hr shut down timer, bare wire input for CF-29/30/18/19/G1 | 1 | 139.95 | 139.95 |
| | Optional: | | | |

| | |
|--|--------------|
| Proposals are good for 30 days. Please ask your rep for updated pricing and availability. | Total |
|--|--------------|

| |
|--|
| |
|--|

Signature



Turn-Key Mobile, Inc.

210 Prodo Drive
 Jefferson City, MO 65109

573-893-9888 Office 314-754-9794 Fax

Proposal

| | |
|-----------|------------|
| Date | Proposal # |
| 1/25/2016 | 18331 |

| |
|---|
| Name / Address |
| Spring Hill Police Department TN 199 Town Center Pkwy Spring Hill, TN 37174 |

| | | | |
|-----------|-------------|------|-------------|
| Sales Rep | Prepared By | PO # | Accepted By |
| Mike | Lindsay | | |

| Item | Description | Qty | Rate | Total |
|--|---|-----|--------------|------------|
| 7160-0532 | GAMBER JOHNSON Vehicle base for Chevrolet Caprice PPV (2014-2015) | 0 | 83.00 | 0.00 |
| 7160-0381 | GAMBER JOHNSON Vehicle base for Chevrolet Caprice PPV (2011-2013) | 0 | 83.00 | 0.00 |
| DS-LOWER-9 | GAMBER JOHNSON 9" Lower Tube Assembly | 0 | 28.00 | 0.00 |
| Proposals are good for 30 days. Please ask your rep for updated pricing and availability. | | | Total | \$4,996.95 |

| |
|--|
| |
|--|

Signature _____

PREVIOUS BUSINESS

ORDINANCE 15-27

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 044, PARCEL 27.00 FROM R-2 PLANNED UNIT DEVELOPMENT TO R-6, TRADITIONAL NEIGHBORHOOD DEVELOPMENT

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are, hereby amended by rezoning the property herein described as Maury County Tax Map 044, Parcel 027.00 from R-2 Planned Unit Development (PUD) to R-6, Traditional Neighborhood Development.

WHEREAS, the conditions of approval are as follows:

1. The conceptual plan and booklet shall be revised to reflect a balance of single-family detached, single-family attached and multi-family dwellings.
2. Approval of this zoning designation does not guarantee “active recreational” uses outside of the permitted uses of the R-6 zoning district nor does it guarantee bonus units.
3. Compliance with all permitted uses, standards, and dwelling unit bonuses will be evaluated at the time of the development request.

WHEREAS, said property to be rezoned from R-2 PUD to R-6 is located within the corporate limits of the City of Spring Hill.

WHEREAS, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on the 12th of October, 2015, with notice of said hearing being given fifteen (15) days or more before said approval.

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

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN that the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as Maury County Tax Map 044, Parcel 027.00 from R-2 Planned Unit Development (PUD) to R-6, Traditional Neighborhood Development.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading: October 19, 2015

Passed on Second Reading: (on agenda February 16, 2016)

SUBJECT: ORD 15-27 (Stonecreek)

DATE: February 16, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAF

F MEMORANDUM

On Tuesday, February 9th, the applicant submitted an updated booklet and bubble plan addressing the Board of Mayor and Aldermen's requirement to incorporate single-family detached.

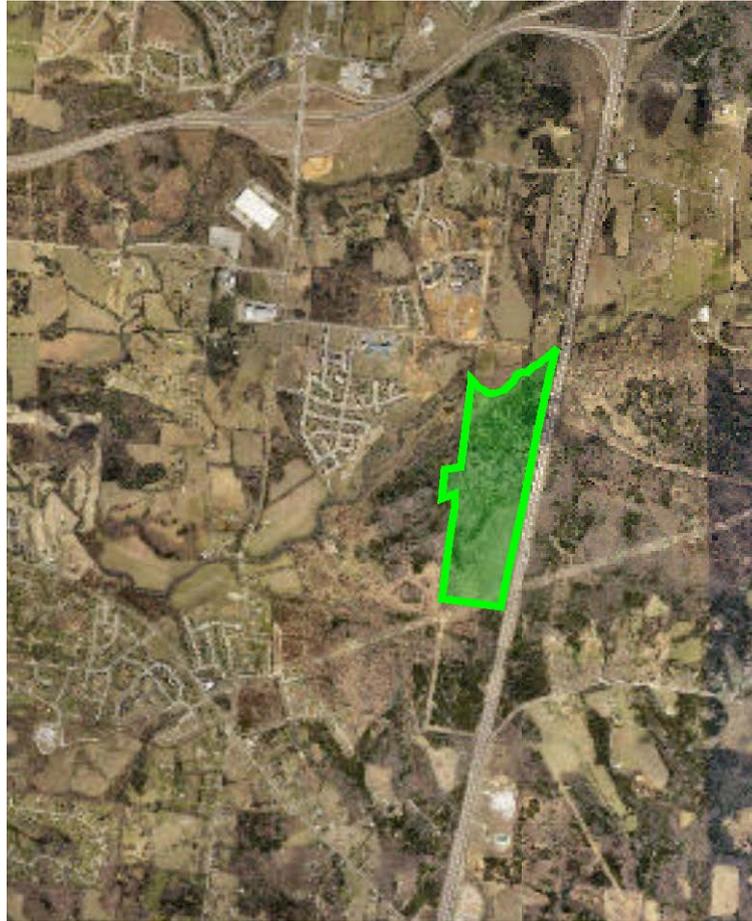


StoneCreek

a traditional neighborhood development

February 2016

Aerial Location Map

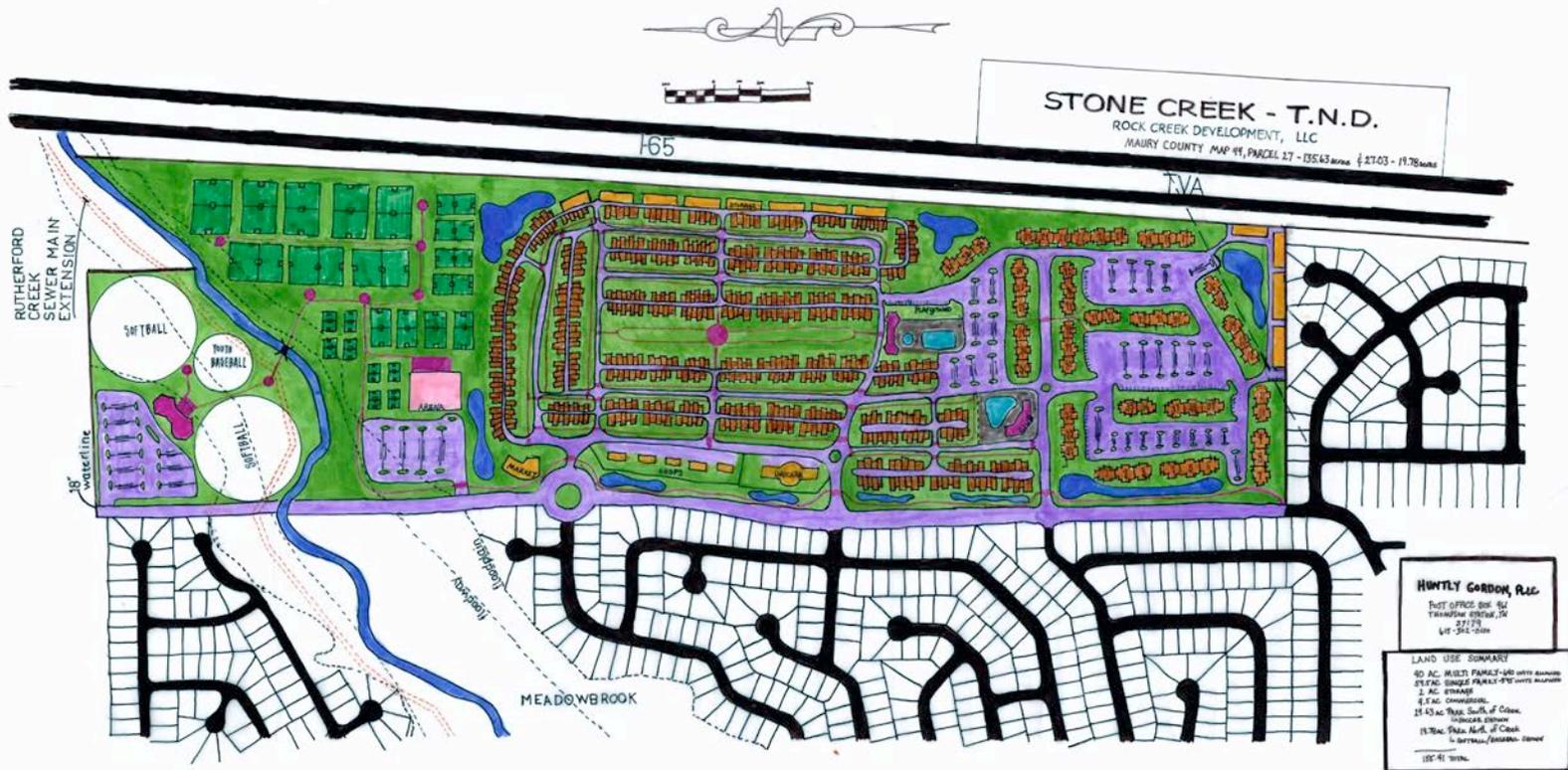


No known cemeteries
No known rock outcroppings
No known unique topography
No known environmental listing
No known historical significance
No known archeological significance

Rutherford Creek and its floodplain
is the northern boundary
TVA transmission line crosses
southern end of property

There are 135.63 acres South of the creek
consisting of a variety of pulpwood and scrub cedar that will be harvested

Second Bubble Concept



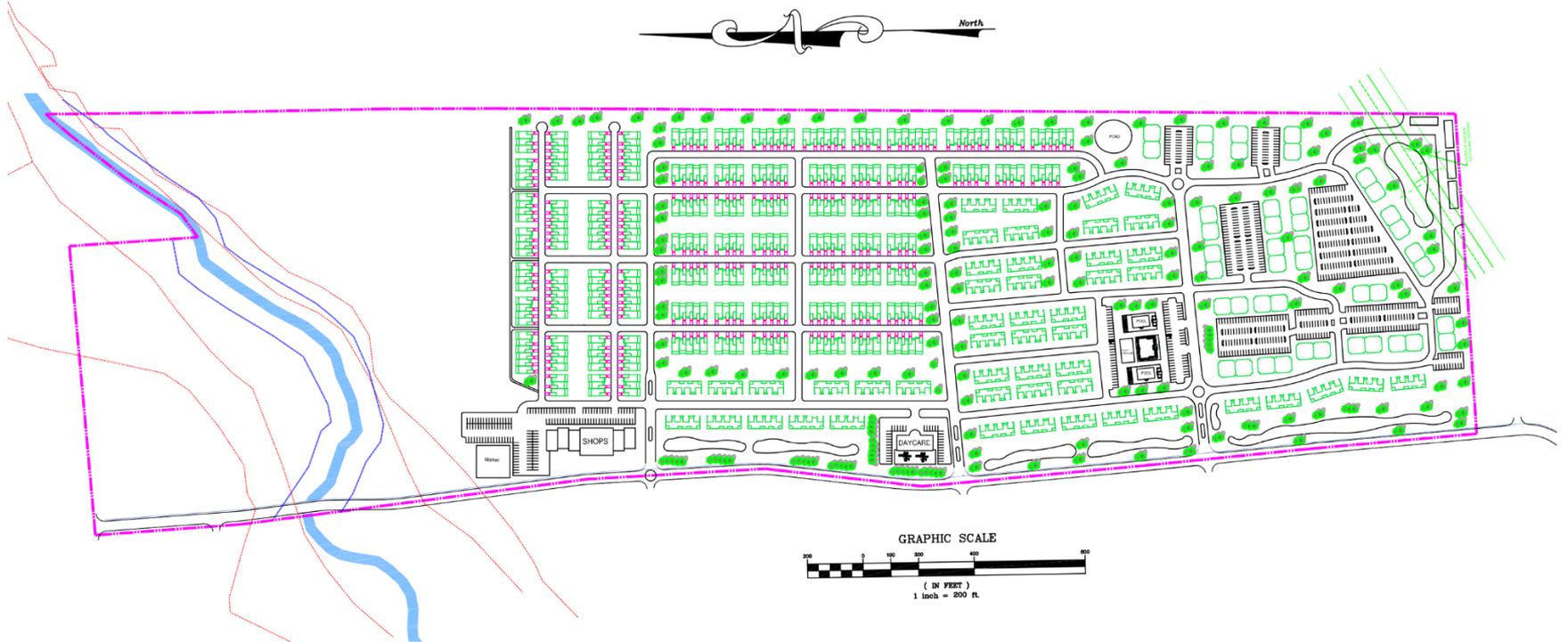
June 2015

Third Bubble Concept



July 2015

Fourth Bubble Concept



August 2015

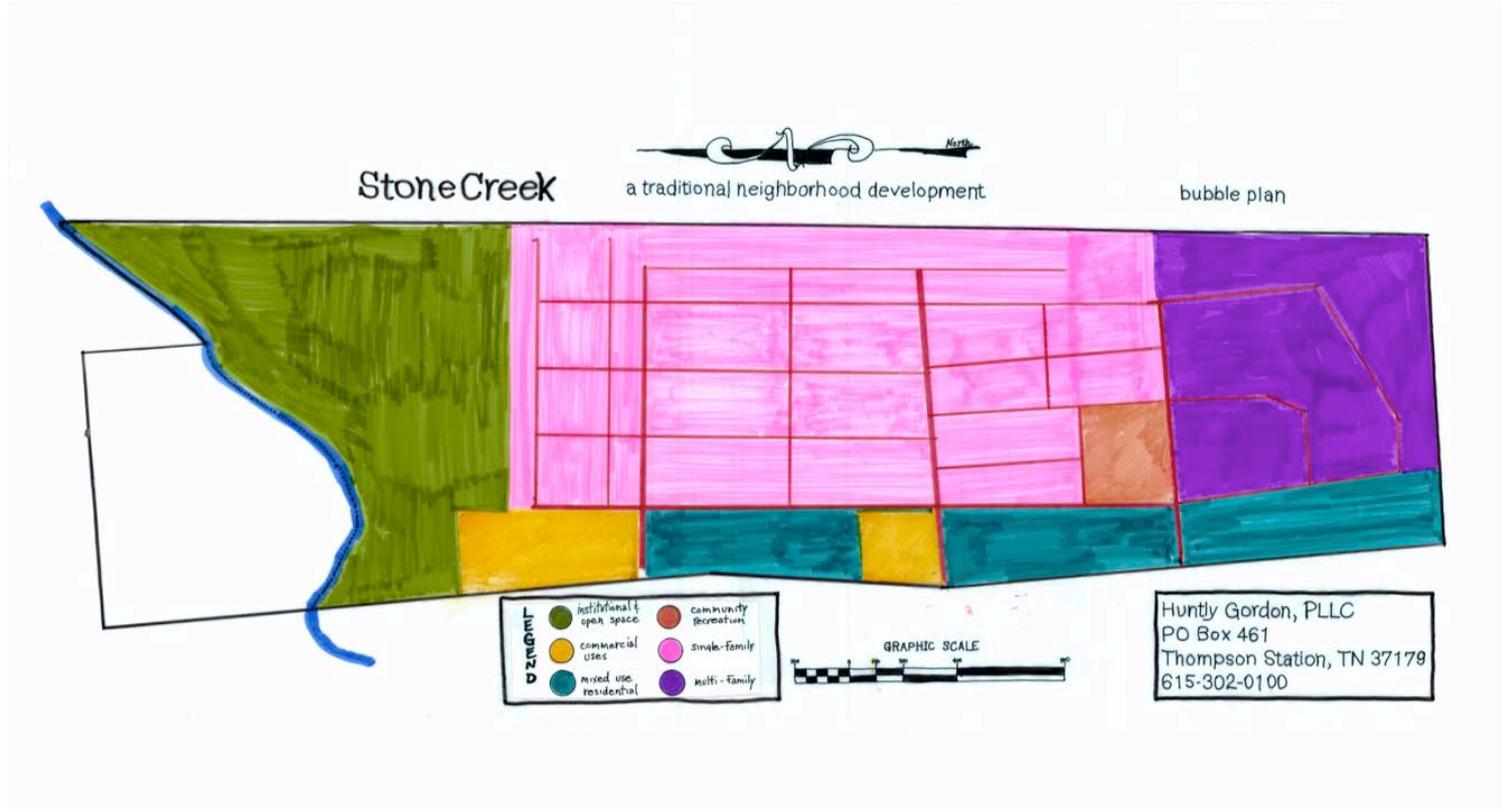
Fifth Bubble Concept



red lines indicate proposed interior road network

October 2015

Sixth Bubble Concept



red lines indicate proposed interior road network

February 2016

ORDINANCE 09-28

**AN ORDINANCE TO AMEND
THE MASTER DEVELOPMENT PLAN
OF STONECREEK AND COBBLESTONE
PLANNED UNIT DEVELOPMENTS**

WHEREAS, the Master Development Plan of the COBBLESTONE and STONECREEK Planned Unit Developments (PUDs) called for the owner to lease certain real property to the YMCA for construction of a swimming pool, a building for the YMCA and several outdoor recreational fields; and

WHEREAS, it became apparent that the property could not be leased to the YMCA and therefore an amendment to the Master Development Plans is being requested by the respective developers, Taylor Golden (COBBLESTONE) and Rock Creek Development, LLC (STONECREEK) to revise the plan accordingly; and

WHEREAS, the current owners of such property shall convey by Special Warranty Deed the property to the YMCA of Middle Tennessee with the stipulation that the improvements above described, and being described in the deeds shall be constructed in a five (5) year period; and

WHEREAS, if construction is not completed by such time as the property ever ceases to be a YMCA the property shall revert back to the owners herein described for the purpose of open space or amenities for the respective subdivision development.

**BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN
OF THE CITY OF SPRING HILL, TENNESSEE:**

That the COBBLESTONE and STONECREEK Master Development Plans pursuant to Article X, Section 2.10 of the Spring Hill Zoning Ordinance be hereby approved as described herein.

BE IT FURTHER ENACTED, that any ordinances or parts of ordinances in conflict herewith are hereby repealed.

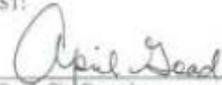
BE IT FURTHER ENACTED, that this ordinance shall take effect from and after its passage and adoption, the public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen for the City of Spring Hill, Tennessee on the 20th day of July, 2009.

*Ordinance 09-28
July 20, 2009
Page 1 of 2*


Michael Dinwiddie, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Timothy P. Underwood, City Attorney

Passed First Reading: June 25, 2009

Passed Second Reading: July 20, 2009

RESOLUTION 14-107

**A RESOLUTION TO ACKNOWLEDGE OPEN SPACE REQUIREMENTS
FOR ROCK CREEK DEVELOPMENT PARCEL.**

WHEREAS, the City of Spring Hill Board of Mayor and Aldermen approved R-2 zoning with a Planned Unit Development overlay in accordance with the Master Plan submitted named Stone Creek Subdivision, as recommended by the Spring Hill Municipal Planning Commission; and

WHEREAS, the City of Spring Hill Board of Mayor and Aldermen approved the amendment to the Stone Creek Master Plan dedicating 19.78 acres to the YMCA of Middle Tennessee and applying the dedicated 19.78 acres to the open space requirements of the subdivision, as recommended by the Spring Hill Municipal Planning Commission; and

WHEREAS, it has been requested by Rock Creek Development LLC that the City of Spring Hill Board of Mayor and Aldermen acknowledge the 19.78 acres devoted to the YMCA found on Maury County Tax Map 44 Parcel 027.03 will be included as part of the open space requirements for R-2 PUD zoning for parcel found on Maury County Tax Map 44 Parcel 027.00.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF SPRING HILL BOARD OF MAYOR AND ALDERMEN ACKNOWLEDGE:

That the 19.78 acres devoted to the YMCA found on Maury County Tax Map 44 Parcel 027.03 will be included as part of the open space requirements for R-2 PUD zoning for parcel found on Maury County Tax Map 44 Parcel 027.00.

Passed and adopted this 18th day of August, 2014.

ATTEST:


April Good, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney


Rick Graham, Mayor

RESOLUTION 14-85
SPRING HILL PLANNING COMMISSION

**A RESOLUTION TO ACKNOWLEDGE OPEN SPACE REQUIREMENTS
FOR ROCK CREEK DEVELOPMENT PARCEL.**

WHEREAS, the City of Spring Hill Planning Commission recommended approval of R-2 zoning with a Planned Unit Development overlay in accordance with the Master Plan submitted named Stone Creek Subdivision to the Board of Mayor and Aldermen.

WHEREAS, the City of Spring Hill Planning Commission recommended approval of an amendment to the Stone Creek Master Plan dedicating 19.78 acres to the YMCA of Middle Tennessee and applying the dedicated 19.78 acres to the open space requirements of the subdivision; and

WHEREAS, it has been requested by Rock Creek Development LLC that the City of Spring Hill Planning Commission acknowledge the 19.78 acres devoted to the YMCA found on Maury County Tax Map 44 Parcel 027.03 will be included as part of the open space requirements for R-2 PUD zoning for parcel found on Maury County Tax Map 44 Parcel 027.00.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF SPRING HILL PLANNING COMMISSION ACKNOWLEDGE:

That the 19.78 acres devoted to the YMCA found on Maury County Tax Map 44 Parcel 027.03 will be included as part of the open space requirements for R-2 PUD zoning for parcel found on Maury County Tax Map 44 Parcel 027.00.

BE IT FURTHER RESOLVED, that the City of Spring Hill Planning Commission forward this Resolution to the Board of Mayor and Aldermen for their consideration.

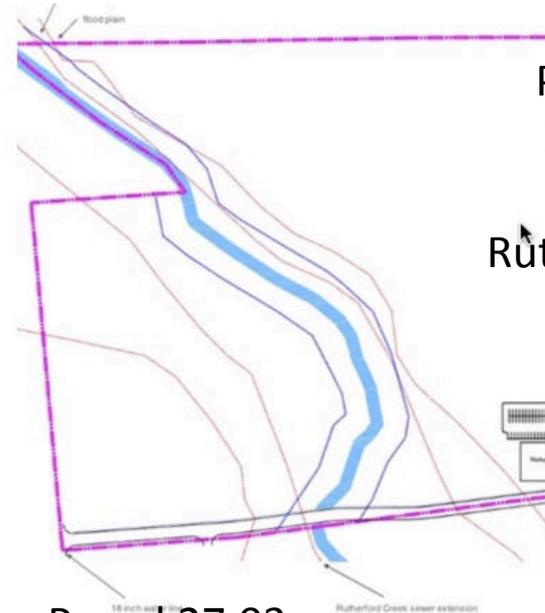
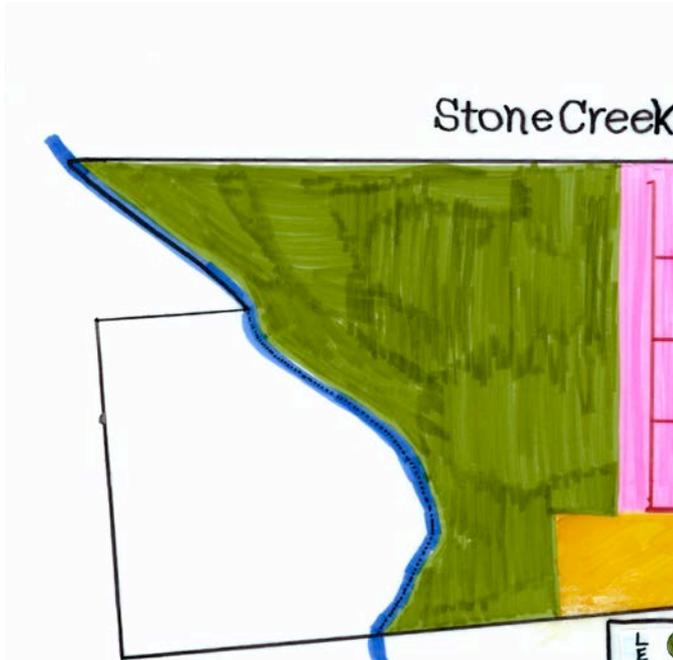
Acknowledged by the City of Spring Hill Planning Commission on the 18th day of August, 2014


Jonathan Schwart,
Chairman


Charles Schombrodt,
Secretary



Institutional and/or Open Space



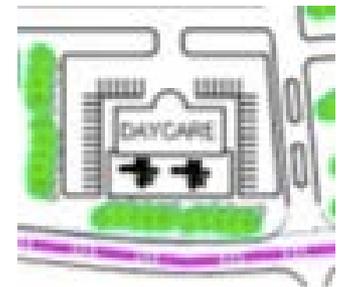
Parcel 27.00
24.63 acres
SOUTH of
Rutherford Creek

Parcel 27.03
19.78 acres
NORTH of
Rutherford
Creek

over 44 contiguous acres available for active recreational use



Commercial Uses



Permitted uses to include neighborhood grocery stores, bakeries, butcher shops, daycare, florists, restaurants (cafes, coffee shops and neighborhood bars or pubs), studios (music, dance, artisan or exercise), book stores, offices, hair salons, barber shops and dry cleaning



Single Family Bubble Plan



permitted uses include single family attached AND single family detached

37 acres of single family detached residences

30 acres of single family attached and multi-use residences



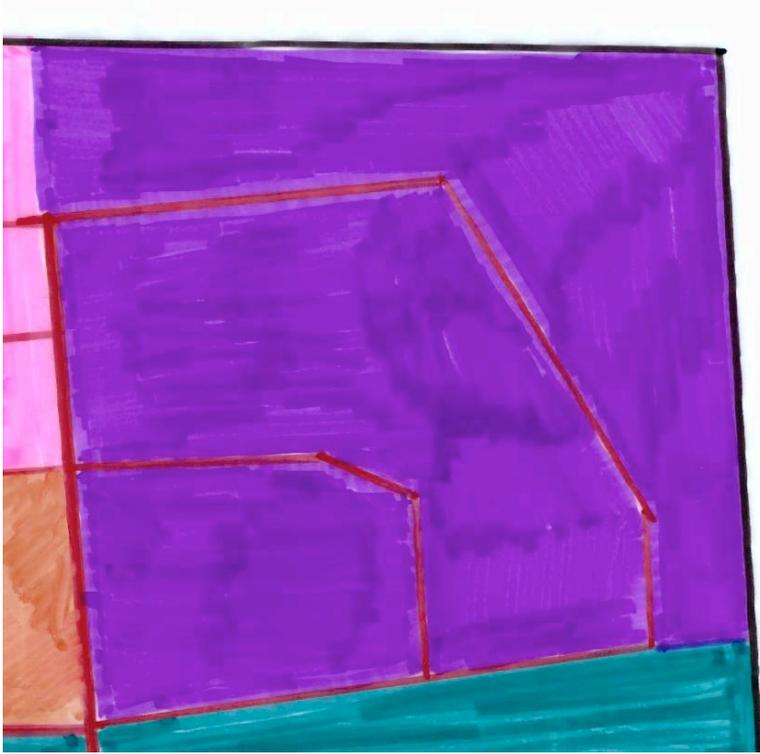
Mixed Use Residential



permitted uses include row houses,
townhomes, duplexes, “special needs”
housing and live/work dwellings

this product will buffer along Rice Road

Multi-Family Bubble Plan



36 acres with 576 dwellings allowed



Community Recreation



Land Use

NORTH of RUTHERFORD CREEK (Parcel 27.03) – 19.78 acres

- 19.78 acres North of Rutherford Creek (now deeded to the City of Spring Hill)
not to be rezoned – denotes availability of up to 60 bonus units in R-6
See Board of Mayor and Aldermen Ordinance 09-28 and Resolution 14-107 *infra*.

SOUTH of RUTHERFORD CREEK (Parcel 27.00) – 135.63 acres

- 24.63 acres South of Rutherford Creek dedicated to Institutional and/or Open Space
- 67 acres comprise Single Family dwellings
 - 30 acres (300 dwellings permitted) Single Family Attached and Multi-Use residential dwellings
 - 37 acres (222 dwellings permitted) Single Family Detached dwellingsSingle Family total 522 permitted dwellings (density of 7.79 per acre)
any bonus density would be proportionately applicable to this category
- 36 acres comprise Multi-Family dwellings
Multi-Family total 576 permitted dwellings (density of 16.00 per acre)
- 8 acres Commercial uses (Neighborhood Market / Shops, daycare, etc.)
- Total dwelling density equates to 8.09 dwellings per acre South of Rutherford Creek or 7.06 overall

135.63 acres South of Rutherford Creek

27.126 acres is 20% percent open space requirement

35.59 contiguous net acres are dedicated to Institutional and/or Open Space in this proposal

(19.78+24.63 = 44.41 gross acres less 8.82 acres comprising the Rutherford Creek floodway)

RESOLUTION 16-11

A RESOLUTION TO ADOPT AN ACCESS MANAGEMENT POLICY ON US 31 FROM CAMPBELL STATION PARKWAY TO BUCKNER ROAD

WHEREAS, the City of Spring Hill desires to be proactive in the development of future infrastructure; and

WHEREAS, with growth there is an increase in both traffic volumes and demand for accessibility to US 31; and

WHEREAS, access to a signalized arterial roadway must be planned and controlled so that the safety, capacity and operating conditions of the road will not be adversely impacted;

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen adopts an Access Management Policy on US 31 from Buckner Road to Campbell Station Parkway as follows:

1. One (1) Traffic Signal shall be permitted at the entrance of Tanyard Springs Subdivision, which is the intersection of US 31 and Williford Court. The responsibility for design, easement acquisition, and construction shall be solely borne by new development in this corridor.
2. One (1) Traffic Signal shall be permitted within the zone identified in Exhibit A (see attached). The zone is described as beginning approximately 950 feet north from the center of Campbell Station Parkway & US 31 and ending approximately 1,275 feet north from the center of Campbell Station Parkway & US 31. The responsibility for design, easement acquisition, and construction shall be solely borne by new development in this corridor.
3. A traffic signal shall not be permitted at Wilkes Lane and US 31. Furthermore, this intersection shall be converted from a full access intersection into a right-in/right-out only intersection.
4. All new requests for direct access to US 31 in this corridor shall be right-in/right-out only.
5. The western frontage road parallel to US 31 shall be required to extend to the north and provide connectivity to the stubout at the commercial development where Starbucks is currently located as shown in Exhibit A (see attached). The responsibility for design,

easement acquisition, and construction shall be solely borne by new development in this corridor.

6. All new developments in this corridor shall be required to dedicate Right of Way along US 31 for future widening as determined by the Infrastructure Director.
7. All new developments in this corridor shall be required to construct dedicated turn lanes into their property. Additionally, all new development shall be required to provide two (2) access points. The responsibility for design, easement acquisition, and construction shall be solely borne by new development in this corridor.
8. All new developments in this corridor shall be required to perform traffic studies. Should the traffic studies not demonstrate warrants for improvements, the City reserves the right to require improvements above and beyond the recommendations of the traffic studies provided and paid for by new development as determined by the Infrastructure Director.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of February, 2016.

Mayor Rick Graham

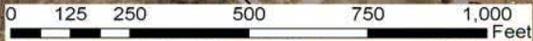
ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Exhibit A



Legend

- Existing_Traffic_Lights
- Proposed_Traffic_Lights
- Possible_Light_area
- Proposed_Roadways
- Right_In
- Right_Out
- Recently_Completed



Legend

- Existing_Traffic_Lights
- Proposed_Traffic_Lights
- Possible_Light_area
- Proposed_Roadways
- Right_In
- Right_Out
- Recently_Completed



RESOLUTION 16-404

**TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 31
OF THE DUPLEX ROAD WIDENING PROJECT**

WHEREAS, the City of Spring Hill is in the process of widening Duplex Road;
and

WHEREAS, in order to complete the project, the City must acquire land in the
form of right-of-ways and easements from property owners along Duplex Road; and

WHEREAS, the City is working with Tennessee Department of Transportation
on this project, known as State Project Number 60LPLM-F2-019 and Federal Project
Number STP-M-247(9); and

WHEREAS, the cost of the acquisition will be \$196,700.00 to the tract owner
(Gloria A. Vaughn & Douglas H. Vaughn; Teresa Ann Gilbreath; Pamela Gail Kincaid;
Douglas H. Vaughn, Jr.; and Michael Vaughn) and \$500.00 to the closing agent
(Southeast Title of Tennessee, Inc.) for closing costs.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board
of Mayor and Aldermen authorizes a total land acquisition purchase in the amount of
\$197,200.00 to Southeast Title of Tennessee, Inc., 40 Middleton Street, Nashville, TN
37210 for Tract number 31 of the Duplex Road widening project.

Passed and adopted this 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CITY OF SPRING HILL
Agreement of Sale

STATE PROJ. NO: 60LPLM-F2-019 COUNTY/S MAURY

FED PROJ. NO: STP-M-247(9) TRACT #: 31

PIN #: 103169.00 NEGOTIATOR: Debra Rhemann DATE PRINTED: _____

OWNERS: Gloria A. Vaughn & Douglas H. Vaughn, husband & wife (Life Estate), Teresa Ann Gilbreath,
Pamela Gail Kincaid, Douglas H. Vaughn, Jr., and Michael (Woody) Vaughn

This agreement entered into on _____
Date

between Gloria A. Vaughn & Douglas H. Vaughn, husband & wife (Life Estate), Teresa Ann Gilbreath,
Pamela Gail Kincaid, Douglas H. Vaughn, Jr., and Michael (Woody) Vaughn

Seller Names

herein after called Seller and the Department of Transportation hereinafter called Department shall continue for a period of 90 days under the terms and conditions listed below. This Agreement embodies all considerations agreed to between the Seller and the Department.

- A. The Seller hereby offers and agrees to convey to the Department all interest in the lands identified as TRACT 31 on the right-of-way plan for the above referenced project upon the Department tendering the purchase price of \$196,700.00, said tract being further described on the attached legal description
- B. The Department agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The Department will reimburse the Seller for expenses incident to the transfer of the property to the Department. Real Estate Taxes will be prorated.

The following terms and condition will also apply unless otherwise indicated:

- C. Retention of Improvements Does not Retain Improvements Not applicable
Seller agrees to retain improvements under the terms and conditions stated in ROW Form-32A attached to this document and made a part of this Agreement of Sale.
- D. Utility Adjustment Not Applicable
The Seller agrees to make at his expense the below listed repair, relocation or adjustment of utilities owned by him. The purchase price offered includes \$ N/A to compensate the owner for his expenses.
- E. Other

The Seller states in the following space the name of any Lessee of any part of the property to be conveyed and the name of any other parties having any interest of any kind in said property;

Peggy Hood
James Carter

- F. The seller agrees to comply with the requirements of the Statewide Storm Water Management Plan and understands that mitigation costs due to non-compliance are the responsibility of the seller.

12/22/2015 Pamela Gail Kincaid
Date Signature of Seller

12/22/2015 Doug Vaughn
Date Signature of Seller

12/22/2015 Douglas H. Vaughn, Jr.
Date Signature of Seller

12/22/2015 Gloria A. Vaughn
Date Signature of Seller

12/22/2015 Michael (Woody) Vaughn
Date Signature of Seller

12/22/2015 Teresa Ann Gilbreath
Date Signature of Seller

**CITY OF SPRING HILL
APPROVED OFFER - BASIS, SUMMARY & AUTHORIZATION**

(THIS FORM MAY BE USED FOR STAFF NPP)

(2)STATE PROJECT NO: 60LPLM-F2-019 (3)FEDERAL PROJECT NO: STP-M-247(9)

(4)PROJECT ID NUMBER: (5)TRACT NUMBER: 31

(6)PROPERTY OWNERSHIP: Gloria Ann Vaughn

(7)COUNTY: Maury (8)MAP/PARCEL NUMBER: 250-B-4.00

(9)APPRAISER: Ted A. Boozer, MAI

(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER: \$196,000

(11)EFFECTIVE DATE OF VALUATION: 11/1/14 (12)APPRAISAL TYPE (FORMAL, FPA, or NPP): FORMAL

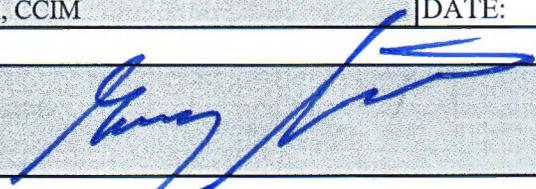
ACQUISITION AREAS & APPROVED COMPENSATIONS

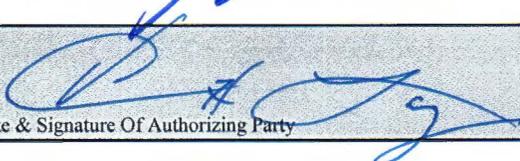
| INTERESTS ACQUIRED | ACQ. AREAS | | COMPENSATIONS | (13)ALTERNATE OFFER | |
|---------------------------------|------------|--------|------------------|---|-----|
| | AREA | ACS/SF | (Rounded) | Partial-Acquisition Remainder Declared Uneconomic Remnant | N/A |
| (14)FEE-SIMPLE | 3,249 | SF | \$19,500 (R) | | |
| (15)PERM. DRNGE. ESM'T. | | | | | |
| (16)SLOPE ESM'T. | 132 | SF | \$400 (R) | | |
| (17)AIR RIGHTS | | | | | |
| (18)TEMP. CONST. ESM'T. | 990 | SF | \$1,800 (R) | | |
| (19)LNDOWNR IMPRVMTS. | | | \$175,000 | | |
| TOTL ACQUISITIONS | | | \$196,700 | | |
| (20)DAMAGES | | | | | |
| (21)SPECIAL BENEFITS | | | | | |
| NET DAMAGES | | | | | |
| (22)UTILITY ADJUSTMENT | | | | | |
| TOTL LNDOWNR COMP. | | | \$196,700 | | |
| (23)TENANT IMPRVMTS. | | | | | |
| TOTAL TRACT COMPENSATION | | | \$196,700 | | |

(24)COMMENTS & EXPLANATIONS AS NECESSARY

Difference due to rounding. Please note: This is a relocation tract.

OFFER PREPARED BY: Gary Standifer, MAI, CCIM DATE: 6/8/2015

SIGNATURE OF PREPARER: 

AGENCY AUTHORIZATION BY: 
Date & Signature Of Authorizing Party

**TENNESSEE DEPARTMENT OF TRANSPORTATION
REAL PROPERTY EMINENT DOMAIN
APPRAISAL REVIEW REPORT
(RIGHT OF WAY ACQUISITION)**

This appraisal review has been conducted in accordance with the Scope of Work Rule and Standard 3 of the *Uniform Standards of Professional Appraisal Practice*, as promulgated by the Appraisal Foundation. This review and this review report are intended to adhere to the Standard 3 in effect as of the date of this review was prepared. The appraisal and appraisal report have been considered in light of the Standards 1 & 2 in effect as of the date the appraisal was prepared - not necessarily the effective date of valuation.

The purpose of this technical review is to develop an opinion as to the compliance of the appraisal report identified herein to the *Uniform Standards of Professional Appraisal Practice*, the *Uniform Relocation Assistance & Real Property Acquisition Act*, and the Tennessee Department of Transportation's *Guidelines for Appraisers*; and further develop opinions as to the completeness, accuracy, adequacy, relevance, reasonableness, and appropriateness of opinions presented in the appraisal report as advice to the acquiring agency in its development of a market value offer to the property owner. This review is conducted for the Tennessee Department of Transportation and is the intended user.

City of Spring Hill

All estimates of value prepared for agency acquisitions shall be based on "market value" - as defined and set forth in the Tennessee Pattern Jury Instructions to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied." Compensations are in compliance with the Tennessee State Rule.

Section (A) Identification & Base Data:

(1) State Project Number: 60LPLM-F2-019 (2) County: Maury (3) Tract No.: 31
 Federal: STP-M-247(9)
 Pin: 103169.00

(4) Owner(s) of Record: Mrs. Gloria Ann Vaughn, 1506 Rockland Drive, Columbia, TN 38401

(5) Address/Location of Property Appraised: 2531-2533 Duplex Road, Spring Hill, Maury County, TN

(6) Effective Date of the Appraisal: 11/01/2014

(7) Date of the Report: 2/02/2015

(8) Type of Appraisal: Formal : (9) Type of Acquisition: Total
 :
 Formal Part-Affected : Partial

(10) Type of Report Prepared: : (11) Appraisal & Review Were Based On:
 :
 Appraisal Report : Original Plans (Assumed)
 :
 Restricted Appraisal Report : Plan Revision Dated: _____

(12) Author(s) of Appraisal Report: Ted A. Boozer, MAI

(13) Effective Date of Appraisal Review: 5/11/2015

(14) Appraisal Review Conducted By: Gary R. Standifer, MAI, CCIM
STANDIFER & ASSOCIATES, INC.

(15) Ownership Position & Interest Appraised: (Unless indicated herein to the contrary, the appraisal is of a 100% ownership position in fee simple. (Confirm 100% or state the specifics otherwise.))

Ownership Position & Interest Appraised is Fee Simple according to Appraisal Report, Right-of-Way Plans and Title Report.

(16) Scope of Work in the Performance of this Review: (Review must comply with all elements and requirements of the Scope of Work Rule and Standard 3 of USPAP, and must include field inspection (at least an exterior inspection of the subject property and all comparable data relied on in the appraisal report.)) **Development of an independent estimate of value is not a part of this review assignment.**

Upon receipt of the appraisal report, all comparable sales were visually inspected from the public right of way and confirmed using available data services (CRS data and actual courthouse records). Additionally, narrative descriptions (in the Market Data Brochure) of the subject neighborhood/market area were reviewed for accuracy. A field review of the subject property was conducted to verify the descriptions in the appraisal report and to more closely inspect the areas being directly affected by the proposed acquisition. Analyses and conclusions contained within the appraisal report were also reviewed as to their applicability to the subject property, the area being acquired, and to the impact, if any, on the remainder property. Additionally, a search was conducted using the information services noted above to see if any comparable sales had been overlooked by the appraiser. Additionally, listings on the project and in the general area were collected and inspected. The plans and cross sections were obtained from the City of Spring Hill. These plans have been reviewed and compared to the plans and cross sections included and/or referenced in Mr. Boozer's appraisal report. It is assumed the plans provided by the City of Spring Hill are the most current plans available as of the date of this appraisal review. Having reviewed the appraisal report and available data, this review report has been completed by the review appraiser.

Section (B): Property Attributes:

(1) Total Tract Size as Taken From the Acquisition Table: 0.654 Acres (s)

(2) Does the Appraisal Identify One or More "Larger Parcels" That Differ in Total Size From the Acquisition Table? (If "Yes," what is it and is it justified?)(Explain)(Describe Land)

No.

(3) List/Identify Affected Improvements (If appraisal is "Formal," then all improvements must have been described in the appraisal report and must be listed here. If the appraisal is "Formal Part-Affected," then only those affected improvements should have been described in the appraisal report and listed here.) Listing by Improvement Number & Structure Type is adequate here.)

- | | |
|---------------------------|--------------------|
| 1- <u>Main Structure</u> | 2- <u>Sidewalk</u> |
| 3- <u>Gravel Driveway</u> | 4- <u>Trees</u> |
| 5- _____ | 6- _____ |
| 7- _____ | 8- _____ |
| 9- _____ | 10- _____ |
| 11- _____ | 12- _____ |
| 13- _____ | 14- _____ |
| 15- _____ | 16- _____ |

Section (C) Valuation Approaches Processed and Reconciled "Before Value" Estimates

Approaches Utilized: Cost Sales Comparison Income

Reconciled Value Estimates (Total Tract or Larger Parcel(s)):

| | |
|---------------|------------------|
| Land: | <u>\$170,000</u> |
| Improvements: | <u>\$175,000</u> |
| Total: | <u>\$345,000</u> |

Comments: **FPA - Assignment**

Section (D) Acquisitions:

(1) Proposed Land Acquisition Areas (As taken from the appraisal report):

| | | | |
|-----|----------------------------------|--------------|--------------|
| [a] | Fee Simple: | <u>3,249</u> | S.F./Acre(s) |
| [b] | Permanent Drainage Easement: | | S.F./Acre(s) |
| [c] | Slope Easement | <u>132</u> | S.F./Acre(s) |
| [d] | Air Rights: | | S.F./Acre(s) |
| [e] | Temporary Construction Easement: | <u>990</u> | S.F./Acre(s) |
| [f] | _____ | | S.F./Acre(s) |

(2) Proposed Improvement Acquisition(s): Improvement Number & Structure Type

| | |
|--------------------------------------|------------------------------|
| 1- <u>Main Structure - \$168,000</u> | 2- <u>Sidewalk - \$1,000</u> |
| 3- <u>Gravel Driveway - \$5,000</u> | 4- <u>Trees - \$1,000</u> |
| 5- _____ | 6- _____ |
| 7- _____ | 8- _____ |
| 9- _____ | 10- _____ |
| 11- _____ | 12- _____ |
| 13- _____ | 14- _____ |
| 15- _____ | 16- _____ |
| 17- _____ | 18- _____ |
| 19- _____ | 20- _____ |

Section (E) Damages/Special Benefits:

There are no special benefits identified by the appraiser. There are no damages identified by the appraiser. Formal Assignment.

Section (F) Valuation Approaches Processed and Reconciled "After-Value" Estimates

Approaches Utilized: Cost Sales Comparison Income

Reconciled Value Estimates (Total Tract or Larger Parcel(s)):

| | |
|---------------|------------------|
| Land: | <u>\$149,256</u> |
| Improvements: | <u>-0-</u> |
| Total: | <u>\$149,000</u> |
| Comments: | |

Section (G) Review Comments

“Before” & “After” Valuation (include Comments for “NO” Responses to Questions 1 - 7 & “YES” Response to Question 8).

(1) Are the conclusions of highest and best use (before & after) reasonable and adequately supported?

Conclusions of highest and best use in the before and after situations appear reasonable and adequately supported.

(2) Are the valuation methodologies (before & after) appropriate?

Valuation methodologies used by the appraiser in the before and after situations are adequate.

(3) Are the data employed relevant & adequate to the (before & after) appraisal problems?

Data employed by the appraiser appears to be relevant and adequate to the before and after situations appraisal problem.

(4) Are the valuation techniques (before & after) appropriate and properly applied?

The valuation techniques in the before and after situations were adequate.

(5) Are the analyses, opinions, and conclusions (before & after) appropriate and reasonable?

Analyses, opinions and conclusions in the before and after situations appear appropriate.

(6) Is the report sufficiently complete to allow proper review, and is the scope of the appraisal assignment broad enough to allow the appraiser to fully consider the property and proposed acquisitions?

The submitted report is sufficiently complete to allow proper review. The scope of this assignment is broad enough to allow the appraiser to fully consider the property as appraised and the proposed acquisition.

(7) Is the appraisal report under review generally compliant with *USPAP*, the *Uniform Act*, and TDOT's *Guidelines for Appraisers*?

The submitted appraisal report appears to be generally compliant with USPAP, the Uniform Act, and TDOT's Guidelines for Appraisers.

(8) Do the general and special “Limiting Conditions and Assumptions” outlined in the appraisal report limit the valuation to the extent that the report cannot be relied on for the stated use?

The general and special “Contingent and Limiting Conditions” in the submitted appraisal report do not limit the appraiser's valuation of the subject property.

Section (H) Certification

I certify to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.

My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

My analyses, opinions and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*. In addition, my analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the *Code of Professional Ethics* and the *Standards of Professional Practice of the Appraisal Institute*.

I did personally inspect the exterior of the subject property of the work under review.

No one provided significant appraisal or appraisal review assistance to the person signing this certification.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Gary R. Standifer has completed the continuing education program of the Appraisal Institute.



Appraisal Review Consultant(s)
Gary R. Standifer, MAI, CCIM

Consultant

Staff

5/11/2015

Date of Appraisal Review Report

Section (I) Limiting Conditions & Assumptions

This appraisal review report has been made with the following general limiting conditions and assumptions:

- (1) Unless stated herein to the contrary, it is specifically assumed that the author of the appraisal report under review made the required contact with the property owner, and conducted the appropriate inspections and investigations.
- (2) Unless stated herein to the contrary, it is specifically assumed that the right-of-way plans upon which the appraisal was based are accurate.
- (3) Unless stated herein to the contrary, it is specifically assumed that all property (land & improvement) descriptions are accurate.
- (4) Unless stated herein to the contrary, no additional research was conducted by the review appraiser.
- (5) Unless stated herein to the contrary, all specific and general limiting conditions and assumptions outlined in the appraisal report submitted for review are adopted herein.

APPRAISAL REPORT CITY OF SPRING HILL, TENNESSEE

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR SR 247 (DUPLEX ROAD) RIGHT-OF-WAY PURPOSES

1. Name, Address & Telephone Numbers:

(A) Owner:

Mrs. Gloria Ann Vaughn
1506 Rockland Drive
Columbia, Tennessee 38401
Property Contact: Mr. Clinton Gilbreath (615-390--5174)

(B) Tenant:

Unit 2531: Mrs. Harriet and Mr. Cody Roberts
(931-374-8750)
Unit 2533: Mr. James W. Carter and Mrs. Abbey Flick
(615-818-6236)

(C) Address and/or location of subject:

The subject property is located along the north side of Duplex Road, between Columbia Pike (US 31) and Locke Avenue, in Spring Hill, Maury County, Tennessee. The property is also identified as Parcel 4.00, Group B, on Tax Map 250 by the Maury County Property Assessor's Office. The street address is 2531-2533 Duplex Road, Spring Hill, Maury County, TN 37174

2. Detail description of entire tract:

Site: The subject property consists of a commercial tract of land containing 0.654 acre or 28,488 SF located along north side of Duplex Road, between Columbia Pike (US 31) and Locke Avenue, in Spring Hill, Maury County, Tennessee. The physical features of the site are described as follows. **Size:** 0.654 acre or 28,488 SF. The site area is based on recorded deeds, tax assessor and the R.O.W. Acquisition Table for Tract 31; **Shape:** Tract 31 forms an "L" shape; **Frontage/Depth:** 101.12' of frontage along the north side of Duplex Road.; The depth of the tract is 188.97 along the eastern border and 95.64' along the western border. **Access:** The site has legal access along the north side of Duplex Road, which serves as a primary east/west arterial within the neighborhood; **Topography:** Level to gently sloping and primarily cleared. The northwest border area contains mature native hardwoods with the majority of the tract consisting of lawn; **Drainage:** Drainage appears visually adequate in a general south to north direction; **Visibility:** Good; **Exposure:** Good; **Utilities:** Electricity, water, sewer, cable, and telephone services are located along the frontage areas; **Easements:** Typical utility easements are assumed to be present along the site's perimeters; we are not aware of any easements that would adversely affect the utility of the subject; **Flood Plain:** FEMA Map 47119C0070 E, dated April 16, 2007; no portion of subject site is located within a flood hazard area.

Structural/Site Improvements: The subject site is improved with a 2-story, 2,418 SF, multi-family-household unit (duplex) constructed in 1986. Site improvements also include two gravel driveways, concrete sidewalks, two large maple trees, and lawn. The location of the acquisition areas will result in the removal of the structure and the aforementioned site improvements. The improvements are as follows:

1. Two-story duplex containing 2,418 SF; built in 1986; also includes a covered porch and wood deck.
2. Sidewalks – concrete sidewalks containing 300 SF.
3. Driveway – gravel driveways containing 2,000 SF
4. Trees – two large hardwood trees located in front yard and containing a total of 50 caliper inches.

3. (A) Tax Map and Parcel No. 250/B/4.00 (B) Is Subject in a FEMA Flood Hazard Area? Yes No
If yes, Show FEMA Map/Zone No.

4. Interest Acq.: Fee Drainage Esm't. Construction Esm't. Slope Esm't. Other: _____

5. Acquisition: Total Partial

6. Type of Appraisal: Formal Formal Part-Affected 1. Appraisal Report
2. Restricted Report

Intended Use of Report – This "Formal" appraisal of a 100% ownership position is intended for the sole purpose of assisting the City of Spring Hill in the acquisition of land for right-of-way purposes. This assignment is of the entire subject property and will include the valuation of all subject improvements.

This is an Appraisal Report, which is intended to comply with Standard Rule 2-2(a). As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process. Supporting documentation that is not provided within the report is retained in the appraiser's work file or can be obtained from the Market Data Brochure. The depth of discussion contained in this report is specific to the needs of the client.

| | | | |
|---|---|------------------|-------------|
| This Appraisal Is Based On Original Plans | X | Or Plan Revision | Dated: 2012 |
|---|---|------------------|-------------|

Comments: All areas are based on of plans provided by the TDOT dated 2012 and a ROW Acquisition Table dated 2012.

APPRAISAL REPORT – CONT'D....

7. Detailed Description of Land Acquired:

Fee Acquisition: The fee acquisition includes a 3,249 SF (0.075 acre) portion of land consisting of the southern portion of the tract along the Duplex Road frontage. This acquisition includes 101.12' of frontage along Duplex Road. The proposed ROW extends 32.92' north from the subject's southwest corner and 32.43' north from southeast border to form a basically rectangular-shaped fee acquisition area. The fee acquisition area exhibits level to gently sloping terrain that is currently used as the structure's front porch and portions of lawn, a mature Maple tree, gravel drives, and concrete sidewalk.

Slope Easement: The slope easement acquisition contains 132 SF (0.0030 acre) and consists of one fill slope area outside the present and proposed ROW. The narrow, triangular-shaped fill slope easement is located along the north side of Duplex Road and extends roughly 65' in length from the southwest corner of the property to the proposed fee acquisition line and measures roughly 1' – 3' in width. The slope easement area consists of portions of lawn and gravel driveways.

Temporary Construction Easement: The temporary construction easement contains 990 SF (0.023 acre) and consists of an 8' - 12'-wide strip of land outside the proposed ROW and slope easement. The TCE area includes a portion of the existing structure, lawn, gravel drives, and a mature hardwood tree. This easement will be used for traffic control, erosion control, and a work zone during the construction process.

8. Sales of Subject: (Show all recorded sales of subject in past 5 years; show last sale of subject if no sale in past 5 years.)

| Sale Date | Grantor | Grantee | Book Page | Verified Consideration | How Sale Amount Verified |
|-----------------------------------|---|--|-----------------------|----------------------------------|--------------------------|
| 03/29/2005 | Gloria Ann Vaughn | Gloria Ann Vaughn, Etux Teresa Ann Gilbreath, Etal | Bk 1849 Pg 23 | \$10.00 | Quitclaim Deed |
| Existing Use | Zoning | Utilities Available | Off Site Improvements | Area Lot or Acreage | |
| Multi-Family Residential (Duplex) | B-1; Office & Limited Retail Commercial | Water, sewer, natural gas, electricity, cable, telephone | Duplex Road | 0.654 acre or 28,488 square feet | |

9. Highest and Best Use: (Before Acquisition, summarize the support and rationale for the opinion)

Highest and Best Use is defined by the Appraisal Institute as: "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." (Page 93, The Dictionary of Real Estate Appraisal, Fifth Edition).

The definition indicates that there are two types of highest and best use. The first type is highest and best use of land or a site as though vacant. The second is highest and best use of a property as improved. Each type requires a separate analysis. Moreover, in each case, the existing use may or may not be different from the site's highest and best use. The highest and best use of an improved property will only be for another use when the value of the land as if vacant exceeds the value of the property as improved plus demolition costs.

As Though Vacant

Legally Permissible: According to the current Zoning Regulations for the City of Spring Hill, subject Tract 31 is currently zoned B-1, Office and Limited Retail District, which permits professional office and public buildings, general office space, funeral homes, churches, parking lots, and accessory uses incidental to the permitted uses. Uses permitted upon appeal include: certain commercial uses within the B-1 or any residential district and schools offering general or specialized instruction.

Physically Possible: The subject site's physical characteristics: size, shape, access, visibility, location, topography and availability of utilities render it suitable for most uses permitted by zoning, although the distance to US Highway 31 limits the site's potential to secondary commercial uses.

Financially Feasible: Spring Hill has experienced explosive growth over the past decade. Based on current economic conditions, site size, location, and current and proposed development along the SR 247 corridor, development of the site with some type of secondary commercial, retail or a multi-family (up to 4 units) dwelling are considered to be financially feasible at this time.

Maximally Productive: Based on the subject's zoning, present market conditions and physical characteristics, the highest and best use of the subject site, as vacant, is to develop the property with some type of secondary commercial use would maximize the property's development potential.

As Improved

Legally Permissible: Based on my inspection and furnished information, the subject facility appears to be in compliance with existing B-1 zoning regulations, which include duplex units; therefore, the subject's current use is considered to be a legally conforming use within the B-1 zoning district.

APPRAISAL REPORT – CONT'D....

9. Highest and Best Use (Continued from the preceding page....)

Physically Possible: The existing improvements consist of a duplex structure containing a total of 2,418 SF, constructed in 1986. The improvements appear to be in average physical condition and conform well to the surrounding properties at this time. The improvements appear to be well-designed and functional as a duplex dwelling.

Financially Feasible: The subject building is currently 100% occupied by two tenants. Based on the overall current occupancy rate in the local market for similar properties, market rental rates and projected expenses, and the leases currently in place, the improvements should be capable of generating a positive net operating income stream to the owner/landlord. With these factors in mind, the existing duplex is considered to be a financially feasible use at this time.

Maximally Productive: As discussed, the subject property, as improved, includes improvements that continue to have contributory value above and beyond the value of the vacant land. Continued use of the existing improvements as a duplex on an interim basis is considered to be the property's highest and best use, as improved. It is important to note, the improvements are located within the southwestern portion of the site, which consists of approximately 33% of the overall site. Therefore, expanding the existing duplex by 2 units or constructing another duplex on the northern portion of the site appears physically possible and would maximize the utility of the site.

DESCRIPTION OF RESIDENTIAL IMPROVEMENT

ITEM 10. STRUCTURE NO. One

| GENERAL DESCRIPTION | |
|---------------------|-------------|
| Units | 2 |
| Stories | 2 |
| Design | Traditional |
| Construction | Wood Frame |
| Mfg. Housing | No |
| Age: Actual | 28 |
| Effective | 20 |

| EXTERIOR DESCRIPTION | |
|----------------------|---------------------|
| Foundation | CMU |
| Exterior Walls | Wood Siding |
| Roof Surface | Composition Shingle |
| G & D | Aluminum |
| Window Type | Single Pane |
| Storm Sash | No |
| Crawl Space | Yes |

| BASEMENT | |
|----------------|-----|
| Area - Sq. Ft. | N/A |
| % Finished | |
| Ceiling | |
| Walls | |
| Floor | |
| Outside Entry | |

| ROOM LIST | Living | Dining | Kitchen | Family Rm | Rec Room | Bedrooms | Baths | Laundry | Other | Area-Sq. Ft. |
|-----------------------|--------|--------|---------|-----------|----------|----------|-------|---------|--------|--------------|
| Basement | N/a | N/a | N/a | N/a | N/a | N/a | N/a | N/a | N/a | N/a |
| Main Level | 2 | | 2 | 1 | | 2 | 2 | | Stairs | 1,209 |
| 2 nd Level | | | | 1 | | 2 | 2 | | Stairs | 1,209 |

Finished Living Area Contains: 12 Rooms 4 Bedrooms 4 Baths 2,418 S.F. Living Area

| | | | | | |
|----------------------|--|--|--|-----------------------------------|------------------------------------|
| KITCHEN (BUILT-INS): | <input checked="" type="checkbox"/> Range/Oven | <input checked="" type="checkbox"/> Disposal | <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Fan/Hood | <input type="checkbox"/> Compactor |
| Special Features: | None | | | | |

| INTERIOR FINISH | | | | | |
|---|---|---|---|--------------------------------|-------------------------------|
| Floors | <input checked="" type="checkbox"/> Hwd | <input checked="" type="checkbox"/> Cpt | <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Other | |
| Walls | <input checked="" type="checkbox"/> Drywall | <input type="checkbox"/> Panel | <input type="checkbox"/> Plstr | <input type="checkbox"/> Other | |
| Trim/Finish | <input type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Average | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor |
| Bath Floor | <input type="checkbox"/> Ceramic | <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Cpt | <input type="checkbox"/> Other | |
| Bath Wainscot | <input type="checkbox"/> Ceramic | <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Other: | | |
| Kitchen Floor | <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Tile | <input type="checkbox"/> Other: | | |
| Special Features: (e.g. fireplaces, ceiling fans, intercom, etc.) | | | | | |
| Both levels are equipped with ceiling fans | | | | | |

| HEATING | |
|-----------|---------|
| Type | FWA |
| Fuel | Gas |
| Condition | Average |
| COOLING | |
| Central | Yes |
| Other | |
| Condition | Average |

| INSULATION | |
|-------------------|-------------------------------------|
| None | |
| Floor | |
| Ceiling | <input checked="" type="checkbox"/> |
| Roof | <input checked="" type="checkbox"/> |
| Walls | <input checked="" type="checkbox"/> |
| Adequate | <input checked="" type="checkbox"/> |
| Energy Efficiency | Average |

| IMPROVEMENT ANALYSIS | Good | Avg. | Fair | Poor |
|-----------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Quality of Construction | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Condition of Improvement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Room Sizes & Layout | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Closets & Storage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Plumbing | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Electrical | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Compatibility to Neighborhood | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Estimated Remaining Economic Life | | | | 30 |
| Estimated Remaining Physical Life | | | | 30 |

| CAR STORAGE: None | |
|-------------------|--|
| Garage | |
| Carport | |
| No. Cars | |
| Attached | |
| Detached | |
| Built-in | |
| Finished | |
| Unfinished | |
| Condition | |

PORCHES/DECKS/PATIOS: (Describe and Show dimensions)
 The structure includes an attached 7'-wide by 39'-long (273 SF) covered front porch with a concrete floor. The front porch is in average condition. The structure includes an attached, two-level, 12'-wide by 39'-long (468 SF) wood deck located along the northern (rear) elevation.

COMMENTS: The subject site is improved with a 2-story, 2,418 SF, multi-family-family household unit (duplex) constructed in 1986. The 1st level of each unit is designed to include a living room, kitchen, bathroom and bedroom. Internal stairwells access the 2nd level units, which include two bedrooms and one bath each. The interior finish includes textures ceilings, gypsum board walls, painted wood trim, carpet, vinyl and hardwood floors. Site improvements include two gravel driveways and concrete sidewalks. The subject is in overall average physical condition and there was no significant functional obsolescence or deferred maintenance observed at the time of inspection. It is important to note, the 2-level, attached deck is considered to be in fair condition. At the time of inspection, portions of the wood exterior stairway and the second level wood floor planks appear to have been recently repaired/refurbished.

DESCRIPTION OF RESIDENTIAL IMPROVEMENT
Cont'd from preceding page

OTHER IMPROVEMENTS

| | | | | | | | |
|-------------------|-----------------|--------------|----------------|--------------------|----------------|----------|------------------|
| Structure No. | <u>2</u> | No. Stories | <u>N/a</u> | Age | <u>10</u> | Function | <u>Sidewalks</u> |
| Construction | <u>Concrete</u> | Condition | <u>Average</u> | Sq. Ft. Area | <u>300</u> | | |
| Reproduction Cost | <u>\$2,175</u> | Depreciation | <u>\$1,087</u> | Indicated Value \$ | <u>\$1,100</u> | | |

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Based on cost figures derived from Marshall Valuation Service as well as interviews with local contractor's, the subject sidewalks are best described as Yard Improvements, Concrete Sidewalk, Average Quality, (Sect. 66, Page 1, 12/2013), which has a base cost of \$5.74/SF. Applying the current multiplier (1.0) and local multiplier (0.94) to the base cost, along with indirect costs of 20% and entrepreneurial profit of 12%, results in a total replacement cost new of \$7.25/SF ($\$5.74 \times 1.0 \times 0.94 \times 1.20 \times 1.12$). The improvements have an actual age that varies from 10 to 15 years and an overall effective age of 10 years. Based on a total economic life of 20 years, physical depreciation is estimated at 50% using the straight-line method ($10/20 = 50\%$). Replacement Cost New: $\$7.25/\text{SF} \times 300 \text{ SF} = \$2,175 - \$1,087$ (50% depreciation) = \$1,088, rounded to \$1,100.

| | | | | | | | |
|-------------------|---------------|--------------|----------------|--------------------|----------------|----------|----------------------|
| Structure No. | <u>3</u> | No. Stories | <u>N/a</u> | Age | <u>6</u> | Function | <u>Gravel Drives</u> |
| Construction | <u>Gravel</u> | Condition | <u>Average</u> | Sq. Ft. Area | <u>2,000</u> | | |
| Reproduction Cost | <u></u> | Depreciation | <u></u> | Indicated Value \$ | <u>\$5,260</u> | | |

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Based on estimate conversations with George A. Clanton Construction Company (931-388-7283), a local full service general contractor, with support from cost figures derived from Marshall Valuation Service, the subject gravel driveways are best described as Yard Improvements, 4" rock base (Sect. 66, Page 1, 12/2013) According to the contractor, the replacement cost for the subject's gravel driveways, which total approximately 2,000 SF or 222 SY, is estimated to be between \$4,500 to \$6,000, which equates to \$20.25/SY to \$27.00/SY or \$2.25/SF to \$3.00/SF. According to Marshall Cost Service, the base cost is \$1.99/SF. Applying the current multiplier (1.0) and local multiplier (0.94) to the base cost, along with indirect costs of 20% and entrepreneurial profit of 12%, results in a total replacement cost new of \$2.51/SF ($\$1.99 \times 1.0 \times 0.94 \times 1.20 \times 1.12$). This rock base is essentially a non-depreciable feature and removal is not economically feasible; therefore, depreciation is not warranted. The Marshall Valuation Service cost figure is bracketed by the estimate range of the local contractor. We have utilized the midpoint estimate of the local contractor, which equates to \$2.63/SF, or \$5,260.

OTHER IMPROVEMENTS

| | | | | | | | |
|-------------------|----------------|--------------|----------------|--------------------|----------------|----------|--------------|
| Structure No. | <u>4</u> | No. Stories | <u>N/a</u> | Age | <u>±30</u> | Function | <u>Trees</u> |
| Construction | <u>N/a</u> | Condition | <u>Average</u> | Sq. Ft. Area | <u>N/a</u> | | |
| Reproduction Cost | <u>\$2,800</u> | Depreciation | <u>N/a</u> | Indicated Value \$ | <u>\$2,800</u> | | |

We used the Marshall Swift Cost Service, supported by interviews with landscaping/irrigation companies, as a basis for determining the replacement cost new of the subject's existing yard improvements. The subject yard improvements are classified as Yard Improvements – Landscaping – Trees (Large) –Average/Good (Marshall Valuation Service - Section 66, Page 8, 12/13). We also applied the current multiplier (1.0) and local multiplier (0.94) to the base cost, along with indirect costs of 20%. Physical depreciation is not applicable. The contributory value of the yard improvements are calculated as follows: Replacement Cost New: two trees totaling 50 caliper inches: $\$50/\text{CI} \times 50 \text{ CI} \times 1.0 \times 0.94 \times 1.20 = \$2,820$; The total replacement cost new for the subject yard improvements (trees) to be included in the acquisition is estimated to be \$2,800, rounded

Summary of Indicated Values

\$9,160

| | | | | | |
|---------------------|----------------------|-------------------|---------------------------|-----------|-----------|
| State Project No. | <u>60LPLM-F2-019</u> | County | <u>MAURY</u> | Tract No. | <u>31</u> |
| Federal Project No. | <u>STP-M-(9)</u> | Name of Appraiser | <u>Ted A. Boozer, MAI</u> | | |

COST APPROACH

13. VALUATION OF IMPROVEMENTS

Structure No. One

| PART OF BUILDING | AREA SQ. FT. | REPRODUCTION COST | | | |
|--|--------------|----------------------------------|-----------|------------------------------|------------------|
| | | \$/UNIT | TOTAL | | |
| Main | 2,418 | 116.90 | \$282,670 | | |
| | | | | | |
| | | | | DEPRECIATION WHOLE STRUCTURE | |
| | | | | ATTRIBUTED TO | AMOUNT |
| | | | | Phys. <u>40</u> % | \$113,068 |
| | | | | Func. <u>0</u> % | \$ 0 |
| Basement | | | | Econ. <u>0</u> % | \$ 0 |
| Total Cost New | | | | Depreciation | \$113,068 |
| | | | | | \$169,602 |
| (A) VALUE OF OTHER IMPROVEMENTS | | SITE IMPROVEMENTS (No. 2, 3 & 4) | | | \$9,160 |
| | | ADDITIONAL STRUCTURES | | | |
| | | MISCELLANEOUS IMPROVEMENTS | | | |
| (B) INDICATED VALUE OF ALL IMPROVEMENTS | | | | | \$178,800 (r) |
| (C) INDICATED LAND VALUE | | | | | 170,000 (r) |
| (D) INDICATED VALUE OF ENTIRE TRACT (Land and All Improvements) | | | | | \$348,000 |

(E) EXPLANATION TO SUPPORT ITEM 13: *(The source of unit value shown in Item 13 for reproduction cost of improvements is based on:)*

Estimated Replacement Cost New Of Improvements: This section of the Cost Approach is an estimation of the replacement cost of the improvements as of the date of the appraisal. The term replacement cost means "the estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout" (page 168, The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute).

The Marshall Valuation Service was used to estimate the replacement cost new of the subject's existing improvements. Referring to this manual, the subject building is classified as an **Average/Good Quality, Class "D" Town House/Duplex (2-Story)** (Section 12, Page 31, 8/2014).

Direct and Indirect Costs: The appropriate unit cost consists of hard costs of materials and labor needed to construct the facility. Also included in the unit cost are architects fees, normal site preparation costs, utility connections, contractor's overhead and profit including job supervision, workmen's compensation, fire and liability insurance, unemployment insurance, interest on interim construction financing, equipment, temporary facilities, security, etc. I have also included some indirect costs that are not included in the direct, or hard costs, such as impact fees, legal fees, leasing commissions, appraisal fees, property taxes, financing fees, etc. Soft costs can range from 5% to 25% of direct costs, depending on the type of development and location. I used a soft cost amount of **20%** of direct costs.

Entrepreneurial Profit: Typically, real estate developers expect to be compensated for the risks accepted in undertaking the development of a property. This compensation is commonly known as entrepreneurial profit, which in theory is a market-derived figure that reflects the difference between the sale price and the sum of direct costs, indirect cost, and current market value of the land. Based on the perceived risk factor associated with this type of building, an appropriate entrepreneurial profit for the subject development is estimated to be **12%** of the estimated total direct and indirect costs.

A summary of the subject's replacement cost new is shown on the following page.

COST APPROACH – cont'd.

| MARSHALL VALUATION COST SERVICE - IMPROVEMENT NO. 1 | | | |
|---|-----------------------------|-----------|----------------|
| TYPE | 2-Story Town House / Duplex | | |
| QUALITY | Average/Good | | |
| CLASS | D | | |
| SIZE-SF | 2,418 | | |
| Base Cost | Sec. 12, Pg. 31 8/14 | \$ | 89.93 |
| Area Multiplier | | | 0.940 |
| Current Multiplier | | | 1.000 |
| Local Multiplier | | | 0.920 |
| Adjusted Base Cost | | \$ | 77.77 |
| Base Size-SF | | | 2,418 |
| Direct Cost of Building | | \$ | 188,048 |
| Add: Front Covered Porch (273 SF @ \$22.50) ¹ | | \$ | 6,142 |
| Add: Wood Deck (468 SF @ \$22.50/SF) ² | | \$ | 10,530 |
| Add: Appliances (2 units @ \$2,800 each) ³ | | \$ | 5,600 |
| Total Direct Cost | | \$ | 210,320 |
| Add Indirect Costs @ 20% | | \$ | 42,064 |
| Total Direct & Indirect Cost of Building | | \$ | 252,384 |
| Add Entrepreneurial Profit @ 12% | | \$ | 30,286 |
| Total Replacement Cost New of Building | | \$ | 282,670 |
| "Other Items" | | | |
| ¹ Sec. 12, Pg. 40, 8/14: Avg. Porch - Multi-Family: \$22.50/SF | | | |
| ² Sec. 12, Pg. 40, 8/14: Avg. Wood Deck: \$22.50/SF | | | |
| ³ Sec. 12, Pg. 41, 8/14: Avg. Kitchen Appliances: \$2,800/unit | | | |

"Other Items": Cost estimates for Porch and Wood Deck were based on Estimates from Mr. David Anderson of Dogwood Homes, a local contractor, supported by Marshall Cost Service. Cost estimates for Appliances were based on quotes by Home Depot and Lowes, with support from Marshall Cost Service.

(F) DEPRECIATION: *(To what is each type attributable)*

Depreciation & Obsolescence: Depreciation is defined as "a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date" (page 56, *The Dictionary of Real Estate Appraisal*, 5th Edition, Appraisal Institute).

Deferred Maintenance: Based on my inspection, the improvements did not exhibit any significant deferred maintenance. As mentioned, the 2-level wood deck is in fair condition; however, the outdoor staircase appears to have been recently refurbished and replacement wood planks were being stored on site.

Physical Deterioration: The effective age of the existing improvements is estimated at 20 years, with a remaining economic life of 30 years. [Note: The subject's total economic life (50 years) was taken from the Marshall & Swift Valuation Cost Service.] As a result, a depreciation rate of 40% (20/50 years) is indicated by the straight-line age/life method. This percentage will be applied the estimated total replacement cost, to produce the depreciated value of the improvements.

Obsolescence: The subject's improvements appear to be adequately designed and capable of being fully utilized in their intended function as a multi-family (duplex) structure. Therefore, no functional obsolescence is present. There were no outside adverse conditions affecting the subject property, accordingly, external obsolescence is not applicable.

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

ADJUST SALES TO SUBJECT USING (Plus +, Subject Better)(Minus -, Subject Poorer) Using Dollar Adjustments Only.
If the land is broken down and assigned more than one unit value, additional sales must be shown supporting each value.

(A) ANALYSIS OF COMPARABILITY (Insert Comp. Sale No's. from Brochure or Attachments)

| Inspection Date | | Sale No. <u>CL1</u> | | Sale No. <u>CL2</u> | | Sale No. <u>CL3</u> | |
|---|---|---|-------------|---|-------------|--|-------------|
| CASH EQUIVALENT Sales Price | | \$370,260 | | \$325,000 | | \$950,000 | |
| Date of Sale | # of Periods | 07/31/2013 | 16 | 08/26/2011 | 39 | 03/28/2011 | 44 |
| % Per Period | Time Adj. | 0.42% | 6.67% | 0.42% | 16.25% | 0.42 | 18.33% |
| Sales Price Adj. for Time | | \$394,956 | | \$377,813 | | \$1,124,135 | |
| Proximity to Subject | | ±1.50 miles | | ±3.70 miles | | ±3.5 miles | |
| Unit Value Land SF <input checked="" type="checkbox"/> FF <input type="checkbox"/> Acre <input type="checkbox"/> Lot <input type="checkbox"/> | | \$6.66 | | \$3.85 | | \$6.27 | |
| Elements | Subject | Description | (+)(-) Adj. | Description | (+)(-) Adj. | Description | (+)(-) Adj. |
| Location (A) | Spring Hill (Maury) | Spring Hill (Williamson) | 0 | Spring Hill (Maury) | 0 | Spring Hill (Maury) | 0 |
| Size (B) | 28,488 | 59,275 | 0 | 98,139 | 0 | 179,193 | 0 |
| Shape (C) | Irregular | Sl. Irregular | 0 | Rectangle | 0 | Rectangular | 0 |
| Site/View (D) | Residential / Commercial | Commercial | 0 | Commercial | 0 | Commercial & Residential | 0 |
| Topography (E) | Level | Level/Rolling | 0 | Level | 0 | Level/Rolling | 0 |
| Access (F) | SR 247 | Fitts St. & Wall St. | 0 | Old Port Royal Rd. & Access Dr. | 0 | Reserve Boulevard | 0 |
| Zoning (G) | B-1 | B-4 | 0 | B-4 | 0 | B-4 | 0 |
| Utilities Available (H) | Water, Sewer, Electricity, Gas, Telephone | Water, Sewer, Gas, Electricity, Telephone | 0 | Water, Sewer, Electricity, Gas, Telephone | 0 | Water, Sewer, Electricity, Gas Telephone | 0 |
| Encumbrances Easements, etc. (I) | Typical | Typical | 0 | Typical | 0 | Typical & Stream Buffer | 0 |
| Off-Site Improvements (J) | 2 lane SR | Two, 2 lane secondary roads | 0 | 2-lane secondary Rd. | 0 | Saturn Pkwy & Port Royal Road | 0 |
| On-Site Improvements (K) | Duplex, Sidewalks, Gravel Drives | None | 0 | None | 0 | None | 0 |
| Other Adj. (Specify) (L) | | | | | | | |
| (M) | | | | | | | |
| (N) | | | | | | | |
| NET ADJUSTMENTS | | (+)(-) | 0 | (+)(-) | 0 | (+)(-) | 0 |
| ADJUSTED INDICATED UNIT VALUE | | | \$6.66 | \$3.85 | | | \$6.27 |

(B) TOTAL INDICATED VALUE OF SUBJECT LAND \$170,000 (r)

$$\left(\frac{\$6.00 \times 28,488}{\text{Correlated Unit Value X Units}} \right)$$

COMMENTS: Continued on following page....

ADDITIONAL COMMENTS

14. LAND VALUE ANALYSIS: Continued from preceding page.....

Valuation Summary

In this area, the most widely accepted method of valuing commercial sites is on a per square foot basis. Therefore, I used the per square foot unit value as the appropriate unit of measurement for the subject site. As shown in the preceding analysis, three closed sales form a value range from \$3.85/SF to \$6.66/SF, with an average of \$5.59/SF and a median of \$6.27/SF, after adjusting for market conditions.

The sales were compared to the subject based on property rights conveyed, financing, sale conditions, market conditions, and physical characteristics. To the best of our knowledge, all the sales represented arms-length transactions, which included the fee simple estate property rights. In addition, all of the sales were cash to seller conveyances, whereby financing was not a factor in the sales price. To our knowledge, there were no unusual sale conditions involved in any of other the transactions.

Market Conditions: As discussed in the Market Data Brochure, an annual 5% market conditions adjustment was deemed appropriate, which equates to 0.42% per month. Therefore, a 6.67% upward adjustment was applied to Sale CL1 (16 months x 0.42% = 6.67%), which equates an adjusted price of \$394,956. Similarly, a 16.25% upward adjustment was applied to Sale CL2 (39 months x 0.42% = 16.25%), which equates an adjusted price of \$377,813. A 7.91% upward adjustment was applied to Sale CL3 (44 months x 0.42% = 18.33%), which equates an adjusted price of \$1,124,135.

Location: Similar to the subject, the comparable sales are located within the city limits of Spring Hill. CL1 is most similar in terms of proximity; however, this comparable is located within the Campbell Station Annex, along and off Columbia Pike and is considered superior to the subject in terms of location within an area of impressive commercial growth. Similar to the subject, CL2 and CL3 are located in Maury County. Although a qualitative adjustment was not warranted; generally, land located in Williamson County is considered superior to land located in Maury County, and we have considered this trend on a qualitative basis.

Zoning: The subject property is zoned B-1 (Office and Limited Retail District), which permits professional office and public buildings, general office space, funeral homes, churches, parking lots, and accessory uses incidental to the permitted uses. Uses permitted upon appeal include: certain commercial uses within the B-1 or any residential district and schools offering general or specialized instruction. The comparables are zoned B-4 (Central Business District). Allowable uses for the comparables include a wide variety of commercial, retail trade, office, and service. The comparables' B-4 zoning is considered superior to the subject's B-1 zoning in terms of permitted uses. Any differences in zoning will be considered on a qualitative basis.

Size: The sales range in size from 59,275 SF to 179,193SF, with an average size of 118,869 SF, and a median land size of 98,139 SF. The subject contains a total land area of 28,488 SF, which falls below the size range of the comparables. Typically, an inverse relationship exists between size and unit price, with smaller tracts selling at higher unit prices. Overall, the subject is most similar to Sale CL1 (59,275 SF) in terms of size. The correlation between size and unit price is not strongly supported by the comparable unit values and sizes. Therefore, I have considered the size of the subject in relation to the comparable sales on a qualitative basis.

Shape: The subject tract is an "L"-shaped site, which is inferior to the slightly irregular to rectangle-shaped comparables' shapes. As shape does not appear to be significant in this analysis, no adjustments were necessary.

Topography: The subject exhibits basically level topography and is primarily cleared, which is similar to the three comparable sales. Quantitative topographical adjustments were inconclusive based on the comparable data set. Therefore, differences in topography/development potential will be considered on a qualitative basis.

Visibility/Exposure: The subject property exhibits good visibility from SR 247. Similarly, all the comparables exhibit good visibility along the respective road frontages. Sale CL1 exhibits good visibility along the corner of Wall Street and Fitts Street. Sale CL2 is located along Old Port Royal Road, with partial visibility to Port Royal Road. Sale CL3, located along Reserve Boulevard, exhibits good visibility to Saturn Parkway. The 2013 average daily traffic along the SR 247 S, in the vicinity of the subject, ranges from 6,388 vehicles per day (vpd) and 10,024 vpd. Year 2013 average daily traffic along Columbia Pike, in the vicinity of Sale CL1, was 15,726 vpd. Average daily traffic station counts were not available in the vicinity of Sale CL2. Year 2013 Average daily traffic along Saturn Parkway, in the vicinity of Sale CL3, was 30,186 vpd. Sales CL1 and CL3 are considered superior to the subject in terms of exposure; with CL 2 being considered slightly inferior to the subject in this regard. Attempts to apply a quantitative adjustment for visibility/exposure, considering average daily traffic volume, corner locations, and amount of road frontages, was inconclusive and; therefore, will be considered on a qualitative basis.

Access: The subject has legal access along SR 247. All of the comparable sales have legal access along their respective frontages. The comparables have average-to-good access to connecting US and State Routes. Sales CL1 has good access to US Hwy 31. Sales CL2 & CL3 have good access to Saturn Parkway. Differences in access will be considered on a qualitative basis.

Utilities: The subject has water, sewer, electricity, cable and telephone services on-site. All the closed sales have similar utilities; therefore, no adjustments are supported.

ADDITIONAL COMMENTS

14. LAND VALUE ANALYSIS: Continued from preceding page.....

Encumbrances, Easements, Etc.: The subject property features typical easements, which is similar to Sale CL1 and Sale CL2. Sale CL3 is affected by a stream buffer and is slightly inferior to the subject in this regard; although this easement is located along the perimeter of the comparable tract. Any differences in easements/encumbrances will be considered on a qualitative basis.

We also considered Listing CLL1, a 508,781 SF (11.68 acres) tract located along the northwest and northeast corners of Duplex Road and Port Royal Road, east of Commonwealth Drive, in Spring Hill, Williamson County, Tennessee. The tract is bisected by Port Royal Road and consists of a 6.60-acre eastern portion and a 5.08-acre western portion. The tract sections have legal access along the north side of Duplex Road and the east and west sides of Port Royal Road. The western tract is an irregular rectangular in shape and the eastern tract is irregular in shape. The tracts exhibit basically level to gently rolling topography and are primarily cleared, with sporadic trees. The tract has a city zoning classification of B-4. The overall tract has been marketed since April 2009 at an asking price of \$2,714,500, which equates to \$5.34/SF. In addition, the easterly section is offered separately for \$1,450,000, which equates to \$5.04/SF, with the westerly section currently offered separately for \$1,264,500, which equates to \$5.71/SF. The subject property is considered slightly superior in terms of location, size and shape. Regarding the asking prices; I recognize that listed properties typically sell for less than their asking prices.

We also considered Listing CLL2, a 141,131 SF (3.24 acres) tract located along the northeast corner of Duplex Road and Buckner Lane, in Spring Hill, Williamson County, Tennessee. The rectangular-shaped tract exhibits basically level topography and is cleared. The tract is currently being marketed at an asking price of \$1,129,075, which equates to \$8.00/SF. The tract is being market for commercial development and is contingent upon being re-zoned from Agricultural to a commercial use (Commercial PUD or B-4).The subject property is superior in terms of size and location and inferior in terms of shape. Regarding the asking price; I recognize that listed properties typically sell for less than their asking prices.

Although zoned R-1, we also considered a 12,090 SF (0.28 acre) lot located along the north side of Duplex Road, just west of the subject property, in Spring Hill, Maury County, Tennessee. The rectangular-shaped tract exhibits basically level topography and features sporadic mature tree cover. The property is currently listed for sale at \$55,000, which equates to \$4.55/SF and has been marketed for approximately 5 months. This listing is inferior to the subject in terms of zoning and superior in terms of size and shape. This comparable was included primarily based on its proximity to the subject; however weight was not placed on this comparable based on the subject's superior zoning.

Off-Site Improvements: The subject property is along Duplex Road (SR 247), a primary, two-lane roadway. All of the comparable sales offer similar off-site improvements.

On-Site Improvements: The subject property is improved with gravel drives, sidewalks, and landscaping. The subject's site improvements are considered superior to the comparables.

Valuation Summary: In conclusion, the three comparables provide a reasonable range from which the subject's value can be determined. After considering the adjustments discussed above, the sales range from \$3.85/SF to \$6.66/SF, with an average of \$5.59/SF and a median of \$6.27/SF, after adjusting for market conditions. Therefore, with all pertinent factors considered, including the size, shape, zoning and location along Duplex Road, just east of Columbia Pike (US 31), we have selected a market value of **\$6.00/SF** for the subject 28,488 SF site

SALES COMPARISON APPROACH

15. PROPERTY ANALYSIS; RESIDENTIAL & RURAL

Adjust sales to subject using (+) Subject Better, (-) Subject Poorer, Using Dollar Adjustments Only.

(A) ANALYSIS OF COMPARABILITY *(Insert Comp. Sale No.'s. from Brochure or Attachments)*

| Inspection Date | | Sale No. <u>DS1</u> | | Sale No. <u>DS2</u> | | Sale No. <u>DS3</u> | |
|--|--|--|-------------|--|-------------|--|-------------|
| CASH EQUIVALENT Sales Price | | \$65,500 | | \$100,000 | | \$85,000 | |
| Date of Sale | # of Periods | 5/21/2012 | 30 | 4/14/2011 | 43 | 2/02/2012 | 33 |
| % Per Period | Time Adj. | 0.42% | 12.50% | 0.42% | 17.9% | 0.42% | 13.75% |
| Sales Price Adj. for Time | | \$73,688 | | \$117,900 | | \$96,688 | |
| Proximity to Subject | | ±12.6 miles | | ±13.2 miles | | ±12.1 miles | |
| Elements | Subject | Description | (+)(-) Adj. | Description | (+)(-) Adj. | Description | (+)(-) Adj. |
| Location (A) | Spring Hill | Columbia | | Columbia | | Columbia | |
| Construction (B) | Wood Frame Wood Exterior | Wood Frame Wood Exterior | | Wood Frame Brick Exterior | | Wood Frame/ Vinyl Exterior | |
| Quality (C) | Average | Average | | Average | | Average | |
| Age: Actual/Effective (D) | 28/20 | 25/25 | | 29/25 | +9,509 | 20/18 | -6,935 |
| Condition (E) | Average | Average | | Average | | Average | |
| Fin. 1st Floor Living 2nd Floor Area 3rd Floor (F) | 1 st : 1,209 SF 2 nd : 1,209 SF | 1 st : 1,048 SF 2 nd : 1,048 SF | | 1 st : 1,025 SF 2 nd : 1,025 SF | | 1 st : 952 SF 2 nd : 952 SF | |
| Bsmt. Fin. Area Unfin. Area (G) | N/a N/a | N/a N/a | | N/a N/a | | N/a N/a | |
| Total Living Area (H) | 2,418 SF | 2,096 SF | | 2,050 SF | | 1,904 SF | |
| No. Baths (I) | 4 | 4 | | 4 | | 2 | |
| Garage/Carport (J) | N/a | N/a | | N/a | | N/a | |
| Heating/Cooling (K) | Gas/Central | Electric/Central | | Gas/Central | | Electric/Central | |
| Fireplace(s) (L) | N/a | N/a | | N/a | | N/a | |
| Kitchen Built- ins (M) | Yes | Yes | | Yes | | Yes | |
| Functional Utility (N) | Average | Average | | Average | | Average | |
| Porches, Patios, Pools, etc. (O) | Porch/Decks | Porch/Decks | | Porch/Decks | | Porch | +4,500 |
| Other Adj. (Specify) (P) | Sidewalks/ Gravel Drives | Gravel Drive | | Sidewalks/ Gravel Drives | | Sidewalks/ Gravel Drives | |
| Land Area (Q) | 28,488 SF | 11,205 SF | | 18,925 SF | | 6,000 SF | |
| NET ADJUSTMENTS | | (+)(-) | | (+)(-) | | (+)(-) | |
| ADJUSTED INDICATED UNIT VALUE | | \$73,688 | | \$127,409 | | \$94,253 | |
| ADJUSTED PRICE/ SF | | \$35.16 | | \$62.15 | | \$49.50 | |

COMMENTS:

Continued on the following page....

SALES COMPARISON APPROACH

Continued....

15. PROPERTY ANALYSIS; RESIDENTIAL & RURAL

Adjust sales to subject using (+) Subject Better, (-) Subject Poorer, Using Dollar Adjustments Only.

(A) ANALYSIS OF COMPARABILITY

(Insert Comp. Sale No.'s. from Brochure or Attachments)

| Inspection Date | | Sale No. <u>DS4</u> | | Sale No. <u>DS5</u> | | Sale No. _____ | |
|--|--|---|-------------|---|-------------|------------------|-------------|
| CASH EQUIVALENT Sales Price | | \$110,000 | | 210,000 | | | |
| Date of Sale | # of Periods | 9/13/2013 | 14 | 7/1/2014 | 5 | | |
| % Per Period | Time Adj. | 0.42% | 5.83% | 0.42% | 2.08% | | 0.00% |
| Sales Price Adj. for Time | | \$116,413 | | \$215,880 | | \$ 0 | |
| Proximity to Subject | | ±13.6 miles | | ±14.5 miles | | | |
| Elements | Subject | Description | (+)(-) Adj. | Description | (+)(-) Adj. | Description | (+)(-) Adj. |
| Location (A) | Spring Hill | Franklin | | Franklin | | | |
| Construction (B) | Wood Frame Wood Exterior | Wood Frame Brick Exterior | | Wood Frame Brick Exterior | | | |
| Quality (C) | Average | Average | | Average | | | |
| Age: Actual/Effective (D) | 28/20 | 42/35 | +27,424 | 33/30 | +16,588 | | |
| Condition (E) | Average | Average | | Average | | | |
| Fin. 1 st Floor Living 2 nd Floor Area 3 rd Floor (F) | 1 st : 1,209 SF 2 nd : 1,209 SF | 1 st : 1,824 SF 2 nd : N/a | | 1 st : 1,914 SF 2 nd : N/a | | | |
| Bsmt. Fin. Area (G) | N/a | N/a | | N/a | | | |
| Unfin. Area | N/a | N/a | | N/a | | | |
| Total Living Area (H) | 2,418 SF | 1,824 SF | | 1,914 SF | | | |
| No. Baths (I) | 4 | 2 | | 2 | | | |
| Garage/Carport (J) | N/a | N/a | | N/a | | | |
| Heating/Cooling (K) | Gas/Central | Gas/Central | | Electric/Central | | | |
| Fireplace(s) (L) | N/a | N/a | | N/a | | | |
| Kitchen Built-ins (M) | Yes | Yes | | Yes | | | |
| Functional Utility (N) | Average | Average | | Average | | | |
| Porches, Patios, Pools, etc. (O) | Porch/Decks | Porch/Decks | | Porch/Decks | | | |
| Other Adj. (Specify) (P) | Sidewalks/ Gravel Drives | Sidewalk/ Gravel Drives | | Sidewalk/ Concrete Drives | | | |
| Land Area (Site Adj.) (Q) | 28,488 SF | 10,650 SF | | 16,211 SF | | | |
| NET ADJUSTMENTS | | (+)(-) | +\$27,424, | (+)(-) | +16,588 | (+)(-) | \$ 0 |
| ADJUSTED INDICATED UNIT VALUE | | | \$141,913 | | \$232,468 | | \$ 0 |
| ADJUSTED PRICE/SF | | | \$77.80 | | \$121.46 | | |
| INDICATED MARKET VALUE of Entire Tract | | | | | | \$340,000 | |

COMMENTS: See additional comments on following page...

ADDITIONAL COMMENTS

15. PROPERTY ANALYSIS: RESIDENTIAL & RURAL: Continued from preceding page.....

Analysis

Small multi-family dwellings in this market are typically transferred on a price per building square foot basis. Therefore, this unit of measurement will be used throughout this analysis. The sales range in unit value from \$35.16/SF to \$121.47/SF after adjusting for market conditions. After deducting the estimated contributory value of the site (see age/condition grid below), unit values for the improvements range from \$28.00 to \$95.33/SF with a mean of \$56.37/SF and a median of \$51.46/SF. See comparable sales and listing write-ups, location map and chart attached in the addenda of the report.

The sales were compared to the subject based on property rights conveyed, financing, sale conditions, market conditions, and physical characteristics. To the best of our knowledge, all the sales represented arms-length transactions, which included the fee simple estate property rights. In addition, all of the sales were cash to seller conveyances, whereby financing was not a factor in the sales price. With exception to Sale DS4, there were no unusual sale conditions involved in any of other the transactions. An upward adjustment was applied to Sale DS4 due to the out of town seller's motivation to divest the property at a below market price.

Market Conditions: As discussed in the Market Data Brochure, an annual 5% market conditions adjustment was deemed appropriate, which equates to 0.42% per month. Therefore, a 12.50% upward adjustment was applied to Sale DS1's building value (30 months x 0.42% = 12.5%), which equates an adjusted building price of \$50,493 and an adjusted unit price of \$73,688. Similarly, a 17.9% upward adjustment was applied to Sale DS2's building value (43 months x 0.42% = 17.9%), which equates an adjusted building price of \$78,003 and an adjusted unit price of \$117,900. Similarly, a 13.75% upward adjustment was applied to Sale DS3's building value (33 months x 0.42% = 13.75%), which equates an adjusted building price of \$74,999 and an adjusted unit price of \$101,188. Similarly, a 5.83% upward adjustment was applied to Sale DS4's building value (14 months x 0.42% = 5.83%), which equates an adjusted building price of \$84,998 and an adjusted unit price of \$116,413. Similarly, a 2.08% upward adjustment was applied to Sale DS5's building value (5 months x 0.42% = 2.08%), which equates an adjusted building price of \$160,010 and an adjusted unit price of \$215,880.

Location: Sales DS1-DS3 are located in Columbia, TN and Sales DS4 and DS5 are located in Franklin, TN. The subject is considered superior to Sales DS1-DS3 and inferior to Sales DS4 and DS5 in terms of location. The comparables are located within residential neighborhoods; whereas the subject is located within an area of mixed uses. Deducting the land value from each sale in the comparison grid below should adjust for most of the difference attributed to location.

Improvement Size: The comparables range in size from 1,904 SF to 2,096 SF, with an average of 1,992 SF. The subject dwelling contains 2,418 SF, which is above the range but within reason. Typically, an inverse relationship exists between size and unit price, with smaller buildings selling at higher unit prices. As all of the comparables and the subject appeal to the same type of market participants, no adjustments are warranted for improvement size.

Construction Quality: Overall, the construction quality of the sales is similar to that of the subject, as all feature wood frames and gable roof systems over composition shingle cover. The subject is most similar to Sales DS1 and DS2 in terms of having wood exteriors. The subject is slightly superior to Sale DS3 in terms of this comparable featuring a vinyl siding exterior. The subject is slightly inferior to Sales DS4 and DS5, which reflect either brick or combination brick/wood exteriors. The subject is most similar to Sales DS1-DS3 in terms of having 2-story designs. The subject and all the comparables are designed as 2 unit duplexes and are similar in this regard; therefore, construction quality will be considered on a qualitative basis.

Age/Condition: The subject improvements were originally constructed in 1986 and are considered to be in average physical condition. The subject building's actual age equals 28 years, with an estimated effective age of approximately 20 years and a remaining economic life of approximately 30 years. The sales range in chronological age from 10 to 42 years old as of the date of sale, with effective ages ranging from 16 to 35 years. The physical condition (effective age) of the comparables varies based on the level of maintenance and upgrades they have received since completion. Adjustments were made based on the age difference between the sales and the subject at the time of sale. Depreciation factors are based on a straight-line age/life method, assuming a 50-year economic life. This results in a 2.0%/year adjustment for the age difference. In the following grid, we have made adjustments for age/condition based on differences in the effective ages of the sales, as compared to the subject. As depreciation is appropriately applied only to building improvements, we have deducted the estimated contributory land value from each sale, which is based on applicable property records and market data. The quantifiable depreciation adjustments are shown on the following page:

ADDITIONAL COMMENTS

15. PROPERTY ANALYSIS: RESIDENTIAL & RURAL: Continued from preceding page.....

| DEPRECIATION ADJUSTMENT GRID | | | | | |
|-------------------------------------|-----------------|------------------|-----------------|------------------|------------------|
| | Sale 1 | Sale 2 | Sale 3 | Sale 4 | Sale 5 |
| Total Value | \$73,688 | \$117,900 | \$96,688 | \$116,413 | \$215,880 |
| Land Value | \$15,000 | \$22,000 | \$10,000 | \$25,000 | \$50,000 |
| Building Value | \$58,688 | \$95,900 | \$86,688 | \$91,413 | \$165,880 |
| Per Square Foot | \$28.00 | \$46.78 | \$45.53 | \$50.12 | \$86.67 |
| Age Adj. | | | | | |
| Eff. Age @ Sale | 25 | 25 | 18 | 35 | 30 |
| Subject Eff. Age | 20 | 20 | 20 | 20 | 20 |
| Age Difference | 5 | 5 | (2) | 15 | 10 |
| Age Factor | 1.100 | 1.100 | 0.960 | 1.300 | 1.200 |
| Rev. Bldg. Value | \$64,557 | \$105,490 | \$83,220 | \$118,837 | \$199,056 |
| Adj. Sale Price | \$64,557 | \$105,490 | \$83,220 | \$118,837 | \$199,056 |
| Building Size | 2,096 | 2,050 | 1,904 | 1,824 | 1,914 |
| Adj. Price/SF | \$30.80 | \$51.46 | \$43.71 | \$65.15 | \$104.00 |
| Net Adjustments | 10.00% | 10.00% | -4.00% | 30.00% | 20.00% |

As illustrated in the preceding chart, the comparables reflected net adjustments of -4% to 30%. Sales DS1 and DS2 each required a 10% adjustment. Sale DS3 required a -4% adjustment. Sale DS4 required a -30% adjustment and Sale DS5 required a +20% adjustment. The adjusted unit prices ranged from, with an average adjusted unit price of \$59.02/SF and a median adjusted unit price of \$51.46/SF.

Site Improvements: Similar to the subject, the sites of Sales DS2-DS4 are improved with gravel drives and sidewalks. Sale DS1's site, which features gravel drives and no sidewalks, is slightly inferior in this regard. Sale DS5's site is improved with sidewalks and aggregate concrete drives, which is slightly superior to the subject in this regard.

We also surveyed a current listing of a 2,088 SF, 2-story duplex located along the west side of School Street, in Columbia, Maury County, TN. Construction features include wood framing and vinyl siding exterior and a gable/hip roof with composition shingle cover. The two units contain 2 bedrooms, one full bath, one 1/2-bath, a kitchen and a living room. Other improvements include a gravel drive, a concrete drive, sidewalk, and manicured lawn. Constructed in 1987, the improvements are considered to be in average. Existing rent is \$600/month for one unit and \$500/month one unit. The property is currently listed for \$105,000 and has been on the market ±3 months. After extracting the land value and adjusting for depreciation, the adjusted unit price is \$47.41/SF. Overall, the subject is considered superior to this comparable.

Summary: The adjusted prices of the sales form a range in unit values for the improvements from \$30.80 to \$104.00/SF with a mean of \$59.02/SF and a median of \$51.46/SF, exclusive of land value. The five closed sales included in this analysis are considered good indicators of market value for two-family dwellings in the area. Based on the subject's location, age/condition, and zoning unit value at the upper end of the range, say \$70/SF is reasonable for the subject property.

CONCLUSION OF SALES COMPARISON APPROACH

The market value of the building situated on the subject property has been estimated based the preceding analyses, and include the supporting site improvements. By adding the contributory value of the land, which we previously estimated to be \$170,000, the subject's market value via the sales comparison approach, is calculated as follows:

| Summary of the Sales Comparison Approach | | |
|---|-------------------------|------------------|
| Improvement Value: | 2,418 SF x \$70.00/SF = | \$169,260 |
| Plus: Land Value: | | + 170,000 |
| Indicated Value: | | \$339,260 |
| Rounded To" | | \$340,000 |

INCOME APPROACH

16.

Attach copy of Leases to appraisal or add additional sheet stating terms and conditions of Leases.

The Income Capitalization Approach is a "set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate." (The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute)

Valuation Analysis

The purpose of this appraisal is to estimate the "as is" market value of the subject's fee simple estate. The building is 100% tenant-occupied by two tenants. Each unit is leased for \$750/month with 1-year lease terms. The leases include discount clauses which stipulate a rental rate of \$650/month should the tenants pay rent on or before the 4th day of each month. The lease for unit 2531 expires on July 11, 2012 and the lease unit 2533 expires on October 1, 2014. The lease terms are currently month-to-month. The leases stipulate the tenants are responsible for utilities (water, gas, electricity) and for paying the first \$25.00 of any repair charges. The landlord is responsible for taxes, insurance and repairs/maintenance. Copies of the leases are attached.

Direct Capitalization: To process the Direct Capitalization Technique, comparable market data is used to determine a reasonable market rental rate for the subject property. A typical investor would purchase the subject based on an expected net operating income (NOI) that could be derived from renting the space to a tenant. Vacancy and credit loss, along with operating expenses that are incurred in a typical year of operation, which are also estimated based on market research, are then deducted. The result of this analysis will be an estimated stabilized annual net operating income (NOI), before debt service, the subject property could potentially generate. In this method, a projected stabilized net operating income for a single year of operation is made, which is capitalized at an overall capitalization rate to produce an indication of market value.

Market Rent: Market rent is "the most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs)" (Page 121, The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute).

In estimating the subject's market rent, we surveyed the rental rates presently being commanded at similar duplexes in the area. Descriptions of each of the comparable duplex properties, along with available rental information and a location map, are provided on the following pages.

INDICATED VALUE OF ENTIRE TRACT FROM INCOME APPROACH (before acquisition) NA

State Project No. 60LPLM-F2-019 County MAURY Tract No. 31
Federal Project No. STP-M-(9) Name of Appraiser Ted A. Boozer, MAI

INCOME APPROACH – Cont'd.
DUPLEX RENTAL NO. 1

**Property Identification**

Property Type: Duplex
Address: 1537 Richmond Road
Map/Parcel: 42I/A/16.00
County/State: Neapolis Community, Maury County

Site Data

Land Area: 0.19 acre
Zoning: R6 (One & Two Family)
Utilities: All available
Topography: Level- Gently Rolling
Shape: Rectangular
Dimensions: 110' x 200'
Landscaping: Yes

Improvement Data

Size: 2,040 SF
Total Units: 2
Construction: Brick & vinyl veneer over wood frame; gabled roof
Stories: 2
Parking: Open/Gravel
Year Built: 1990
Condition: Average
Verification: Deborah Hodge @ R&E Properties (931-626-8980)

UNIT MIX

| Type | No. Units | % of Total | Size - SF | Total SF | Rent/Month | Rent/SF |
|-------------------|-----------|---------------|-----------|--------------|----------------|---------------|
| 2BR/2BA | 1 | 50.00% | 1,020 | | \$550 | |
| 2BR/2BA | 1 | 50.00% | 1,020 | | \$550 | |
| Total/Avg. | 2 | 100.0% | | 2,040 | \$1,100 | \$0.54 |

Income Analysis

Potential Gross Income \$13,200

Units of Comparison

Rent per Unit \$6,600
Rent per Square Foot \$0.54

Comments: This duplex consists of a 2,040 SF, 2-story duplex located along the west side of Richmond Road, in the Neapolis Community of Spring Hill, Maury County, TN. Construction features include wood framing and brick/vinyl siding and a gable/hip roof with composition shingle cover. The two units contain 2 bedrooms, one full bath, one half-bath, a kitchen and a living room. Other improvements include a 40 SF, attached, concrete and brick front porch (stoop) and two (2), 120 SF, attached wood decks. Site improvements include gravel drives and a manicured lawn. Constructed in 1990, the improvements are considered to be in average physical condition. Existing rent is \$550/month for each unit. Deborah Hodge @ R&E Properties (931-626-8980).

State Project No. 60LPLM-F2-019 County MAURY Tract No. 31
Federal Project No. STP-M-(9) Name of Appraiser Ted A. Boozer, MAI

INCOME APPROACH – Cont'd.
DUPLEX RENTAL NO. 2

**Property Identification**

Property Type: Duplex
Address: 810 Belle Drive
Map/Parcel: 25I/C/45.00
County/State: Spring Hill, Maury County

Site Data

Land Area: 0.34 acre
Zoning: R-4
Utilities: All Available
Topography: Level- Gently Rolling
Shape: Rectangular
Dimensions: 100' x 150'
Landscaping: Yes

Improvement Data

Size: 1,468 SF
Total Units: 2
Construction: Brick & vinyl veneer over wood frame; gabled roof
Stories: 2
Parking: Open/Gravel
Year Built: 1991
Condition: Average
Verification: Deborah Hodge @ R&E Properties (931-626-8980)

UNIT MIX

| Type | No. Units | % of Total | Size - SF | Total SF | Rent/Month | Rent/SF |
|-------------------|-----------|---------------|-----------|--------------|----------------|---------------|
| 1BR/1BA | 1 | 50.00% | 734 | | \$525 | |
| 1BR/1BA | 1 | 50.00% | 734 | | \$550 | |
| Total/Avg. | 2 | 100.0% | | 1,468 | \$1,075 | \$0.73 |

Income Analysis

Potential Gross Income \$12,900

Units of Comparison

Rent per Unit \$6,450
Rent per Square Foot \$0.73

Comments: This duplex consists of a 1,468 SF, 1-story duplex located along the west side of Belle Drive, in Spring Hill, Maury County, TN. Construction features include wood framing and vinyl siding and a gable/hip roof with composition shingle cover. The two units contain 1 bedroom, one full bath, one half-bath, a kitchen and a living room. Other improvements include a 16 SF, attached, concrete and brick front porch (stoop), a covered, 56 SF covered front port, and two (2), 80 SF, attached wood decks. Site improvements include gravel drives and a manicured lawn. Constructed in 1990, the improvements are considered to be in average physical condition. Existing rent is \$525/month for one unit and \$550/month for one unit. Verified by Deborah Hodge @ R&E Properties (931-626-8980).

INCOME APPROACH – Cont'd.
DUPLEX RENTAL NO. 3

**Property Identification**

Property Type: Duplex
Address: 810 Belle Drive
Map/Parcel: 251/C/42.00
County/State: Spring Hill, Maury County

Site Data

Land Area: 0.34 acre
Zoning: R-4
Utilities: All Available
Topography: Level- Gently Rolling
Shape: Rectangular
Dimensions: 100' x 150'
Landscaping: Yes

Improvement Data

Size: 1,468 SF
Total Units: 2
Construction: Brick & vinyl veneer over wood frame; gabled roof
Stories: 2
Parking: Open/Gravel
Year Built: 1991
Condition: Average
Verification: Deborah Hodge @ R&E Properties (931-626-8980)

UNIT MIX

| Type | No. Units | % of Total | Size - SF | Total SF | Rent/Month | Rent/SF |
|-------------------|-----------|---------------|-----------|--------------|----------------|---------------|
| 1BR/1BA | 1 | 50.00% | 734 | | \$525 | |
| 1BR/1BA | 1 | 50.00% | 734 | | \$550 | |
| Total/Avg. | 2 | 100.0% | | 1,468 | \$1,075 | \$0.73 |

Income Analysis

Potential Gross Income \$12,900

Units of Comparison

Rent per Unit \$6,450
Rent per Square Foot \$0.73

Comments: This duplex consists of a 1,468 SF, 1-story duplex located along the west side of Belle Drive, in Spring Hill, Maury County, TN. Construction features include wood framing and vinyl siding and a gable/hip roof with composition shingle cover. The two units contain 1 bedrooms, one full bath, one half-bath, a kitchen, and a living room. Other improvements include a 16 SF, attached, concrete and brick front porch (stoop), a covered, 56 SF covered front port, and two (2), 80 SF, attached wood decks. Site improvements include gravel drives and a manicured lawn. Constructed in 1990, the improvements are considered to be in average physical condition. Existing rent is \$525/month for one unit and \$550/month for one unit. Verified by Deborah Hodge @ R&E Properties (931-626-8980).

INCOME APPROACH – Cont'd.

RENT COMPARABLES MAP



SUMMARY OF COMPARABLE RENTALS

| Rent No. | Type | No. Units | Size - SF | Total SF | Rent/Month | Rent/SF |
|-------------------|---------|-----------|-----------|--------------|----------------|---------------|
| 1 | 2BR/2BA | 2 | 1,020 | 2,040 | \$1,100.00 | \$0.54 |
| 2 | 1BR/1BA | 2 | 734 | 1,468 | \$1,075.00 | \$0.73 |
| 3 | 1BR/1BA | 2 | 734 | 1,468 | \$1,075.00 | \$0.73 |
| Total/Avg. | | 6 | | 4,976 | \$3,250 | \$0.65 |

Analysis

The three rent comparables indicate a rent per unit range of \$525/month to \$550/month and a building per month range of \$1,075/building to \$1,100/building. The rent per square foot range reflected by the rent comparables range from \$0.54/SF to \$0.73/SF, with an average rent per square foot of \$0.65. As previously discussed, the subjects' current rent in place is \$650/unit, which equates to \$0.54/SF and is similar to rent comparable 1. However, these leases were negotiated in 2010 & 2011 and may not reflect current market rent.

Rental 1 is located approximately 4 miles south of the subject in the Neapolis Community and is considered inferior in terms of location. Rentals 2 & 3 are located approximately 0.90 mile west of Columbia Pike in Spring Hill and border the CSX railroad. Rentals 2 and 3 are considered inferior to the subject in terms of location within Spring Hill. All of the comparables in this analysis were constructed between 1991 and 1994 of materials and workmanship similar to that of the subject. The ages of the comparables were considered similar to the subject, and no adjustments were necessary. The comparable duplex properties range in size from 1,468 SF to 2,040 SF, with mean and median indications of 1,659 SF and 1,468 SF, respectively. The subject duplex is 2,418 SF, which is outside the range produced by the comparables. Typically, an inverse relationship exists between size and unit price, however, when considered alone, this pattern is not strongly supported by our market data.

As a test for reasonableness, we also research four nearby townhome/apartment units currently offered for lease within the city limits of Spring Hill, Maury County. A supplemental townhome/apartment table is included on the following page.

INCOME APPROACH – Cont'd.

SPRING HILL APARTMENT / TOWNHOME QUOTED RENTAL RATES

| Model | Bldg Type | Unit Type | Size/Unit | Yr Built | Quoted Rent/Mo | Quoted Rent/Mo/SF |
|-------------------------|-----------|-----------|-----------------|----------|----------------|-------------------|
| Gables @ Wakefield | Townhouse | 2BR/2BA | 1,151 SF | 2006 | \$1,125 | \$0.98 |
| Chapman's Retreat | Townhouse | 2BR/2BA | 1,316 SF | 2006 | \$1,125 | \$0.86 |
| Worthington Glen | Apartment | 2BR/2BA | 1,117 SF | 2012 | \$940 | \$0.84 |
| Villages at Spring Hill | Apartment | 2BR/2BA | 843 SF | 1994 | \$790 | \$0.94 |
| Total/Average | | | 1,107 SF | | \$995 | \$0.90 |

As shown above, the quoted rental rates of the two townhome units and 2 apartment range from \$790/month to \$1,125/month and a rent per month per square foot range of \$0.84 to \$0.98. The average unit size reflected by the comparables is 1,106 SF and the average rent is \$995/month. The comparable rentals, constructed between 1994 and 2012, are superior to the subject in terms of age/condition. In terms of size, the subject is most similar to Rentals 1-3.

Conclusion

Therefore, with consideration given to all pertinent factors, including location, we feel the subject's contract rent of **\$650/unit/month** is below market rates at this time. A more reasonable market rental rate of \$750/unit/month, which equates to \$0.62/SF, which is bracketed by the rental rates reflected by the comparable duplex rentals and the supplemental townhome/apartment rentals, is reflective of market and appears reasonable.

Potential Gross Income

Based on the preceding analysis, the subject's potential gross income is estimated as follows:

| POTENTIAL GROSS INCOME | | | | | | |
|------------------------|-------|---|-----------|---|-----------|------------|
| Property | Size | | Mkt Rent | | Time | PGI |
| Duplex | 2,418 | x | \$0.62/SF | x | 12 Months | = \$18,000 |

Vacancy and Credit Loss

Periodic vacancy and credit loss is typically experienced at all income producing properties, and is considered by investors at the time of purchase. The subject is located in a historically and currently strong submarket and is 100% occupied by a two tenants. Therefore, a blended stabilized vacancy factor of 4% and a credit loss of 1%, for a total of **5%**, is considered appropriate for vacancy and credit loss of potential gross income.

Operating Expenses

The total expenses must be deducted from the estimated total revenues to arrive at the net operating income. The primary expenses that will be incurred at the subject property include property taxes, insurance, management fees, and repairs/maintenance. A reserve fund will also be deducted, as investors for this type of property will deduct a reserve in consideration of funds that will be required for the periodic replacement of capital items. Historical operating expenses were not available.

Property Taxes: Based on the current tax appraisal of \$112,900, the assessment ratio of 40%, the assessed value equals \$45,160. Based on the current tax rate of \$3.187 per \$100 off assessment, this expense is projected to be **\$1,439 or \$719.50/unit**.

Insurance: The subject's current annual insurance expense was reported at \$877 or \$438.50/unit, which reportedly includes a low deductible of \$1,000, which appears reasonable compared to similar properties in the area.

Maintenance/Repairs: This category includes grounds maintenance, cleaning supplies, refurbishing expenses, appliance repairs, roof repairs, rental equipment, contract labor, trash expenses, plumbing, interior painting, and electrical expenses, etc. The subject's annual maintenance and repair expense was reported to be approximately **\$800 per year or \$400/unit**, which appears reasonable and will be utilized.

Management Fee: In the Nashville MSA area, this expense item typically ranges from 2% to 5% of collected income depending on the size and type of property. Given the size and two-tenancy design of the subject building, a nominal management fee of **2%** of effective gross income, **or \$296** will be deducted.

Reserves: A replacement reserve charge is included that covers the possibility of repairs to the roof, HVAC, plate glass, mechanical systems, and structure of the building. A per unit amount of \$150 to \$350 is typical in this area. We used an amount of **\$200/unit or \$400** for replacement reserves.

INCOME APPROACH – Cont'd.

Overall Capitalization Rate

According to the 3rd Quarter 2014 PwC Real Estate Investor Survey, the range for overall capitalization rates for the southeast region apartment market is 4.00% to 7.250% with a mean of 5.55%. This mean is the same as compared to the previous quarter and reflects a decrease of 18 basis points as compared to the previous year. Another source of data used to determine overall capitalization rates is RealtyRates.com, which produces quarterly investor surveys. Overall capitalization rates reported in the 3rd Quarter 2014 Investor Survey apartments of all types ranged from 4.66% to 13.79%, with an average of 8.21%.

With emphasis placed on the available market data - which is supported by the published investor survey data - we believe an overall capitalization rate of 7.0% is appropriate for the subject property.

Based on the previously estimated income and expenses, the subject's pro-forma operating statement is calculated as follows:

| | | | | |
|--------------------------------------|-------|---------------|-----------------|------------------|
| Total Potential Gross Income | 2,418 | \$0.06 | \$1,500 | \$18,000 |
| Less: Vacancy & Collection Loss @ 5% | | | | 900 |
| Effective Gross Income | | | | <u>\$17,100</u> |
| Less: Operating Expenses | | <u>\$/SF</u> | <u>% EGI</u> | <u>Annual</u> |
| Property Taxes | | \$0.60 | 8.40% | \$1,439 |
| Insurance | | \$0.36 | 5.10% | \$877 |
| Repair & Maintenance | | \$0.33 | 5.92% | \$800 |
| Management | | \$0.14 | 4.70% | \$342 |
| Replacement Reserves | | \$0.10 | 2.34% | 400 |
| Total Operating Expenses | | <u>\$1.60</u> | <u>22.56%</u> | <u>\$3,858</u> |
| Net Operating Income | | \$3.22 | 77.44% | \$13,242 |
| Overall Capitalization Rate @ 7.00% | | | | 0.0700 |
| Indicated Market Value | | | | <u>\$189,171</u> |
| | | | Rounded: | \$190,000 |

INCOME APPROACH – Cont'd.

Test For Reasonableness

The gross rental income of the subject duplex was previously estimated to be \$18,000 and the indicated market value was previously estimated to be \$190,000. To test this market value for reasonableness the Gross Rent Multiplier (GRM) was used as the basis of valuation. Gross Rent Multiplier (GRM) is defined as, "the relationship or ratio between the sale price or value of a property and its periodic gross rental income." (Page 91, *The Dictionary of Real Estate Appraisal*, 5th Edition, Appraisal Institute).

In the gross rent multiplier technique, the gross monthly rental income is multiplied by an appropriate gross rent multiplier to produce a value indication. The best method of selecting a gross rent multiplier is from market data. We were able to derive market gross rent multipliers from the five comparable sales and listing included in the Sales Comparison Approach. In addition, we included two recent duplex sales in Franklin, Williamson County, TN, which are identified below as Sales 5 & 6. These comparables produced the following indicated gross rent multipliers, and are shown as follows:

| Gross Rent Multiplier Summary | | | |
|--------------------------------------|------------------|-------------------|------------|
| Sale | Sale Date | Year Built | GRM |
| 1 | 5/21/2012 | 1941 | 5.45 |
| 2 | 4/14/2011 | 1903 | 7.41 |
| 3 | 2/2/2012 | 1920 | 6.44 |
| 4 | 9/13/2013 | 1940 | 7.63 |
| 5 | 10/17/2014 | 1981 | 8.69 |
| 6 | 10/9/2012 | 1964 | 10.32 |
| List | N/a | 1927 | 7.95 |

The gross rent multipliers reflected by the comparable sales and listing and the two supplemental sales included above form a range from 5.45 to 10.32, with average and median indications of 7.70 and 7.63, respectively. These sales are considered similar to the subject, and this data provides a basis from which to estimate an appropriate gross rent multiplier to apply to the subject's gross monthly rental income.

The subject is located in a very active rental market and good location neighborhood, within close proximity to Columbia Pike. The improvements appear to have been well maintained and are in average physical condition based on their age. Based on the overall gross rent multipliers reflected by the most recent comparable sales, and taking into consideration the historically strong market conditions in the subject's neighborhood, we believe an appropriate gross rent multiplier should fall at the upper end of the range, or 10%.

Indicated Value by Income Capitalization Approach

| <u>PGI</u> | | <u>GRM</u> | = | <u>Indicated Value</u> |
|------------|---|------------|---|------------------------|
| \$18,000 | X | 10.0 | = | \$180,000 |

Conclusion

The value indication produced in the income capitalization approach of **\$190,000** is supported by the \$180,000 value derived by the gross rent multiplier technique and is therefore considered to be a reliable indication of market value.

17. EXPLANATION and/or BREAKDOWN OF LAND VALUES:

(A) VALUATION OF LAND

| | | | | | | | | | | | | | | | |
|------|---------------|------|-------------------------------------|------|--------------------------|------|--------------------------|-----|--------------------------|---|----|------------------|-----------------------|----|--------------------|
| LAND | <u>28,488</u> | S.F. | <input checked="" type="checkbox"/> | F.F. | <input type="checkbox"/> | ACRE | <input type="checkbox"/> | LOT | <input type="checkbox"/> | @ | \$ | <u>\$6.00/SF</u> | (Average) Per Unit | \$ | <u>170,000 (r)</u> |
| LAND | | S.F. | <input type="checkbox"/> | F.F. | <input type="checkbox"/> | ACRE | <input type="checkbox"/> | LOT | <input type="checkbox"/> | @ | \$ | | (Average) Per Unit | \$ | |
| LAND | | S.F. | <input type="checkbox"/> | F.F. | <input type="checkbox"/> | ACRE | <input type="checkbox"/> | LOT | <input type="checkbox"/> | @ | \$ | | (Average) Per Unit | \$ | |
| LAND | | S.F. | <input type="checkbox"/> | F.F. | <input type="checkbox"/> | ACRE | <input type="checkbox"/> | LOT | <input type="checkbox"/> | @ | \$ | | (Average) Per Unit | \$ | |
| LAND | | S.F. | <input type="checkbox"/> | F.F. | <input type="checkbox"/> | ACRE | <input type="checkbox"/> | LOT | <input type="checkbox"/> | @ | \$ | | (Average) Per Unit | \$ | |

REMARKS

18. APPROACHES TO VALUE CONSIDERED

| | | | | |
|------------------------|--|---|----|----------------|
| (A) Indicated Value of | <input checked="" type="checkbox"/> Entire Tract | <input type="checkbox"/> Part Affected from SALES COMPARISON APPROACH | \$ | <u>340,000</u> |
| (B) Indicated Value of | <input checked="" type="checkbox"/> Entire Tract | <input type="checkbox"/> Part Affected from COST APPROACH | \$ | <u>348,000</u> |
| (C) Indicated Value of | <input checked="" type="checkbox"/> Entire Tract | <input type="checkbox"/> Part Affected from INCOME APPROACH | \$ | <u>190,000</u> |

(D) RECONCILIATION: (Which approaches were given most consideration) (Single-Point Conclusion Should be Reasonably Rounded)
 The value indications from the Cost and Sales Comparison approaches form range from \$340,000 to \$348,000, reflecting a spread of 2.35%. The value indication from the Income Capitalization Approach is significantly lower than the other two approaches. This is due to the fact that the Income Approach utilizes the Direct Reversion. Given that the subject is located in an area that is in a state of transition, with redevelopment very likely at some point in the future, the existing income stream is not a truly reflective measure of the market value of the property. Consequently, the Income Capitalization Approach is given little emphasis in the final value conclusion. Since both the Sales Comparable Approach and Cost Approach include the current land value, which does reflect the redevelopment potential of the property at some point in the future, most emphasis was placed on the value conclusions from these two approaches. Therefore, the market value estimate for the subject improvements is estimated to be \$345,000, which includes \$175,000 allocated to improvements and \$170,000 allocated to land value.

| | | | | | | |
|--------------------------------------|--|---|----------------|----------------|----|----------------|
| 19. FAIR MARKET VALUE of | <input checked="" type="checkbox"/> Entire Tract | <input type="checkbox"/> Part Affected..... | \$ | <u>345,000</u> | | |
| (A) TOTAL AMOUNT DUE OWNER if | <input type="checkbox"/> Entire Tract | <input checked="" type="checkbox"/> Part Affected Acquired..... | \$ | <u>196,000</u> | | |
| (B) AMOUNT ATTRIBUTABLE TO: | Land | \$ | <u>170,000</u> | Improvements | \$ | <u>175,000</u> |

REMARKS

- Improvement 1: \$168,000
- Improvement 2: \$1,000
- Improvement 3: \$5,000
- Improvement 4: \$1,000

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT..... \$345,000

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

A. X Land Acquired (Fee) 3,249 S.F. @ \$6.00/SF \$19,494
 _____ Land Acquired (Fee) _____ S.F. Ac. @ _____
 Drainage Esmt. _____ S.F. Ac. @ _____
 Slope Esmt. 132 S.F. Ac. @ \$3.00 \$396
 Const. Esmt. 990 S.F. Ac. @ \$1.80 \$1,782

B. Improvements Acquired (Indicate which improvements by showing structure numbers)

Improvements 1-4 \$175,000

C. Value of Part Acquired Land & Improvements (Sub-Total)..... 196,622

D. Total Damages (See Explanation, Breakdown and Support on Sheet 2A-9).

E. Sum of A, B and D: 196,622

F. Benefits: (Explain and deduct from D. Amount must not exceed incidental damages).... \$0

G. TOTAL AMOUNT DUE OWNER; if only part is Acquired..... 196,000 (r)

21. VALUE OF REMAINDER (See 2A-9 for Documentation of Remainder Value)

A. LAND REMAINDER

Left 25,239 S.F. Ac. @ _____
 _____ S.F. Ac. @ _____
 _____ S.F. Ac. @ _____
 Right _____ S.F. Ac. @ _____
 _____ S.F. Ac. @ _____
 _____ S.F. Ac. @ _____

| AMOUNT PER UNIT | | DAMAGES | | REMAINING VALUE |
|-----------------|--------|---------|---------|-----------------|
| BEFORE | AFTER | % | \$ | |
| \$6.00 | \$6.00 | 0% | 151,434 | \$151,434 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

REMAINDER VALUE OF LAND..... \$ 151,434
 LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A..... \$ 2,178
 LESS COST TO CURE (Line 20-D)..... \$
 TOTAL REMAINDER VALUE OF LAND..... \$ 149,256

B. IMPROVEMENTS REMAINDER

Improvement No. _____
 Improvement No. _____
 Improvement No. _____
 Improvement No. _____
 Improvement No. _____

| BEFORE VALUE | DAMAGES | | REMAINING VALUE |
|--------------|---------|----|-----------------|
| | % | \$ | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

REMAINDER VALUE OF IMPROVEMENTS..... 0
 LESS COST TO CURE ITEMS..... 0
 TOTAL REMAINDER VALUE OF LAND & IMPROVEMENTS..... \$149,000 (r)

REMARKS: None.

SUMMARY OF REMAINDER
APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS
(Supplement to Items 20 and 21, Pages 2A-8)

A full narrative description of the remainder (s) must be given on all partial acquisitions. The after value estimates, both land and improvements shall be documented and supported by one or more of the applicable approaches to value.

23. HIGHEST AND BEST USE AFTER ACQUISITION:

The highest and best use of the left remainder, which consists of 25,239 SF (0.579 acres), will remain unchanged after the acquisition.

24. DESCRIBE REMAINDER (S):

Upon completion of the project, Duplex Road will include a ±9'-wide asphalt, multi-purpose walking path located along the northern R.O.W of Duplex Road. In addition, a ±5'-wide concrete sidewalk will be located along the southern R.O.W. of Duplex Road. In the "after situation" Duplex Road will be curbed and guttered along the subject's frontage. Erosion control measures (fill slope) will be in place within the slope easement area. Duplex Road will consist of three lanes, including two (2), travel lanes (east & west) and one (1) center turning lane.

According the Plans and R.O.W. Acquisition Table provided by the Tennessee Department of Transportation, there will be a remainder area to the left of the center line containing 25,239 SF. The remainder will change slightly in terms of size from the "before situation" by the fee acquisition, which includes a rectangular-shaped, 0.031 acre (3,249 SF) area along the northern proposed R.O.W. Based on the 990 SF T.C.E and 132 SF slope easement area, the remainder area to the right of the centerline will have the same basic characteristics before and after acquisition. Prior to the project, the subject was "L"-shaped, and will remain "L"-shaped based on the relatively small acquisition area. The topography of the tract will remain unchanged from the "before situation"; however, a small fill slope will exist outside of the proposed R.O.W. The slope easement consists of a fill slope on a 4:1 grade. Frontage in the "after situation" will remain basically unchanged. In the "before situation", there are two gravel drives providing access. In the "after situation", at the request of the owner, access will be provided by one (1), centrally located curb cut. The subject will benefit directly from these improvements, offsetting any incidental damages to the remainder. Consequently, the land market value of the remainder after the acquisition is unchanged from the before situation.

The main difference between the remainder and the property before the acquisition is the existing improvements will be removed.

Fee Acquisition: The 3,249 SF fee acquisition is valued at 100% of fee value, or \$6.00/SF.

Slope Easement: This acquisition includes one fill slope easement area totaling 132 SF of land area. The slope easement area consists of an irregular-shaped strip of land outside the existing and proposed ROW of Duplex Rd. The slope easement will consist of cut slope on a 4:1 grade in the "after situation" and should be reasonably easy to maintain by the property owner. The slope easement area can also still be used to meet setback requirements, lot coverage ratios, etc. Consequently, this acquisition is valued at 50% of fee value or \$3.00/SF (\$6.00/SF x 50%).

Temporary Construction Easement: The T.C.E contains 990 SF. The irregular rectangle-shaped T.C.E. is 8'-12' wide and extends the entire length of the subject's southern border area and is adjacent to and north of the slope easement and proposed R.O.W, which parallel the north side of Duplex Road. A construction easement will be utilized for the placement of traffic control, temporary runaround, erosion control and work zone. An annual rental rate of 10% of fee value for the three year anticipated time frame (30%) is considered to be reasonable. Calculated as follows: \$6.00/SF x 30% = \$1.80 per SF for the TCE.

| | |
|---|-----|
| 25. Amount of DAMAGE This Page To--2A-8, Item 20-D | \$0 |
| (A) Amount of BENEFITS This Page To--2A-8, Item 20-F | \$0 |

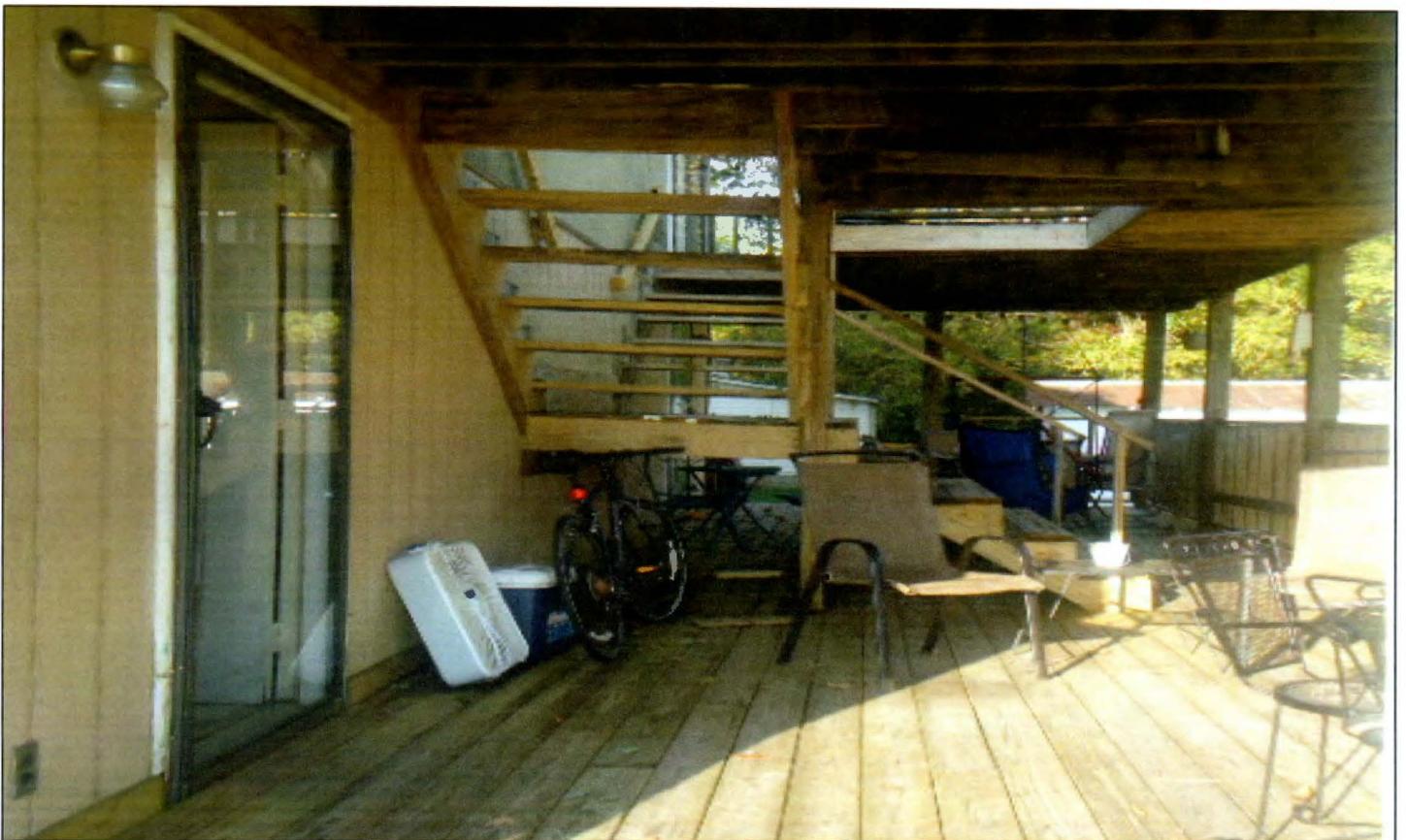
PHOTOGRAPHS

26.

An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



View of Covered Front Porch



View of Rear Deck

State Project No. 60LPLM-F2-019 County MAURY Tract No. 31
Federal Project No. STP-M-(9) Name of Appraiser Ted A. Boozer, MAI

PHOTOGRAPHS

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Westerly View of ROW, Slope & TCE Acquisition Areas



Easterly View of ROW, Slope & TCE Acquisition Areas

State Project No. 60LPLM-F2-019 County MAURY Tract No. 31
Federal Project No. STP-M-(9) Name of Appraiser Ted A. Boozer, MAI

PHOTOGRAPHS

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Northerly View of Western Border & Gravel Drive; Note: TCE Marker in Right Background



Northerly View of Eastern Border & Gravel Drive

PHOTOGRAPHS

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View of Acquisition Areas Within The Western Portion of Site



View of Northern (Rear) Portion of Subject Site

State Project No. 60LPLM-F2-019 County MAURY Tract No. 31
Federal Project No. STP-M-(9) Name of Appraiser Ted A. Boozer, MAI

PHOTOGRAPHS

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UNIT 2531 (1st Level): Living Room



UNIT 2531 (1st Level): Kitchen

PHOTOGRAPHS

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UNIT 2531 (1st Level): Bedroom



UNIT 2531 (1st Level): Bath

PHOTOGRAPHS

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UNIT 2531: Stairway to 2nd Level



Unit 2531 (2nd Level): Bedroom

State Project No. 60LPLM-F2-019 County MAURY Tract No. 31
Federal Project No. STP-M-(9) Name of Appraiser Ted A. Boozer, MAI

PHOTOGRAPHS

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Unit 2531 (2nd Level): Bath



Unit 2533 (1st Level): Living Room

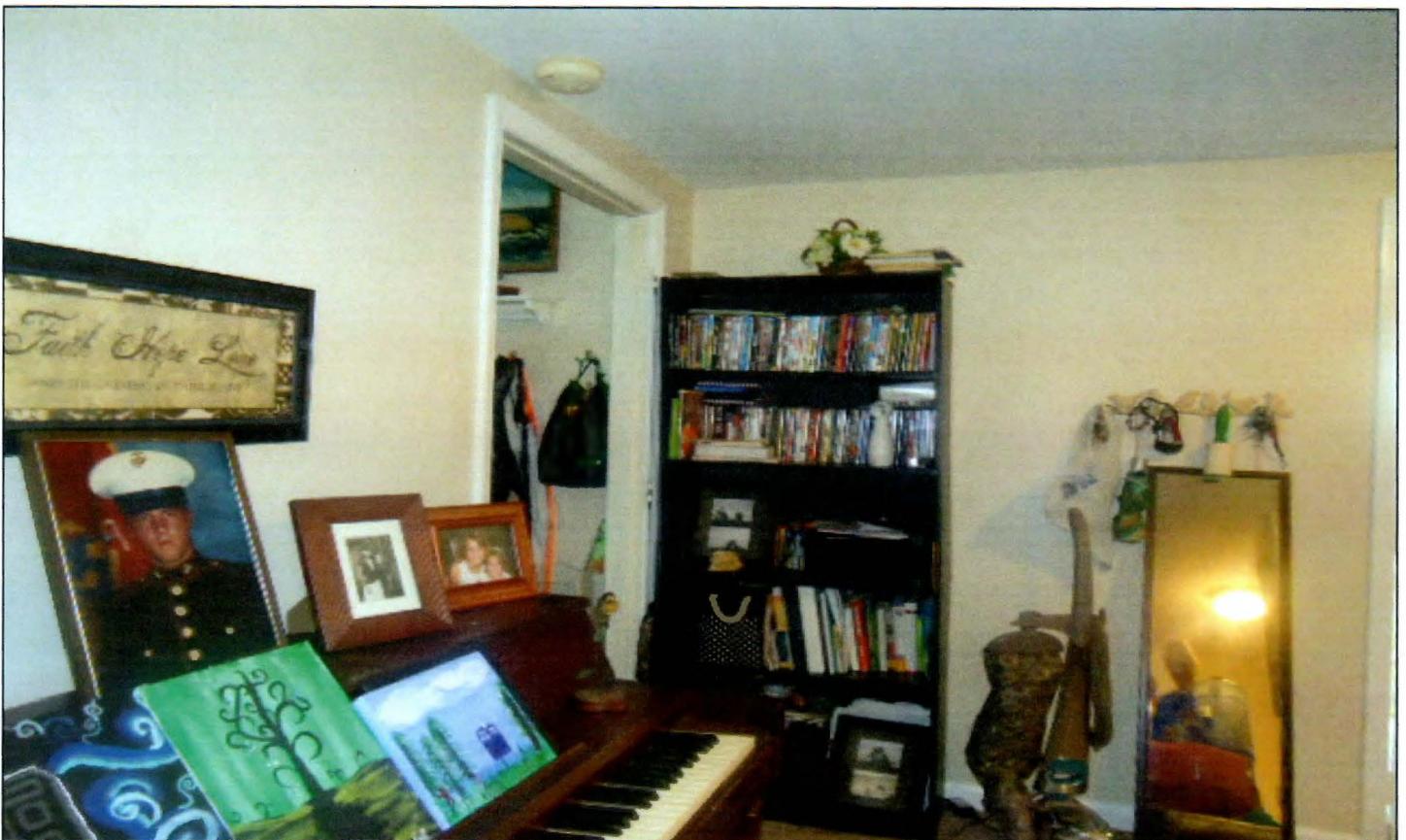
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Unit 2533 (1st Level): Kitchen



Unit 2533 (1st Level): Living Room

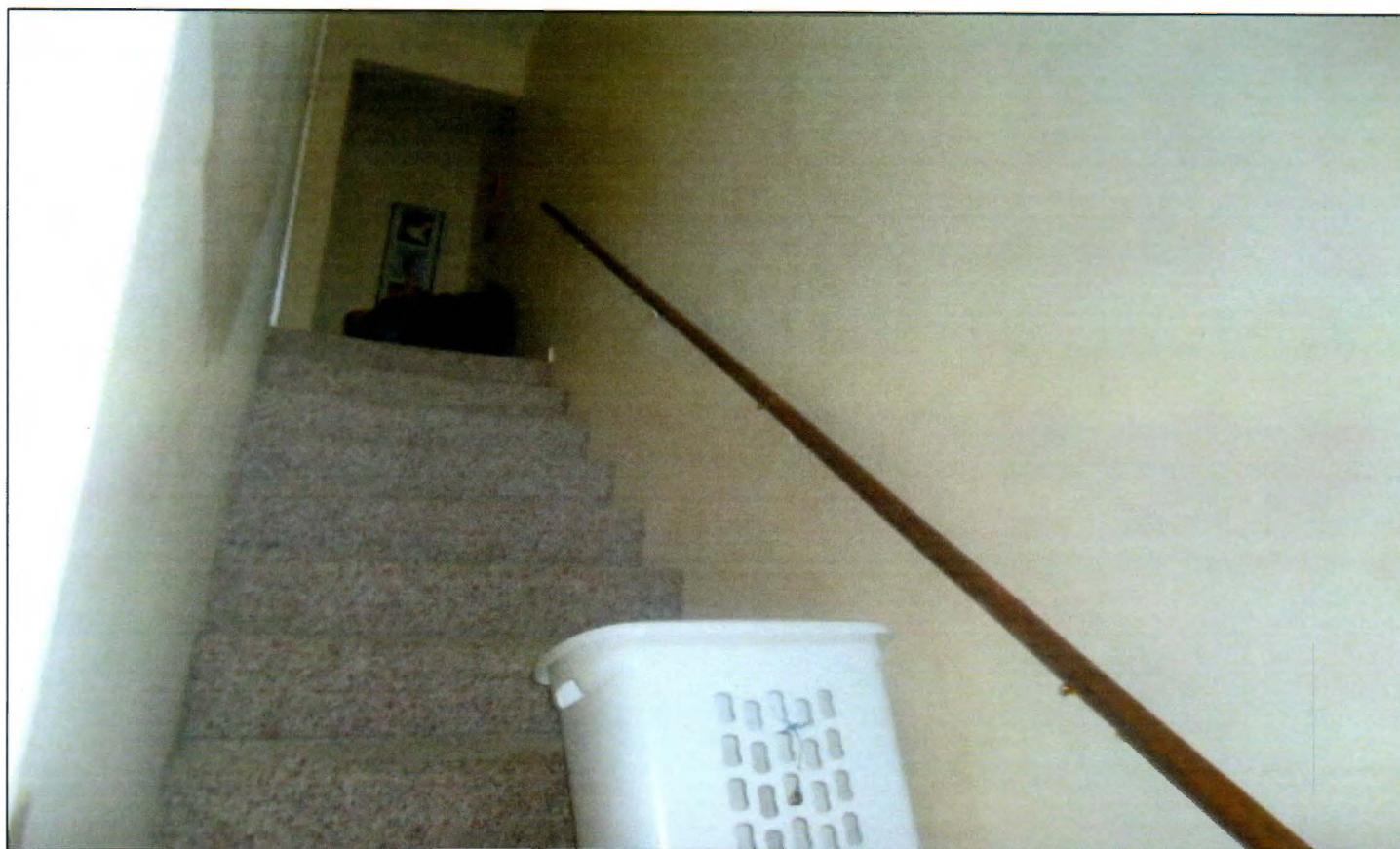
PHOTOGRAPHS

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Unit 2533 (1st Level): Bath



Unit 2533: Stairway to 2nd Level

SKETCH PAGE

Case No. SR 247 Duplex Road

File No. Tract 31 Vaughn

Property Address 5531-5533 Duplex Road

Cty. Spring Hill

State TN

Zp 37174

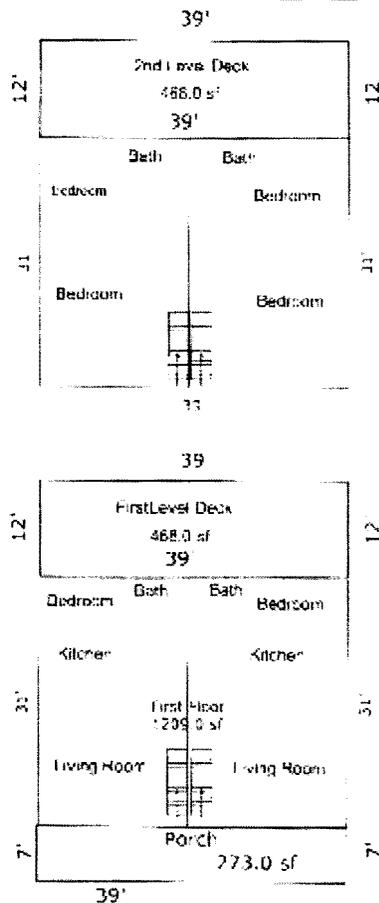
Bottomer

Lender/Credit City Of Spring Hill

Appraiser Name Boozer

SUBJECT

IMPROVEMENTS SKETCH



Comments

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

| Code | Description | Net Size | Net Totals |
|------|----------------|----------|------------|
| GLA1 | First Floor | 1209.00 | |
| | Second Floor | 1209.00 | 2418.00 |
| P/D | 2nd Level Deck | 468.00 | |
| | 1st Level Deck | 468.00 | |
| | Porch | 273.00 | |
| | | | 1209.00 |

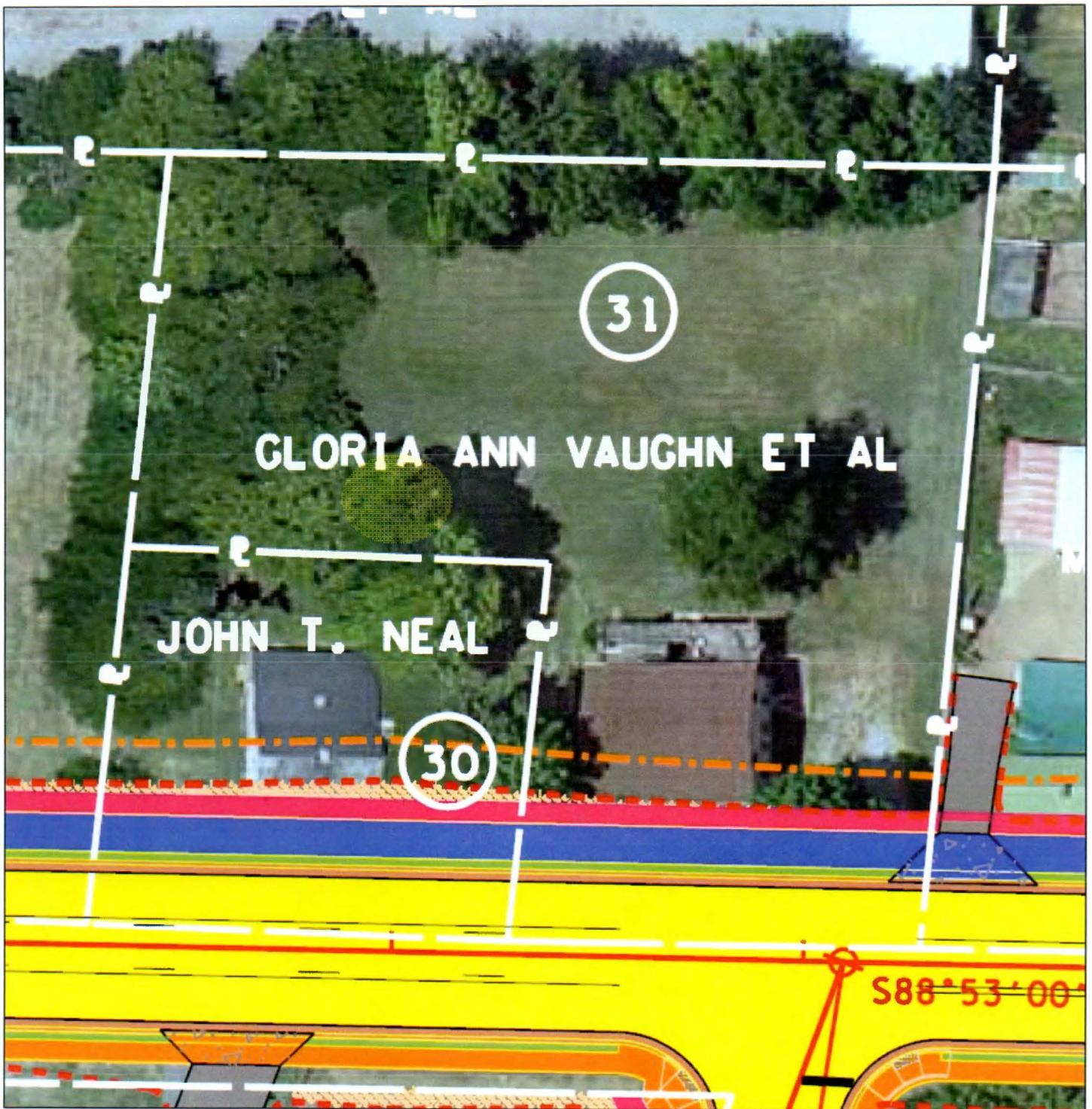
LIVING AREA BREAKDOWN

| Breakdown | | Subtotals |
|--------------|--------|-----------|
| First Floor | | |
| 31.0 | x 39.0 | 1209.00 |
| Second Floor | | |
| 31.0 | x 39.0 | 1209.00 |

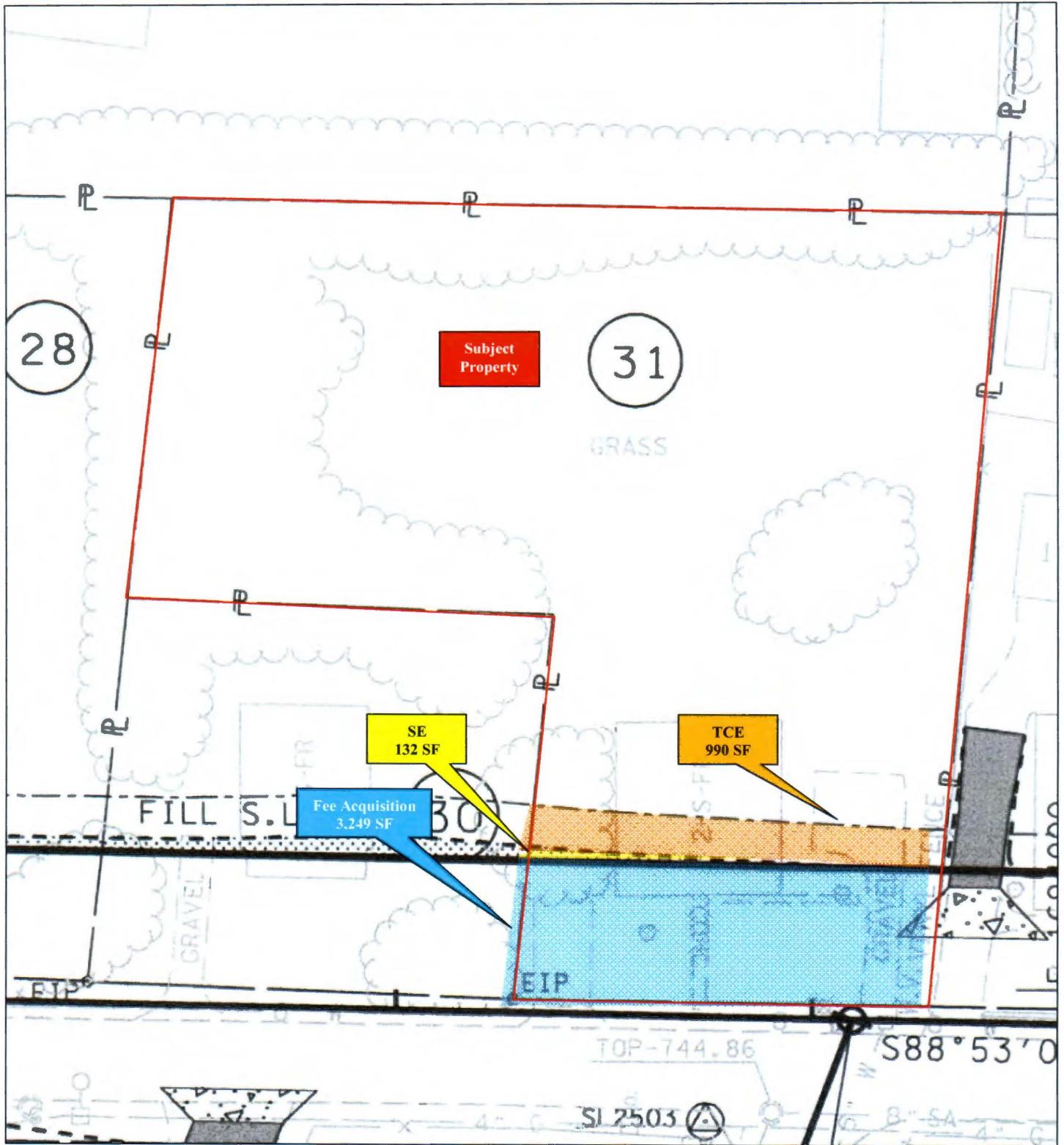
Net LIVABLE Area (rounded) 2418 2 Items (rounded) 2418

AREA CALCULATIONS

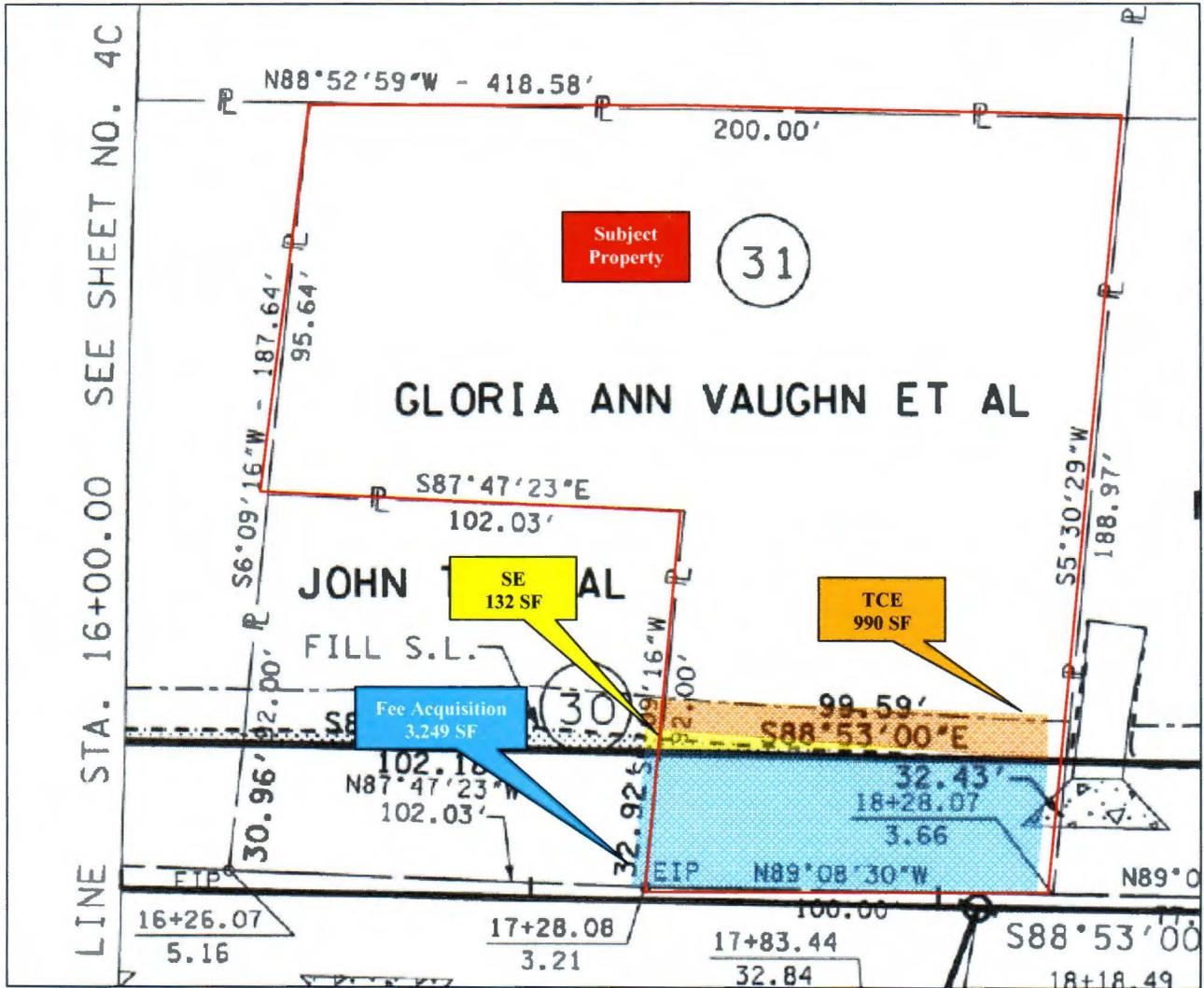
ENGINEER OVERLAY MAP



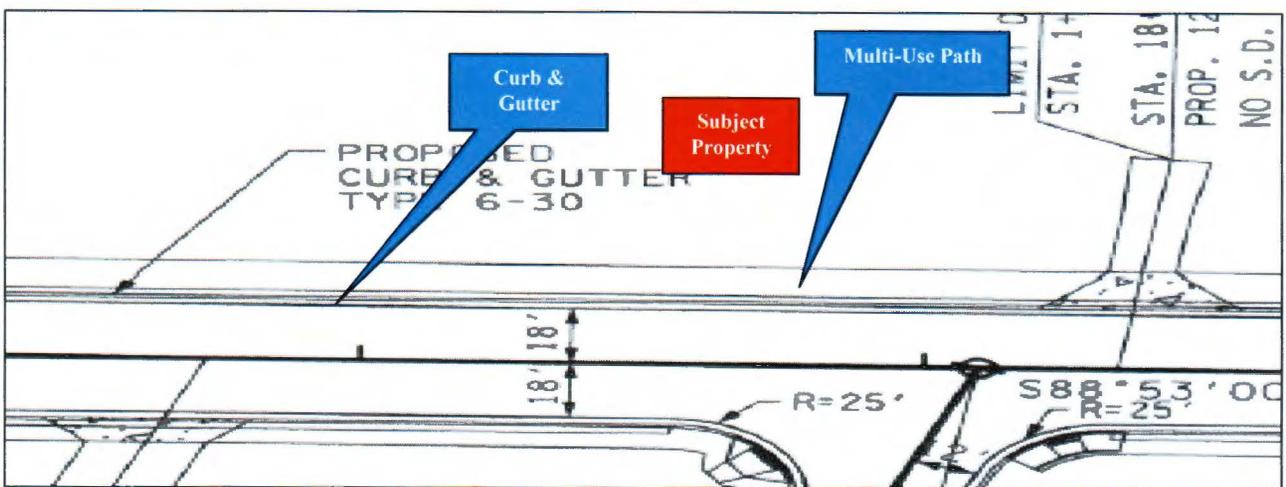
RIGHT-OF-WAY MAP – PRESENT LAYOUT



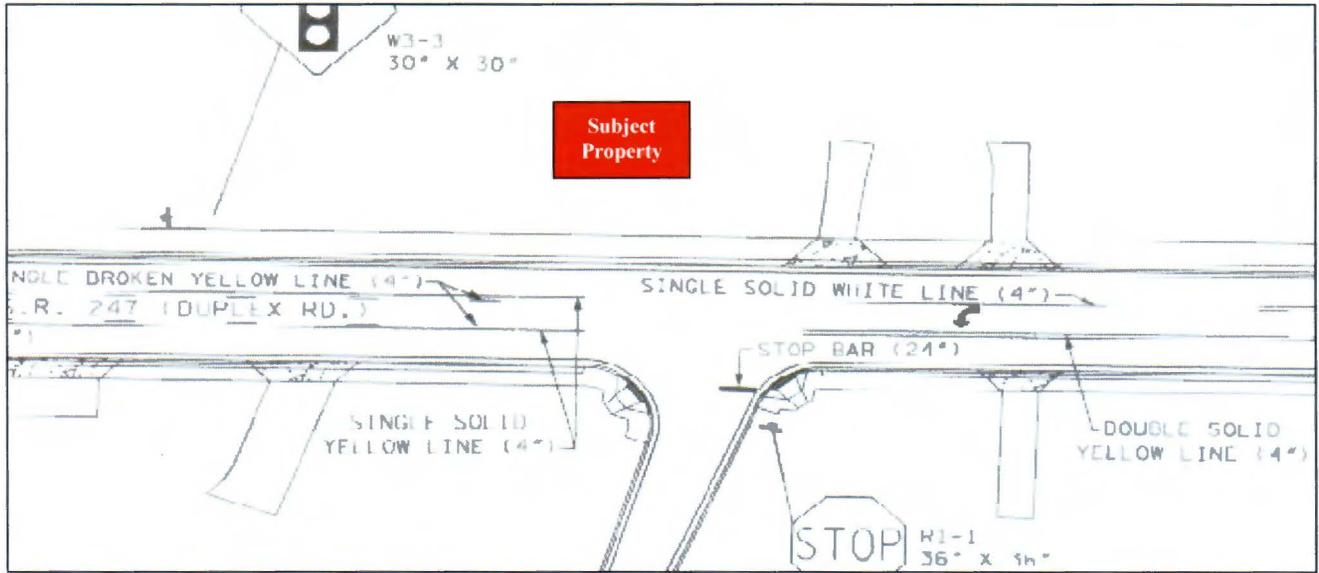
RIGHT-OF-WAY MAP – ROW LAYOUT



RIGHT-OF-WAY MAP – PROPOSED LAYOUT



SIGNING & PAVEMENT MARKINGS



PURPOSE OF APPRAISAL

The purpose of the appraisal is to estimate the amount due the property owner as a result of acquisition of all, or a portion of, the property for a proposed intersection improvement right-of-way project. The value estimate in this report is based on market value. See "Definition of Market Value" below.

DEFINITION OF MARKET VALUE

All estimates of value prepared for agency acquisitions shall be based on "market value" –as defined and set forth in the *Tennessee Pattern Jury Instructions* 2nd Edition to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied".

PROPERTY RIGHTS APPRAISED

Basic underlying property rights considered herein are those of a 100% ownership position in Fee Simple, defined as: "absolute ownership, unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." *The Appraisal of Real Estate, 14th ed. Chicago, IL.*

The proposed acquisition consists of a fee acquisition and/or easement rights for the proposed intersections improvement project. The easement rights, if any, consist of the acquisition of less than fee simple title and in these cases the extent of the property rights conveyed have been considered in arriving at the estimate of value.

Any and all liens have been disregarded. The property is assumed to be free and clear of all encumbrances except easements or other restrictions as noted on the title report or during physical inspection of the property and mentioned in this report.

INTENDED USE

The intended use of this appraisal is to assist the City of Spring Hill, Tennessee in Right-of-Way acquisition or disposition.

INTENDED USER

The intended user of this report is the City of Spring Hill, Tennessee.

NOTE: If this appraisal is limited to the area affected by the acquisition for the proposed project and consists of only a part of the whole property, the value for the portion appraised cannot be used to estimate the value of the whole by mathematical extension.

Plans for the proposed construction, including cross sections of cuts and fills for the subject property, have been considered in arriving at the estimates of market value.

ATTACHMENTS

Sales information and/or other pertinent information, which is part of this appraisal report and referenced in the text of this appraisal, can be found:

- attached at the end of this report.
- in a related market data brochure prepared for this project and which becomes a part of this report.

SIGNIFICANT OBSERVATIONS AND LIMITING CONDITIONS

This appraisal is based on information provided by the property owner, public officials, property managers, real estate professionals, and other reliable sources, and is believed to be accurate. There were no extraordinary assumptions implemented in deriving a market value estimate as part of this appraisal.

It is important to note, due to the southern portion of the existing structure's location within the acquisition areas; plans include removal of the structure from the subject site and the relocation of the existing tenants.

EXPOSURE TIME

It is understood that in order for the subject property to achieve the market value estimated herein, an exposure time of 4 months or less is required assuming competent marketing efforts.

SCOPE OF WORK

The City of Spring Hill has requested an appraisal to estimate the market value of the property described herein for the purpose of acquisition or disposition. In accordance with the client's request, appropriate/required inspections and investigations have been conducted to gain familiarity with the subject of this report and the market in which it would compete if offered for sale.

Reliable data-subscription services have been utilized as the primary search tool for transfers of vacant land as well as improved properties. Deeds have been read and interviews with property owners and project-area real estate professionals conducted to the extent necessary to gain clarity and market perspective sufficient to develop credible opinions of use and value. Where construction costs are an integral part of the valuation pursuit, national cost services have been employed, but supplemented by local suppliers and contractors where necessary.

Applicable and customary approaches to value have been considered. Each of the traditional approaches to value has been processed or an explanation provided for the absence of one or more in the valuation of the subject property. For acquisition appraisals, furnished Right-of-Way plans have been utilized to visualize the property in an after-state where there is a remainder. Damages and/or special benefits have been considered for all remainders. As well, for acquisition appraisals, a "Formal" appraisal includes all real property aspects of the "Larger Parcel" as defined in this report or the tract as shown on the right-of-way plans, in the acquisition table, or extant on the ground at the time of inspection or date of possession. A "Formal Part-Affected" appraisal generally constitutes something less than a consideration of the entire tract, but in no way eliminates appropriate analyses, or diminishes the amount due owner had a "Formal" appraisal been conducted.

Acquisition appraisals are conducted in accordance with Tennessee's State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages.

ASSUMPTIONS, EXTRAORDINARY ASSUMPTIONS, HYPOTHETICAL CONDITIONS, AND LIMITING CONDITIONS

This appraisal report has been made with the following assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions:

- (1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) The value estimate is based on building sizes calculated by the appraiser from exterior dimensions taken during the inspection of the subject property. Land areas are based on the Acquisition Table unless otherwise noted in this report.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- 11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

**ASSUMPTIONS, EXTRAORDINARY ASSUMPTIONS, HYPOTHETICAL CONDITIONS, AND
LIMITING CONDITIONS (continued)**

- (12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- (13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
- (14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- (15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- (16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.
- (17) The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could affect the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of the subject property.
- (18) The public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b). Source: FAQ 213
- (19) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.
- (20) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

CERTIFICATE OF APPRAISER

I certify that to the best of my knowledge and belief:

- (1) The statements of fact contained in this appraisal are true and correct.
- (2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- (3) I have no (or the specified) present or prospective interest in the property that is the subject of this report, and no (or the specified) personal interest with respect to the parties involved.
- (4) That I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- (5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- (6) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- (7) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- (8) My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice, Uniform Act, and TDOT Guidelines for Appraisers.*
- (9) I have made a personal inspection of the property that is the subject of this report. (If more than one person signs the certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property). I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.
- (10) John B. Cox, State of Tennessee Certified General Real Estate Appraiser, provided significant real property appraisal assistance to the person signing this certification.
- (11) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the State of Tennessee with without , the assistance of Federal-aid highway funds, or other Federal funds.
- (12) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.
- (13) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.
- (14) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill or officials of the TDOT or the Federal Highway Administration and I will not do so until so authorized by State officials, or until I am released from this obligation by having publicly testified to such findings.

(15) THAT the OWNER (Name) Ms. Gloria Anne Vaughn were contacted on (Date) 7/8/2014 & 10/1/2014

In Person By Phone *By Mail, and was given an opportunity for he or his designated representative

(Name) Mr. Clinton Gilbreath to accompany the appraiser during his or her inspection of the subject property.

The owner or his representative Declined Accepted to accompany appraiser on (Date) 11/1/2014

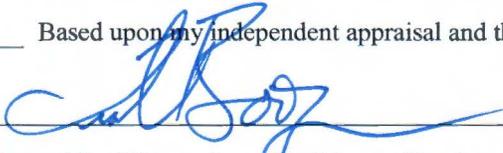
*If by mail attach copy to 2A-12

Date(s) of inspection of subject 11/1/2014 & 12/1/2014

Date(s) of inspection of comparable sales 12/1/2014

- (16) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.
- (17) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.
- (18) That my (our) opinion of the fair market value of the acquisition as of the 1st day of November, 2014

is \$196,000 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature  Date of Report 2/2/2015

State of Tennessee Certified General Real Estate Appraiser License Number CG-973

State Project No. 60LPLM-F2-019 County MAURY Tract No. 31

Federal Project No. STP-M-(9) Name of Appraiser Ted A. Boozer, MAI

AERIAL PHOTOGRAPH



PHOTOGRAPH



State Project No. 94092-1224-14 County WILLIAMSON Sale No. DS1
Federal Project No. STP/HPP-247(10) Name of Appraiser Ted A. Boozer, MAI

**RESIDENTIAL AND RURAL
MARKET DATA
(Sale DS4)**

Address or General Location 942AB Glass Street, Franklin, Williamson County, Tennessee

Directions to Property From Franklin take Hwy 96 W; right on 11th Avenue N; right on Glass Street to property on the Left.

Tax Map and Parcel No. 78B/B/26.01 Book 6402 Page 686 Property Rights Fee simple

Grantor Julio Nava, Etux Grantee Brian Bailey, Etux

Date of Sale 9/13/2013 Verified Consideration \$102,000 Verified Buyer's Agent

Financing: Type N/a Interest Rate N/a Terms N/a

MOTIVATION OF SALE Out of Town Seller

Land: Dimensions 50.0' x 213.0' Sq. Ft. 10,650 Acres 0.25

Zoning R-6 (Historic Core District) Highest and Best Use: Multi-Family

OFF SITE IMPROVEMENTS: Paved Street Gravel Road Sidewalk Curb Gutters

UTILITIES AVAILABLE: Water Electric Telephone Gas Sewers Septic System

Structure No. 1 No. Stories 1 Function Duplex Construction Wood Frame

Quality Average Condition Average Roof Gable/Comp. Shingle Age: Actual 42 Effective 38

Plumbing Electrical Heating System Electric Air Cond. Central

Fireplace Insulation: Floors Walls Ceiling None

No. Rooms 10 Bedrooms 4 Baths 2 Kitchen, Built-ins

Area Above Grade: 1st Floor 1,824 SF 2nd Floor 3rd Floor Total 1,824

Basement- Fin. Area Unfin. Area Floors/Walls Attic: Fin. Unfin.

Garage: Area Carport Attach. Detach. Built-in Fin. Unfin.

Porches/Patios/Decks: (Description & Dimensions) 5' x 29' covered concrete block front porch with wrought iron rails; 4' x 24' covered rear deck; 15' x 8' concrete pad in backyard

OTHER IMPROVEMENTS

| Function | Construction | Condition | Contributing Value |
|----------|--------------|-----------|--------------------|
| (A) | | | |

COMMENTS:
This is the sale of a 1,824 SF, 1-story duplex is located along the north side of Glass Street, in Franklin, Williamson County, TN. Construction features include wood framing and brick exterior and a gable/hip roof with composition shingle cover. The two units contain 2 bedrooms, one full bath, a kitchen and a living room. Other improvements include a gravel drive and manicured lawn. Constructed in 1972, the improvements are considered to be in average physical condition. At the time of sale, the units were listed for \$600/month. The property was listed for \$122,000 and sold for \$102,000 on September 13, 2013. Verified by Ms. Deborah Dawson @ Coldwell Banker Barnes (615-485-1559). According to Ms. Dawson, the seller was motivated based on moving out of town and the transaction price reflected a "somewhat" below market price. Therefore, we applied an upward conditions of sale adjustment of ±8% (\$8,000)

| | |
|--|------------|
| VERIFIED Sale Price | \$ 102,000 |
| (1) Adj. for Property Rights Conveyed | \$ |
| (2) Adj. for Financing Terms | \$ |
| (3) Adj. for Conditions of Sale | \$ 8,000 |
| CASH EQUIVALENT Sales Price of Comparable Sale | \$ 110,000 |

Sales Amount Attributable to Land \$ 25,000 Sales Amount Attributable to Improvements \$ \$85,000

Adjusted Unit of Comparison of Building to Include Land: \$60.31 Per Square Foot

State Project No. 94092-1224-14 County WILLIAMSON Sale No. DS4
Federal Project No. STP/HPP-247(10) Name of Appraiser Ted A. Boozar, MAI

AERIAL PHOTOGRAPH



PHOTOGRAPH



State Project No. 94092-1224-14 County WILLIAMSON Sale No. DS4
Federal Project No. STP/HPP-247(10) Name of Appraiser Ted A. Boozer, MAI

AERIAL PHOTOGRAPH



PHOTOGRAPH



RESIDENTIAL AND RURAL
MARKET DATA

Address or General Location 1406 School Street, Columbia, Maury County, Tennessee

Directions to Property From Highway 31S in Columbia; turn right on S. Main Street to Highland Ave.; right onto 14th Street; Right onto School Street to property on the left.

Tax Map and Parcel No. 100L/B/13.00 Book N/A Page N/a Property Rights Fee simple

Grantor Laron Taylor Grantee N/a

Date of Sale N/A Verified Asking Price \$105,000 Verified Listing Agent

Financing: Type N/a Interest Rate N/a Terms N/a

MOTIVATION OF SALE Typical

Land: Dimensions 100' x 90' x 93.68' x 98.88' Sq. Ft. 9,278 Acres 0.213

Zoning R-6 Highest and Best Use: Medium to High Residential

OFF SITE IMPROVEMENTS: Paved Street Gravel Road Sidewalk Curb Gutters

UTILITIES AVAILABLE: Water Electric Telephone Gas Sewers Septic System

Structure No. 1 No. Stories 2 Function Duplex Construction Wood Frame

Quality Average Condition Average Roof Gable/Comp. Shingle Age: Actual 27 Effective 27

Plumbing Electrical Heating System Electric Air Cond. Central

Fireplace Insulation: Floors Walls Ceiling None None

No. Rooms 12 Bedrooms 4 Baths 4 Kitchen, Built-ins

Area Above Grade: 1st Floor 1,044 SF 2nd Floor 1,044 SF 3rd Floor Total 2,088

Basement- Fin. Area Unfin. Area Floors/Walls Attic: Fin. Unfin.

Garage: Area Carport Attach. Detach. Built-in Fin. Unfin.

Porches/Patios/Decks: (Description & Dimensions) 30 SF concrete covered porch with metal railing; Two (2) wood rear decks measuring 10' x 12' each.; concrete driveway & sidewalks

OTHER IMPROVEMENTS

| Function | Construction | Condition | Contributing Value |
|----------|--------------|-----------|--------------------|
| (A) | | | |

COMMENTS:
This is the listing of a 2,088 SF, 2-story duplex located along the west side of School Street, in Columbia, Maury County, TN. Construction features include wood framing and vinyl siding exterior and a gable/hip roof with composition shingle cover. The two units contain 2 bedrooms, one full bath, one 1/2-bath, a kitchen and a living room. Other improvements include a gravel drive, a concrete drive, sidewalk, and manicured lawn. Constructed in 1987, the improvements are considered to be in average. Existing rent is \$600/month for one unit and \$500/month one unit. The property is currently listed for \$105,000 and has been on the market ±3 months. Verified by Mr. Harold Taylor with Benchmark Realty (931-215-7348).

VERIFIED Asking Price.....\$ 105,000

(1) Adj. for Property Rights Conveyed \$

(2) Adj. for Financing Terms \$

(3) Adj. for Conditions of Sale \$

CASH EQUIVALENT Sales Price of Comparable Sale \$ 105,000

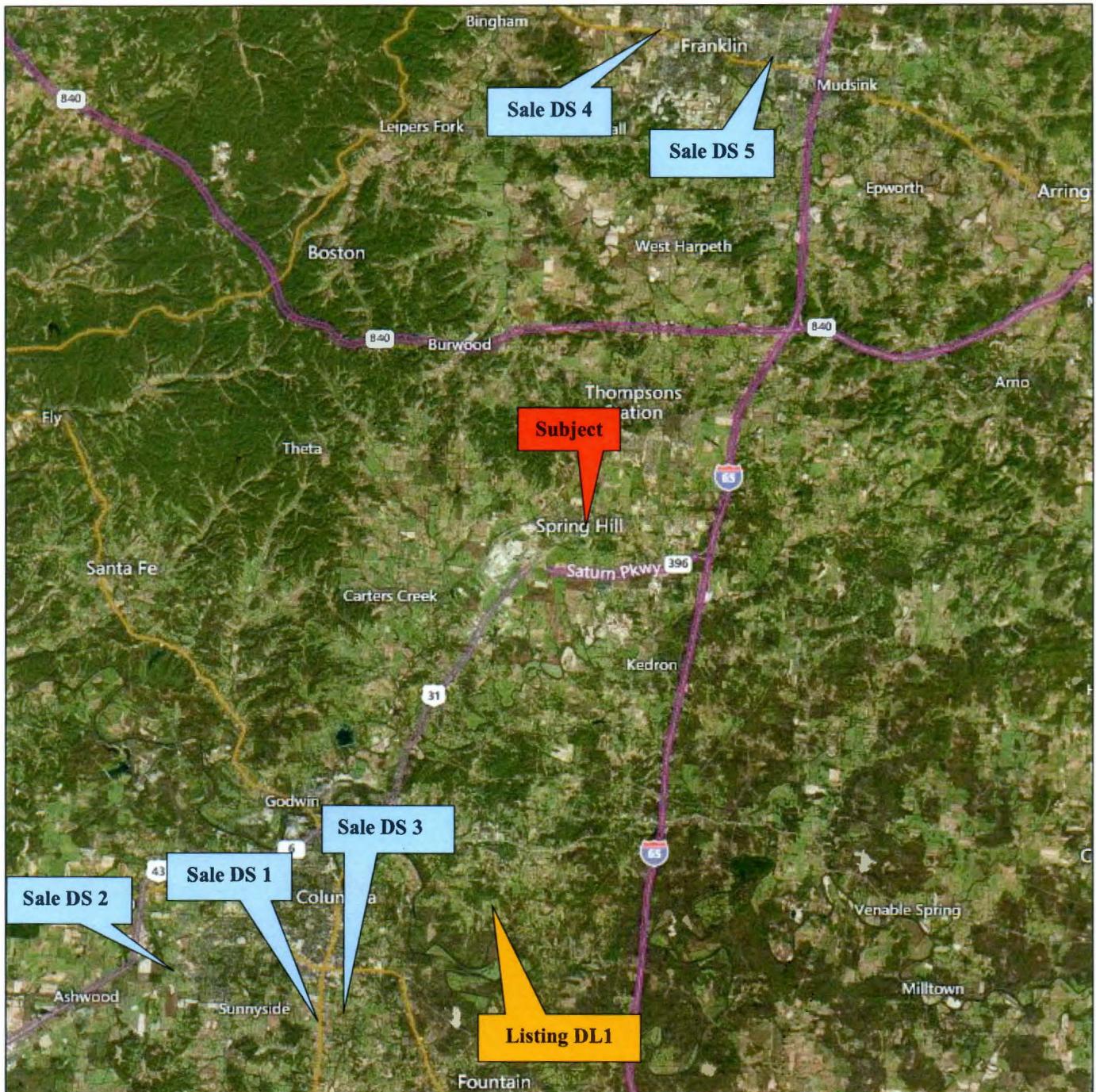
Sales Amount Attributable to Land \$ 15,000 Sales Amount Attributable to Improvements \$ 90,000

Adjusted Unit of Comparison of Building to Include Land: \$50.28 Per Square Foot

State Project No. 94092-1224-14 County WILLIAMSON Sale No. DL1

Federal Project No. STP/HPP-247(10) Name of Appraiser Ted A. Boozer, MAI

DUPLEX SALES & LISTING MAP



| SUMMARY OF COMPARABLE DUPLEX SALES & LISTING | | | | | | | | | | |
|--|--------------------|----------|------------|------------|------------|-------------------|-----|-------------|------------|-------------|
| Sale # | Address | Bedrooms | Full Baths | Half Baths | Year Built | Gross Living (SF) | DOM | Closed Date | Sale Price | \$/ Bldg SF |
| DS1 | 1829 Dimple Ct. | 4.0 | 2.0 | 2.0 | 1989 | 2,096 | 40 | 05/21/12 | \$ 65,500 | \$ 31.25 |
| DS2 | 519 Woods Drive | 4.0 | 2.0 | 2.0 | 1985 | 2,050 | 433 | 04/14/11 | \$ 100,000 | \$ 48.78 |
| DS3 | 1109 E End Street | 4.0 | 2.0 | 0.0 | 1994 | 1,904 | 127 | 02/02/12 | \$ 85,000 | \$ 44.64 |
| DS4 | 942 Glass Street | 4.0 | 2.0 | 0.0 | 1972 | 1,824 | 86 | 09/13/13 | \$ 110,000 | \$ 60.31 |
| DS5 | 708 Castle Drive | 4.0 | 2.0 | 0.0 | 1981 | 1,914 | 30 | 07/01/13 | \$ 210,000 | \$ 109.72 |
| DL1 | 1406 School Street | 4.0 | 2.0 | 2.0 | 2013 | 2,088 | 99 | N/a | \$ 105,000 | \$ 50.29 |
| Average Indications | | 4.0 | 2.0 | 1.0 | 1989 | 1,992 | 136 | 08/03/12 | \$ 112,583 | \$ 57.50 |
| Median Indications | | 4.0 | 2.0 | 1.0 | 1987 | 2,050 | 93 | 05/21/12 | \$ 102,500 | \$ 49.53 |

Analysis of Comparable Sales

As indicated in the table above, the average sale prices for the five comparable sales and one listing ranged from \$65,500 to \$210,000, with an overall average of \$112,583 and a median sale price of \$102,500. On a price per SF basis, the range was \$31.25/SF to \$109.72/SF, with an average of \$57.50/SF and a median of \$49.53/SF. It is important to note, an upward \$8,000 condition of sale adjustment was applied to Sale DS4. It is important to note, there have been very few recent sales of two-to-four unit dwellings within the city limits of Spring Hill. Consequently, we expanded our search geographically and chronologically and the five closed sales and current listing represent some of the best sales deemed comparable to the subject and provide a reasonable range in which to estimate the subject's market value.

LEASES**RESIDENTIAL LEASE/RENTAL AGREEMENT**

This agreement made this 11th day of July, 2011, James Robert Beasley and Robin Nicole Beasley is between Doug Vaughn(hereinafter called Management) and , James Robert Beasley and Robin Nicole Beasley, hereinafter called Resident). Management leased to Resident, and Resident rents from Management, residential unit located at 2531 Duplex Road, Spring Hill, Tennessee, hereinafter called premises), under the following condition.

TERM:

1. The initial term of this lease shall be 12 months beginning July 11, 2011 and ending Noon July 11, 2012.

POSSESSION:

2. If there is a delay in delivery of possession, rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days after the beginning day of initial term, then Resident may void this agreement and have full refund of any deposit. Management shall not be liable for damages for delay in possession.

RENT:

3. Rent is payable monthly, in advance, at a rate of \$750.00 dollars per month, during the term of this agreement on the first day of each month at the office of Management or at such other place Management may designate. Tenant agrees to pay \$20.00 for each dishonored check.

DISCOUNT

4. Time is of the essence of this agreement. If the rent is accepted before the close of business day, on the 4th of each month, the rate will be \$650.00 dollars , any returned check will be considered as unpaid rent and not subject to discount.

EVICTION

5. If the rent called for in paragraph 3 hereof has not been paid by the fifteenth (15th) of the month, then Management shall automatically and immediately have the right to take out a Dispossessory Warrant and have Resident, his family and possessions evicted from the premises

INDEMNIFICATION DEPOSIT

6. Management acknowledges receipt of \$400.00 dollars , as deposit to indemnify owner against damage to the property and for Resident's fulfillment of the conditions of this agreement. Deposit will be returned to Resident less a \$200.00 carpet cleaning charge, thirty days after residence is vacated if:

- A. Lease term has expired or agreement has been terminated by both parties; and
- B. All monies due Management by Resident have been paid; and
- C. Residence is not damaged and is left in the original condition, normal wear and tear excepted; and
- D. Management is in receipt of copy of paid final bills on all utilities (includes gas, electric, water, garbage, and telephone).
- E. Deposit will not be returned if Resident leaves before lease time is completed. Deposit

LEASES

may be applied by Management to satisfy all or part of the deposit. Resident may not apply the deposit to any of the rent payment.

F. Keys have been returned and a forwarding address left. Resident acknowledges that he has approved and signed the "Residential Rental Property Move In/Move Out Inspection Form" for any existing damages to residence and has been given the right to inspect same.

RENEWAL TERM:

7. It is the intent of both parties that this lease is for a period of 12 months and that the last month's rent will apply only to the last month of the lease period. Should this lease be breached by the Resident, both the last month's rent and the indemnification deposit shall be forfeited as liquidated damages and the Resident will owe rent through the last day of occupancy.

EARLY TERMINATION:

8. Resident may terminate this agreement before expiration of the original term by:

- A. Giving Management at least one month's written notice to be effective on the last day of a given month; plus
- B. Paying of all monies due through date of termination, plus
- C. Paying an amount equal to one month's rent; plus
- D. Returning residence is in a clean, ready to rent condition.
- E. Resident must pay for advertising necessary to rent residence.

SUBLET:

9. Residence may not sublet or assign this lease without written consent of the Management.

CREDIT APPLICATION:

10. Management having received and reviewed a credit application filled out by Resident, and Management having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this rental agreement with Resident, Resident and Management agree the credit application the Resident filled out when making application to rent said residence is hereby incorporated by reference and made a part of this rental agreement. Resident further agrees if he has falsified any statement on said application, Management has the right to terminate rental agreement immediately, and further agrees Management shall be entitled to keep any security deposit and any prepaid rent as liquidated damages. Resident further agrees in the event Management exercises its option to terminate rental agreement. Resident will remove himself, his family, and possessions from the premises within 24 hours of notification by Management of the termination of this lease. Resident further agrees to indemnify Management for any damages to property of Management including, but not limited to, the cost of making residence suitable for renting to another Resident, and waives any right of "set-off" for the security deposit and prepaid rent which was forfeited as liquidated damages.

FIRE AND CASUALTY

11. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Management may, at its option, terminate rental agreement or repair damages within 30 days. If Management does not do repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Management elects to repair damages, rent shall be abated and prorated from the date of the fire, explosion, or other casualty to the date of

LEASES

preoccupancy, providing during repairs Resident has vacated and removed Resident's possessions as required by Management. The date of preoccupancy shall be the date of notice that residence is ready for occupancy.

HOLD OVER

12. Resident shall deliver possession of residence in good order and repair to Management upon termination or expiration of this agreement.

RIGHT OF ACCESS

13. Management shall have the right of access to residence for inspection and repair or maintenance during reasonable hours. In case of emergency, Management may enter at any time to protect life and prevent damage to the property.

USE:

14. Residence shall be used for residential purposes only and shall be occupied only by the persons named in Resident's application to lease. The presence of an individual residing on the premises who is not a signatory on the rental agreement will be sufficient grounds for termination of this agreement. Residence shall be used so as to comply with all state, county, and municipal laws and ordinances. Resident shall not use residence or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other Resident's quiet enjoyment of their residence.

PROPERTY LOSS:

15. Management shall not be liable for damage to Resident's property of any type for any reason or cause whatsoever, except where such is due to Management's gross negligence. Resident acknowledges that he is aware that he is responsible for obtaining any desired insurance for fire, theft, liability, etc. on personal possessions, family, and guests.

PET:

16. Animals, birds, or pets of any kind shall not be permitted inside the residential unit at any time unless the prior written approval of Management has been obtained.

INDEMNIFICATION:

17. Resident releases Management from liability for and agrees to indemnify Management against losses incurred by Management as a result of (a) Resident's failure to fulfill any condition of this agreement, (b) any damage or injury happening in or about residence or premises to Resident's invitees or licensees of such person's property, (c) Resident's failure to comply with any requirements imposed by any governmental authority; and (d) any judgment, lien, or other encumbrance filed against residence as a result of Resident's action.

FAILURE OF MANAGEMENT TO ACT:

18. Failure of Management to insist upon compliance with the terms of this agreement shall not constitute a waiver of any violation.

REMEDIES CUMULATIVE:

19. All remedies under this agreement or by law or equity shall be cumulative. If a suit for any breach of this agreement establishes a breach by Resident, Resident shall pay all expenses incurred

LEASES

in connection therewith.

NOTICES:

20. Any notice required by this agreement shall be in writing and shall be delivered personally or mailed by registered or certified mail.

REPAIRS:

21. Management will make necessary repairs to the exterior with reasonable promptness after receipt of written notice from Resident. Resident shall make all necessary repairs to interior and keep premises in a safe, clean, and sanitary condition. Resident shall make contact with all repair or service people and will be responsible for paying the first \$25.00 of any charge. Resident may not remodel or paint or structurally change, nor remove any fixture there from without written permission from Management.

ABANDONMENT:

22. If Resident removes or attempts to remove property from the premises other than in the usual course of continuing occupancy, with having first paid Management all monies due, residence may be considered abandoned, and Management shall have the right without notice, to store or dispose of any property left on the premises by Resident. Management shall also have the right to store or dispose of any of Resident's property remaining on the premises after the termination of this agreement. Any such property shall be considered Management's property and title thereto shall vest in Management.

MORTGAGEE'S RIGHTS:

23. Resident's rights under this lease shall at all time be automatically junior and subject to any deed to secure debt which is now or shall hereafter be placed on premises of which residence is part. If requested, Resident shall execute promptly any certificate that Management may request to specifically implement the subordination of this paragraph.

RULES AND REGULATIONS:

24. A Signs : Resident shall not display any signs, exterior lights, or markings. No awnings or other projections shall be attached to the outside of the building.

B. Locks: Resident is prohibited from adding locks to, changing, or in any way altering locks installed on the doors. All keys must be returned to Management of the premises upon termination of the occupancy.

C. Entrances, walks, lawns, and driveways shall not be obstructed or used for any purpose other than ingress and egress.

D. Radio or television aerials shall not be place or erected on the roof or exterior.

E. Parking: Non-operative vehicles are not permitted on premises. Any such non operative vehicle may be removed by Management at the expense of Resident owning same, for storage or public or private sale, at Management's option, and Resident owning same shall have no right of recourse against Management therefore.

F. Storage: No goods or materials of any kind or description which are combustible or would increase fire risk or shall in any way increase the fire insurance rate with respect to the premises or any law or regulation, may be taken or placed in a storage area or the residence itself. Storage in all such areas shall be at Resident's risk and Management shall not be responsible for any

LEASES

ADDENDUM TO RESIDENTIAL LEASE/RENTAL AGREEMENT

PETS: 1. Where pets or other animals or birds are permitted, and if Resident has a pet or other animal, or later during the tenancy acquires same, he agrees to pay all costs for such services or methods as may be necessary to rid the premises of pests, odors, or damages. The Resident shall pay to the Management a **NON-REFUNDABLE FEE OF \$100.00** and an additional monthly fee to be included with rent payment of \$25.00. Management has the right to evict if pet is brought into premises without permission, or if pet is larger than 20 pounds. If Management permits, pet must be over one year old, under 20 pounds, and all cats must be spayed/neutered.

FIXTURES AND PERSONAL PROPERTY: 2. Personal property, if any, of the Management located on the premises shall become a part of the premises and the lease. An inventory of such items designated as fixtures shall be attached and shall become a part of this lease.

The items designated as follows are the personal property of the Management and may be used by the Resident at the discretion of the Management on the hereinafter specified terms. Resident agrees not to abuse these items or remove them from the premises and Resident is responsible for any repairs resulting from use other than normal wear and tear.

- Range
- Blinds/Verticals
- Ceiling Fans
- Central Heat/Air
- Refrigerator

CUSTOMER AGREES: To pay all expenses of collection activity including a reasonable sum for attorneys fees.

RB
B

LEASES

RESIDENTIAL LEASE/RENTAL AGREEMENT

This agreement made this 1st day of September, 2010 is between Doug Vaughn(hereinafter called Management) and Derek A. Plugh and Robin M. Plugh, hereinafter called Resident). Management leased to Resident, and Resident rents from Management, residential unit located at 2533 Duplex Road, Spring Hill, Tennessee, hereinafter called premises), under the following condition.

TERM:

1. The initial term of this lease shall be 12 months beginning September 1, 2010 and ending Noon October 1, 2010.

POSSESSION:

2. If there is a delay in delivery of possession, rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days after the beginning day of initial term, then Resident may void this agreement and have full refund of any deposit. Management shall not be liable for damages for delay in possession.

RENT:

3. Rent is payable monthly, in advance, at a rate of \$750.00 dollars per month, during the term of this agreement on the first day of each month at the office of Management or at such other place Management may designate. Tenant agrees to pay \$20.00 for each dishonored check.

DISCOUNT

4. Time is of the essence of this agreement. If the rent is accepted before the close of business day, on the 4th of each month, the rate will be \$650.00 dollars . any returned check will be considered as unpaid rent and not subject to discount.

EVICITION

5. If the rent called for in paragraph 3 hereof has not been paid by the fifteenth (15th) of the month, then Management shall automatically and immediately have the right to take out a Dispossession Warrant and have Resident, his family and possessions evicted from the premises

INDEMNIFICATION DEPOSIT

6. Management acknowledges receipt of \$400.00 dollars , as deposit to indemnify owner against damage to the property and for Resident's fulfillment of the conditions of this agreement. Deposit will be returned to Resident less a \$200.00 carpet cleaning charge, thirty days after residence is vacated if:

- A. Lease term has expired or agreement has been terminated by both parties; and
- B All monies due Management by Resident have been paid; and
- C. Residence is not damaged and is left in the original condition, normal wear and tear excepted; and
- D. Management is in receipt of copy of paid final bills on all utilities (includes gas, electric, water, garbage, and telephone).
- E. Deposit will not be returned if Resident leaves before lease time is completed. Deposit

LEASES

may be applied by Management to satisfy all or part of the deposit. Resident may not apply the deposit to any of the rent payment.

F. Keys have been returned and a forwarding address left. Resident acknowledges that he has approved and signed the "Residential Rental Property Move In/Move Out Inspection Form" for any existing damages to residence and has been given the right to inspect same.

RENEWAL TERM:

7. It is the intent of both parties that this lease is for a period of 12 months and that the last month's rent will apply only to the last month of the lease period. Should this lease be breached by the Resident, both the last month's rent and the indemnification deposit shall be forfeited as liquidated damages and the Resident will owe rent through the last day of occupancy.

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 - C. Paying an amount equal to one month's rent; plus
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9. Residence may not sublet or assign this lease without written consent of the Management.

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10. Management having received and reviewed a credit application filled out by Resident, and Management having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this rental agreement with Resident, Resident and Management agree the credit application the Resident filled out when making application to rent said residence is hereby incorporated by reference and made a part of this rental agreement. Resident further agrees if he has falsified any statement on said application, Management has the right to terminate rental agreement immediately, and further agrees Management shall be entitled to keep any security deposit and any prepaid rent as liquidated damages. Resident further agrees in the event Management exercises its option to terminate rental agreement, Resident will remove himself, his family, and possessions from the premises within 24 hours of notification by Management of the termination of this lease. Resident further agrees to indemnify Management for any damages to property of Management including, but not limited to, the cost of making residence suitable for renting to another Resident, and waives any right of "set-off" for the security deposit and prepaid rent which was forfeited as liquidated damages.

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LEASES

preoccupancy, providing during repairs Resident has vacated and removed Resident's possessions as required by Management. The date of preoccupancy shall be the date of notice that residence is ready for occupancy.

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13. Management shall have the right of access to residence for inspection and repair or maintenance during reasonable hours. In case of emergency, Management may enter at any time to protect life and prevent damage to the property.

USE:

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PROPERTY LOSS:

15. Management shall not be liable for damage to Resident's property of any type for any reason or cause whatsoever, except where such is due to Management's gross negligence. Resident acknowledges that he is aware that he is responsible for obtaining any desired insurance for fire, theft, liability, etc. on personal possessions, family, and guests.

PET:

16. Animals, birds, or pets of any kind shall not be permitted inside the residential unit at any time unless the prior written approval of Management has been obtained.

INDEMNIFICATION:

17. Resident releases Management from liability for and agrees to indemnify Management against losses incurred by Management as a result of (a) Resident's failure to fulfill any condition of this agreement, (b) any damage or injury happening in or about residence or premises to Resident's invitees or licensees of such person's property, (c) Resident's failure to comply with any requirements imposed by any governmental authority; and (d) any judgment, lien, or other encumbrance filed against residence as a result of Resident's action.

FAILURE OF MANAGEMENT TO ACT:

18. Failure of Management to insist upon compliance with the terms of this agreement shall not constitute a waiver of any violation.

REMEDIES CUMULATIVE:

19. All remedies under this agreement or by law or equity shall be cumulative. If a suit for any breach of this agreement establishes a breach by Resident, Resident shall pay all expenses incurred

LEASES

in connection therewith.

NOTICES:

20. Any notice required by this agreement shall be in writing and shall be delivered personally or mailed by registered or certified mail.

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22. If Resident removes or attempts to remove property from the premises other than in the usual course of continuing occupancy, with having first paid Management all monies due, residence may be considered abandoned, and Management shall have the right without notice, to store or dispose of any property left on the premises by Resident. Management shall also have the right to store or dispose of any of Resident's property remaining on the premises after the termination of this agreement. Any such property shall be considered Management's property and title thereto shall vest in Management.

MORTGAGEE'S RIGHTS:

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RULES AND REGULATIONS:

24. A Signs : Resident shall not display any signs, exterior lights, or markings. No awnings or other projections shall be attached to the outside of the building.

B. Locks: Resident is prohibited from adding locks to, changing, or in any way altering locks installed on the doors. All keys must be returned to Management of the premises upon termination of the occupancy.

C. Entrances, walks, lawns, and driveways shall not be obstructed or used for any purpose other than ingress and egress.

D. Radio or television aerials shall not be place or erected on the roof or exterior.

E. Parking: Non-operative vehicles are not permitted on premises. Any such non operative vehicle may be removed by Management at the expense of Resident owning same, for storage or public or private sale, at Management's option, and Resident owning same shall have no right of recourse against Management therefore.

F. Storage: No goods or materials of any kind or description which are combustible or would increase fire risk or shall in any way increase the fire insurance rate with respect to the premises or any law or regulation, may be taken or placed in a storage area or the residence itself. Storage in all such areas shall be at Resident's risk and Management shall not be responsible for any

LEASES

loss or damage.

G. Walls: No nails, screws or adhesive hangers except standard picture hooks, shade brackets may be placed in walls, woodwork, or any part of residence.

H. Guest: Resident shall be responsible and liable for the conduct of guests. Act of guests in violation of this agreement or Management's rules and regulations may be deemed by Management to be a breach by Resident. No guest may stay longer than 10 days without permission of Management, otherwise a \$10.00 per day guest charge will be due Management.

I. Noise: All radios, television sets, phonographs, etc. must be turned down to a level of sound that does not annoy or interfere with neighbors.

J. Residents shall maintain his own yard and shrubbery and furnish his own garbage can.

K. Resident's Guide: Management reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations, set forth and referred to above, as Management shall, in his judgment, determine to be necessary for the safety, care, and cleanliness of the premises, for the preservation of good order or for the comfort or benefit of Residents generally.

ENTIRE AGREEMENT

25. This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding. It is the intention of the parties herein that if any part of this rental agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed in person the day and year first above written.

Doug Vaughn

MANAGEMENT

Debra A. ...
Rose ...
RESIDENT(S)

Number of residents living within the premises: 4

LEASES

ADDENDUM TO RESIDENTIAL LEASE/RENTAL AGREEMENT

PETS: 1. Where pets or other animals or birds are permitted, and if Resident has a pet or other animal, or later during the tenancy acquires same, he agrees to pay all costs for such services or methods as may be necessary to rid the premises of pests, odors, or damages. The Resident shall pay to the Management a NON-REFUNDABLE FEE OF \$100.00 and an additional monthly fee to be included with rent payment of \$25.00. Management has the right to evict if pet is brought into premises without permission, or if pet is larger than 20 pounds. If Management permits, pet must be over one year old, under 20 pounds, and all cats must be spayed/neutered.

FIXTURES AND

PERSONAL PROPERTY: 2. Personal property, if any, of the Management located on the premises shall become a part of the premises and the lease. An inventory of such items designated as fixtures shall be attached and shall become a part of this lease.

The items designated as follows are the personal property of the Management and may be used by the Resident at the discretion of the Management on the hereinafter specified terms. Resident agrees not to abuse these items or remove them from the premises and Resident is responsible for any repairs resulting from use other than normal wear and tear.

- Range
- Blinds/Verticals
- Ceiling Fans
- Central Heat/Air
- Refrigerator

Deed # 99/1


NEW BUSINESS

ORDINANCE 16-03

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 153 PARCEL 027.00 FROM R-2, MEDIUM DENSITY RESIDENTIAL TO B-2, LIMITED RETAIL, AND R-4, HIGH DENSITY RESIDENTIAL

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Williamson County Tax Map 153 Parcel 027.00 from R-2, Medium Density Residential to B-2, Limited Retail, and R-4, High Density Residential; and

WHEREAS, said property to be rezoned from R-2 to B-2 and R-4 is located within the corporate limits of the City of Spring Hill; and

WHEREAS, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on February 8, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that the Zoning Ordinance 86-47 and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein-described as Williamson County Tax Map 153 Parcel 027.00 from R-2, Medium Density Residential to B-2, Limited Retail, to and R-4, High Density Residential, which amendment shall take effect from and after its adoption, the public welfare requiring it, subject to the following conditions:

1. The applicant shall provide additional supporting documentation for the traffic projections presented.
2. Permitted uses in the R-4 shall be limited to the proposed density, layout, and dwelling types, as indicated on the concept plan.

BE IT FURTHER ORDAINED, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading: (on agenda February 16, 2016)

Passed on Second Reading:

SUBJECT: ORD 16-03 (4820 Main Street)

DATE: February 16, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAFF MEMORANDUM

Property description: This property, located southeast of the intersection of Main Street (arterial) and Buckner Road (arterial), is currently developed for a single-family dwellings (approximately 4 dwelling units/acre) and is zoned R-2, Medium Density Residential. The properties to the north, east, and south are zoned R-2, Medium Density Residential and developed for single-family residences. The properties to the west within the city limits are zoned B-4, Central Commercial District, and R-2 Planned Unit Development.

Request: The applicant requests to rezone the property from R-2, (Medium Density) to B-2 (Neighborhood Shopping District) and R-4 (High Density) to allow for a mixed use development that would include retail and professional offices adjacent to Main Street, transitioning to townhomes and single-family dwellings to the east. Staff has included the B-2 and R-4 zoning districts in this packet for the Planning Commission's reference of the permitted uses, height restrictions, and bulk and area requirements. The proposed land use breakdown is as follows:

B-2 (Neighborhood Shopping District) – 4 acres (approximately)

R-4 (High Density Residential) – 16 acres (approximately) and 84 dwelling units
53 townhome units
31 single-family detached lots
5.36 dwelling units/acre

Planning Commission recommendation: On February 8th, the Planning Commission voted 3-2 (Commissioners Hepp and Koss voted "no") to forward this request to the Board of Mayor and Aldermen with a recommendation for approval.

Discussion: When considering a rezoning request, the Planning Commission must consider compatibility with the surrounding area and consistency with the City's planning policies and principles. Staff finds that the proposal (a mixture of limited retail and residential uses) is compatible with the surrounding area, which is comprised of higher-intensity commercial uses and single-family detached residential uses. Careful consideration has been paid to the transitioning of the commercial uses between the single-family residential to the east and Main Street to the west. Staff also finds that the proposal meets several, if not the majority, of the City's best planning policies and principles, as outlined above.

Concerns with drainage and the possibility of an impaired stream on the subject property have also been expressed; however, staff finds that these are issues that must be addressed whether the property develops under the criteria of the R-2 zoning district or the B-2 and R-4 zoning districts.

The Planning Commission must also consider the relationship between land use and transportation. The applicant has presented information indicating that the vehicle trips generated by this proposal are similar to those that would be generated if the property were to be developed under the R-2 zoning district (see page three of the attached letter), adding only 21 daily trips to Main Street. Additionally, the applicant indicates that the proposed B-2 zoning designation,

City of Spring Hill, Tenn.

based on the permitted uses, would add approximately 99 vehicles to Main Street during peak hours when congestion in this area is at its worse.

While staff has not received supporting documentation for the information presented, staff does believe that it warrants further consideration. Is it to the community's benefit to add a slight increase (by comparison to existing peak vehicle hours) to the vehicle trips in order to allow for a new type of neighborhood in Spring Hill?



February 5, 2016

Dara Sanders, City Planner
City of Spring Hill
PO Box 789
Spring Hill, TN 37174

Re: Cadence Crossing – Rezoning Request

Ms. Sanders:

On behalf of Mr. Wiggs Thompson of Cadence Construction, please accept this re-submittal of the application to appear before planning commission. This application is to request the rezoning of the subject property from R-2 to B-2 and R-4. This was previously deferred and this request, if accepted, would have this item appear at the February 8, 2016 Planning Commission Meeting.

Please find included herein:

- Cover letter and project justification memo.
- Planning Commission Application including:
 - PC Application Form and Owner Consent
 - Proof of Ownership Exhibit
 - Compact Disc containing submittal documents
- Ten (10) Copies of Plans including the following:
 - Existing Conditions
 - Rezoning Exhibit
 - Preliminary Development Plan
 - Architectural Precedent Images
- Hydrological Determination Report

While considering these documents, the project team also wants to offer a note to explain the merits of the plan and to highlight where there may be some misunderstanding related to potential negative impacts this development might have.

First, I would emphasize that this rezoning request and the concept plan appended to the rezoning are consistent with the Spring Hill Rising: 2040 Land Use Plan. The Spring Hill Rising: 2040 Land Use Plan was created, considered, presented to the public, voted on and adopted by the City of Spring Hill. The careful work and analysis conducted in the creation of this Land Use Plan determined this property to be appropriate for mixed-use development. Furthermore, the concept plan is consistent with the description and design principles established in the Land Use Plan.

This project team used this mixed-use determination to create a smart, walkable plan consistent with both the Land Use Plan and with existing, surrounding development. This plan proposes commercial development at its western edge, which is consistent with the commercial uses across the street. The rezoning requests B-2 zoning for the commercial portion of the property, which is the least intense commercial zoning classification available and is considerably less intense than the near-by B-4 zoning. B-2 zoning does not allow many of the most significant traffic generators including fast food. The proposed commercial uses transition to a higher intensity section of residential uses with an area of townhomes to the east of the commercial uses and in the central portion of the property.

The townhomes have been laid out to create several usable open spaces including a passive recreation area proposed to be accessible to the public. Thoughts for this passive recreation area include a dry stream bed (which functions as stormwater treatment) meandering through a naturalized landscape area with trails, benches and gathering spaces that might include a water feature or a fire pit. The developer has offered to work with staff to identify a location to create a pedestrian connection from the adjacent community to provide access to this open space and to the sidewalk system. Access to the sidewalk system, in turn, will provide a pedestrian connection from the adjacent neighborhood to Cadence Crossing's commercial uses and to the sidewalks proposed along Main Street.

The townhomes then transition to a lower intensity area of single family detached homes on the perimeter of the project. These single family homes create a transition to the single family homes in adjacent development to the north, east and south of the property. Generous landscape buffers also ease the transition between the proposed single-family lots and the adjacent, existing single-family lots.

This rezoning was deferred at the January Planning commission meeting so that the planning team could address several items brought up by planning commissioners and the public. Since that time the plan has been altered in several ways. The minimum lot size has been increased. Typical lot widths have also been increased. The proposed number of units has been reduced. The townhomes have been slightly relocated to create an area of Stormwater treatment to the east to begin to address Stormwater concerns. We've also shared our contact information with the adjacent Homeowners in an attempt to discuss and address some of their concern.

There remain two categories of concerns we have heard repeated most. I'd like to address those specific concerns. The first concerns are related to storm water management and buffering. There three separate items in this category:

- The planning commission and the public advised that, while the area is not identified on any FEMA firm panel flood plain mapping, there is a history of flooding at this site. Since our January deferral the project team has begun to investigate this condition and has determined that, in two locations, storm water from previous adjacent development was piped without any detention and currently outlets directly onto this property. These "sins of the past" are creating a reduced time of concentration and an increased peak flow as stormwater exits the site.

Through our stormwater management plan, it is possible for this development to help improve this condition, and the developer is committed to exactly that. This item is still being studied, but the developer is determined to address our own stormwater runoff, as is required, and, furthermore, to slow, reduce or otherwise improve the existing stormwater issue to provide at least some level of relief to adjacent neighbors.

- Second, there have been a number of comments related to the protection of the drainage area at the far eastern edge of the property which is shown as a blue line stream on USGS maps. It should be pointed out that it is very common for these lines, when studied in more detail, to be determined not to be a stream. These maps were largely generated in the not so recent past and were often determined based primarily on topographic evaluation and with little or no on-site study. For this reason, a hydrologic study is commonly conducted to determine the validity of blue line streams on USGS mapping.

A hydrologic study of this area has been conducted and the preliminary conclusion is that this is not a stream. This determination has been submitted to TDEC for consideration and acceptance. We had hoped to have that determination in hand before our re-submittal, but this is still in process. We remain hopeful to have this in hand before the voting meeting.

Those facts understood, the issue of whether this is a stream or not may not be relevant to the rezoning application being considered. If the area is determined not to be a blue line stream, the

concept plan attached to the rezoning package is valid and would likely be the plan submitted at the future neighborhood concept plan and sketch plan submittals. If the study is rejected and the area is determined to be a blue line stream, then the plan would have to be altered to buffer the stream. The issue of buffering would have the same solution whether the property remains R-2 or whether it is rezoned to R-4 and B-2.

- Third, concerns have been raised over the fact that Grassy Branch Creek is considered a 303d list, impaired stream due to siltation impacts. This, again, may not be relevant to the zoning of the property. 303d list determination is a blanket classification placed over entire watersheds and requires strong erosion control measures to limit stream impacts from construction operations. Anything east of Main Street draining to the Grassy Branch Creek would have the same these same restrictions and any development, whether zoned R-2 or R-4 and B-2 would have to incorporate these same erosion control practices.

The second area of concern is over the project's impact on traffic. We understand that Main Street is a congested major corridor. In fact, the developer and members of the design team share in this daily frustration. They are residents driving in the same traffic and taking kids to the same schools.

It was our original intent to provide some small relief to this problem by funding a traffic light at the entrance to the Cadence Crossing community and, thereby, improving turning movements onto Main Street which continues to be a significant concern to neighbors. We understand the issue of traffic light location to be a separate resolution before BOMA independent of our project, so the location of a traffic light, again, may not be one that should impact the Rezoning of this property. It should be noted, however, that if a traffic light is determined to have a negative impact at this location or if a traffic light were to be recommended at an alternate location, the developer would respect this decision and this decision would not impact the validity of this proposed Cadence Crossing project.

That said, a brief analysis of the traffic generated by this proposed project is included to help quantify the true impact of the proposed project. First, we have provided a comparison of residential traffic that could be generated under existing R-2 zoning to our proposed plan and rezoning. A 20 acre parcel was overlaid onto the adjacent Spring Hill Circle neighborhood and it was determined that a similar lot pattern and similar lot sizes on 20 acres could achieve 65 single family detached units. The plan for Cadence Crossing achieves 84 units in a mix of townhomes and single family homes.

This analysis uses standardized Institute of Traffic Engineers (ITE) trip generation calculator used by traffic engineers across the country. Using the ITE trip generation tool, single family units, in a development of this size, generate approximately 11 trips per day per home. Townhomes, by contrast, generate approximately 7 trips per day. More specifically, to compare a 65 unit single family only development to our plan, the traffic generated calculates as follows:

| Residential Trip Generation for R-2 (Existing Zoning) | | Residential Trip Generation for R-4 (Proposed Zoning and Concept Plan) | | | Change vs. Permitted |
|---|-----------------------|--|-------------------|-------|----------------------|
| Land Use: | LUC 210 Single-Family | LUC 210 Single-Family | LUC 230 Townhomes | TOTAL | |
| Number of Units | 65 | 31 | 53 | 84 | 19 |
| Average Daily Traffic | 707 | 358 | 370 | 728 | 21 |
| Daily Enter | 353 | 179 | 185 | 364 | 11 |
| Daily Exit | 353 | 179 | 185 | 364 | 11 |
| AM Peak Hour Total | 55 | 31 | 31 | 63 | 7 |
| AM Peak Hour Enter | 14 | 8 | 5 | 13 | -1 |
| AM Peak Hour Exit | 41 | 24 | 26 | 49 | 8 |
| PM Peak Hour Total | 71 | 37 | 36 | 72 | 1 |
| PM Peak Hour Enter | 45 | 23 | 24 | 47 | 2 |
| PM Peak Hour Exit | 26 | 14 | 12 | 25 | -1 |

As illustrated in this table, the residential portion of the proposed plan can be achieved by adding only 21 daily trips to Main Street. More detailed analysis shows that this plan adds only 7 trips to the AM peak hour traffic and only 1 trip to the PM peak hour traffic.

Commercial use analysis is also included herein. The Spring Hill 2040 Land Use Plan recommends a mixed-use development at this location, but this rezoning requests B-2 zoning that is far less intense than adjacent B-4 commercial zoning. In fact, the B-2 classification requested for Cadence Crossing is the least intense commercial zoning classification available. Specific uses have not yet been determined for the proposed Cadence Crossing development, so a general category of specialty retail was applied for comparison. While not specifically being considered in the rezoning process, the plan accompanying our rezoning request establishes a maximum of 32,200 sf of specialty retail. The trip generation of this maximum square footage is included herein.

Trip generation analysis, on its own, is not a complete picture of the traffic impact. Trip generation, by itself, assumes that commercial portions of this project generate all "new" trips (trips to the area specifically to visit proposed businesses). In reality, a proposed rezoning to B-2 would generate some new trips, but most trips would be "pass-by" trips (trips from traffic already in the area that would visit the proposed businesses out of convenience). Furthermore, because of the nature of specialty retail uses anticipated at the proposed commercial development, the proposed B-2 zoning would not affect AM peak traffic, which seems to be the most significant concern voiced by adjacent neighbors, as these types of businesses are not normally open in those hours. It is estimated that the number of pass-by trips would account for something between 50% and 75% of all trips. A comparison of these scenarios would calculate as follows with the trip adjusted for pass-by traffic in the last two columns:

| Trip Generation Comparison for B-4 zoning (adjacent) and B-2 zoning and concept plan (Proposed) | | | |
|--|--------------------------------------|--|--|
| Land Use: | LUC 826 Sp. Retail (per plan) | Adjusted to 50% Pass-by Traffic | Adjusted to 75% Pass-by traffic |
| Size: | 32,200 | 32,200 | 32,200 |
| Average Daily Traffic | 1,415 | 708 | 354 |
| Daily Enter | 708 | 354 | 177 |
| Daily Exit | 708 | 354 | 177 |
| AM Peak Hour Total | | | |
| AM Peak Hour Enter | | | |
| AM Peak Hour Exit | | | |
| PM Peak Hour Total | 99 | 49 | 25 |
| PM Peak Hour Enter | 43 | 22 | 11 |
| PM Peak Hour Exit | 55 | 28 | 14 |
| Trip Generation 9th Edition - rates (adj) equations | | | |

It should also be considered that research consistently shows that walkable, mixed-use developments allow both residents and workers to drive significantly less. The above scenarios could be improved when considered as part of an integrated, walkable, mixed-use development.

Finally, we want to thank the members of the public who have attended and spoken at several public forums to voice their concerns. We respect that a change of this nature can be unwanted and even scary. There is, however, one homeowner that has not voiced her opinion at these meetings. Mrs. Plant, the property owner who has resided at this location for some 50 years, should also be considered. Mrs. Plant lived here before the surrounding neighborhoods existed. In fact, she probably lived on this property

before many of her neighbors were born. Mrs. Plant is 87. She is mentally sharp, but her physical health is deteriorating and she is at a point where she probably cannot continue to manage the 20 acres property and she is considering her options for getting assistance in her day-to-day activities. As such, she is motivated to sell the property. If this project is denied, this developer may go away, but some other developer will be next in line with some other plan to develop this property.

The Cadence Crossing plan is reasonable, sound, well-planned, and consistent with the goals of the Spring Hill 2040 Land Use Plan. The plan does not seek maximum densities permitted in the residential zoning classifications sought by the rezoning. The plan does not seek commercial zoning as intense as adjacent commercial areas. Throughout the public presentation of this plan, despite concerns outlined in this note, we have consistently heard that elected and appointed officials, city of Spring Hill staff, and the public at large that this is a good plan. The next developer's plan may not be.

If additional information is required or if you have any questions regarding this application please contact me at [615-813-0863](tel:615-813-0863).

Thank you,



Jeffrey A. Rosiak, RLA
Kiser + Vogrin Design

CADENCE CROSSING REZONING APPLICATION

4820 MAIN STREET
SPRING HILL, WILLIAMSON CO., TN

AUTHORIZED AGENT

Wiggs Thompson
Cadence Construction
PO Box 95
Thompson's Station, TN 37179
615.507.4508
wthompson@cadenceconstructiontn.com

**REPRESENTATIVE/
LANDSCAPE ARCHITECT**

Jeff Rosiak
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
615.813.0863
jeff@kiservogrin.com

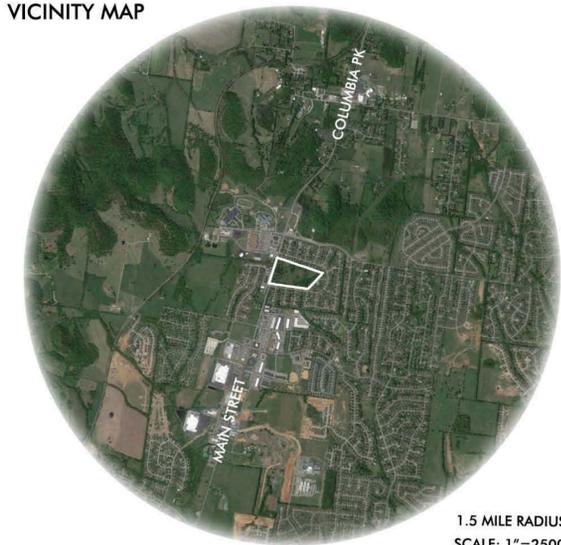
**REPRESENTATIVE/
CIVIL ENGINEER**

Brett Creasman
Kimley-Horn
209 Tenth Avenue South
Suite 501
Nashville, TN 37203
615.564.2877
brett.creasman@kimley-horn.com

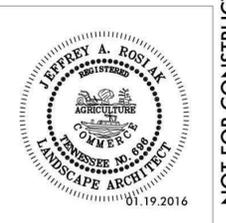
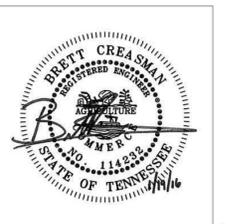
SHEET INDEX:

| | Initial Submittal | Re-Submittal | 2nd Submittal |
|------------------------------|-------------------|--------------|---------------|
| EXISTING CONDITIONS | 12.16.2015 | 12.22.2015 | 01.19.2016 |
| REZONING EXHIBIT | 12.16.2015 | 12.22.2015 | 01.19.2016 |
| PRELIMINARY DEVELOPMENT PLAN | 12.16.2015 | 12.22.2015 | 01.19.2016 |
| ARCHITECTURAL IMAGES | 12.16.2015 | 12.22.2015 | 01.19.2016 |

VICINITY MAP



1.5 MILE RADIUS
SCALE: 1"=2500'



KVD PROJECT# : 15104

Sheet #:

CVR

DATE: 01.19.2016

Rezoning & Lot Split Submittal - NOT FOR CONSTRUCTION



PROPOSED SITE DATA

ADDRESS: 4820 Main Street
ACREAGE: 20.00 AC
EXISTING ZONING: R2 - MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING: LOT 1 - B2 NEIGHBORHOOD SHOPPING
LOT 2 - B2 NEIGHBORHOOD SHOPPING
LOT 3 - R4 HIGH DENSITY RESIDENTIAL



| | |
|--|--|
| AUTHORIZED AGENT/OWNER | |
| NAME: WIGGS THOMPSON, PRESIDENT CADENCE CONSTRUCTION PHONE NO.: 615.507.4508 EMAIL: WTHOMPSON@CADENCECONSTRUCTIONTN.COM | |
|  | |
| REPRESENTATIVE | |
| NAME: BRETT CREASMAN, CIVIL ENGINEER KIMLEY-HORN PHONE NO.: 615.564.2877 EMAIL: BRETT.CREASMAN@KIMLEYHORN.COM | |
|  | |
| REPRESENTATIVE | |
| NAME: JEFFREY ROSIAK, LANDSCAPE ARCHITECT KISER + VOGGRIN DESIGN PHONE NO.: 615.813.0863 EMAIL: JEFF@KISERVOGRIN.COM | |
|  | |

REZONING PLAN
CADENCE CROSSING
SPRING HILL, WILLIAMSON COUNTY, TN



POTENTIAL SINGLE FAMILY CHARACTER



POTENTIAL STREETScape CHARACTER



POTENTIAL TOWNHOME CHARACTER



| | |
|--|---|
| <p>AUTHORIZED AGENT/OWNER NAME: WIGGS THOMPSON, PRESIDENT CADENCE CONSTRUCTION PHONE NO.: 615.507.4508 EMAIL: WTHOMPSON@CADENCECONSTRUCTIONTN.COM</p> |  |
| <p>REPRESENTATIVE NAME: BRETT CREASMAN, CIVIL ENGINEER KIMLEY-HORN PHONE NO.: 615.564.2877 EMAIL: BRETT.CREASMAN@KIMLEYHORN.COM</p> |  |
| <p>REPRESENTATIVE NAME: JEFFREY ROSIAK, LANDSCAPE ARCHITECT KISER + VOGRIN DESIGN PHONE NO.: 615.813.0863 EMAIL: JEFF@KISERVOGRIN.COM</p> |  |

ARCHITECTURAL IMAGES
CADENCE CROSSING
 SPRING HILL, WILLIAMSON COUNTY, TN

ORDINANCE 16-04

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 0250, PARCEL B 019.00 FROM B-2, NEIGHBORHOOD SHOPPING DISTRICT, TO B-4, CENTRAL COMMERCIAL DISTRICT

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Maury County Tax Map 0250, Parcel B 019.00 from B-2, Neighborhood Shopping District, to B-4, Central Business District; and

WHEREAS, said property to be rezoned from B-2 to B-4 is located within the corporate limits of the City of Spring Hill; and

WHEREAS, this Ordinance was not recommended by the Spring Hill Municipal Planning Commission on February 8, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that the Zoning Ordinance 86-47 and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein-described as Maury County Tax Map 0250, Parcel B 019.00 from B-2, Neighborhood Shopping District, to B-4, Central Business District, which amendment shall take effect from and after its adoption, the public welfare requiring it.

BE IT FURTHER ORDAINED, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading: (on agenda February 16, 2016)

Passed on Second Reading:

SUBJECT: ORD 16-04 (5238 Main Street)

DATE: February 16, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAF

F MEMORANDUM

Property description and history: This property is currently developed for a single-family dwelling. The properties to the north, northwest, and southeast are developed for nonresidential uses. In December of 2015, the Board of Mayor and Aldermen rezoned the property from R-1, Low Density Residential, to B-2, Limited Retail.

Request: The applicant now requests to rezone the property from B-2, Limited Retail, to B-4, Central Business District.

Planning Commission Recommendation: On February 8th, the Planning Commission voted 4-1 (Commissioner Duda voted “no”) to forward the request to the Board of Mayor and Aldermen with a recommendation for denial, based on the following findings:

- rezoning the property to the most intense, highest traffic generating, and unpredictable zoning district available in the Zoning Ordinance does not promote the City’s planning policies and principles;
- that sufficient undeveloped and underutilized property currently regulated by the B-4 zoning district exists in the immediate area; and
- that the property can be developed and used for nonresidential purposes and in accordance with the City’s planning policies and principles under the current zoning designation of the property.

Discussion: When considering a rezoning request, the Planning Commission must consider compatibility with the surrounding area and consistency with the City’s planning policies and principles. Staff does not find that the proposed B-4 zoning district at this location promotes the City’s planning policies and principles and would be detrimental to the public good. Despite the opening “intent” description, the B-4 zoning district is designed produce a development form specifically for accommodating the vehicle, which is counterproductive to the intent of the Downtown/City Center character area. The requested zoning district is the primary tool for encouraging and permitting suburban, high traffic volume development associated with big box shopping centers, gas stations, and drive-thru fast food businesses. Further, the B-4 zoning district permits mini-warehousing and manufacturing uses that are more appropriate outside of a downtown area and central commercial corridor.

The Planning Commission must also consider the relationship between land use and transportation. The surrounding area already experiences significant traffic and congestion issues. Staff finds that the proposal will have a negative impact on the transportation network due to the high traffic volume development permitted by-right. Staff also finds that the proposed B-4 zoning district will not result in a unique or new development form that will benefit the community.

The applicant has argued with this request and the similar request to the south, denied by the Board of Mayor and Aldermen, that the justification for the rezoning request is due to the minimum setback requirements of the B-4 zoning district. Rezoning a property for setback relief without regard for the incompatible and inappropriate land uses permitted by-right in that zoning district is not a proper planning practice.

The traditional development form surrounding area, which was historically the City's original downtown, has been compromised for decades with the suburban development form permitted under the B-4 zoning district, and approval of this request will continue to allow for the deterioration of what was once the heart of this town.

Mrs. Leola Parham Beard
1964 Sugar Ridge Road
Spring Hill, TN 37174

Date December 28 2015

Ms. Dara Sanders
City Planner
P.O. Box 789
Spring Hill, TN 37174

Dear Ms. Sanders:

I, Leola Parham Beard, owner of property located at 5238 Main Street, Spring Hill, TN have listed said property as "For Sale". The property is currently zoned and request is made that said property be rezoned from B-2 to B-4. The Property ID is 0600250 B 01900 and is 2.3 acres.

Thank you for your consideration of this rezoning request.

Signed *Leola Parham Beard*
Leola Parham Beard

Date *Dec 28 2015*

City of Spring Hill, Tennessee
Planning Commission Agenda Application

199 Town Center Parkway, Spring Hill TN 37174
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY

Date Application submitted: _____ Fee: _____
Date Accepted as complete: _____ Case number: _____
Map/Parcel: _____ Public hearing date: _____

Date: 12 Jan 16 Project Name: Beans Property / Spring Hill Express

Property Address/Location: 5238 Main Street
Spring Hill, TN 37174

Current Zoning District(s): B-2 rezoned to B-4 Property Size: ± 2.3 Acres

Type of request being made —

- Annexation
- Rezoning
- Major Modification
- Minor Modification
- Easement/Right-of-way Vacation
- Sketch Plan
- Neighborhood Concept Plan
- Lot Split
- Property Line Adjustment
- Preliminary Plat
- Concurrent Plat
- Final Plat
- Site Plan
- Master Development Plan (PUD) Preliminary/Final
- Traditional Neighborhood Development
- Other _____

Materials required to be submitted with application

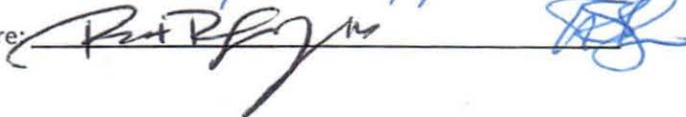
- Letter of request
- Proof of ownership
- Four (4) hard copies of the proposal, including all required information as outlined in the applicable checklist.
- A CD containing a copy of all required submittal items in PDF format.

Note to the applicant:

- * Applications and all required submittals must be filed with the Planning Department by the established deadline.
- * Both the applicant/representative and property owner must sign the application. Applications not signed by the property owner will not be accepted.
- * All applications must be accompanied by completed checklist.

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): Robert A. Szeliga Date: 12 Jan 16
Address: C/O HUNTERY GOODSON PLLC
P.O. Box 414 Thompson Station, TN 37179
Phone number: 615/302-0100
Email: hwtly@hwtlygoodson.com
Signature: 

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): _____ Date: _____
Address: _____

Phone number: _____
Email: _____
Signature: _____

Name (printed): _____ Date: _____
Address: _____

Phone number: _____
Email: _____
Signature: _____

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): Lola Parham Beard

Date: 12-28-15

Address: 1964 Sugar Ridge Road
Spring Hill TN 37174

Phone number: 931 486-2543

Email: _____

Signature: Lola Parham Beard

Name (printed): _____

Date: Dec 28-2015

Address: _____

Phone number: _____

Email: _____

Signature: _____

OWNER'S NAME & MAILING ADDRESS
 BEARD LEOLA PARHAM
 196A SUGAR RIDGE RD
 SPRING HILL TN 37174

SUBDIV2
 ADDITIONAL DESCRIPTION
 DIMENSIONS

PER WILL

County of
 TOTAL LAND UNITS
 DEED
 CALC

DATE UPDATED 10/5/2015
 DATE PRINTED
 APPRAISED VALUE RECAP
 IMP 73000
 LAND 53700
 TOTAL APPR 126700
 TOTAL W/USE 0
 ASSESSMENT 31675
 PROP TYPE 00 25%
 AREA DIMENSIONS

FOUNDATION CONTINUOUS FOOTING
 FLOOR SYSTEM WOOD W/ SUB FLOOR
 EXT WALL SIDING AVERAGE
 STRUCT FRAME
 ROOF FRAMING GABLE/HIP
 ROOF COV DEC COMPOSITION SHINGLE
 CAB MILLWORK AVERAGE
 FLOOR FINISH HARDWOOD/PARQUE
 INTER FINISH DRYWALL
 PAINT DECOR AVERAGE
 HTG/AIR COND /
 PLUMBING FIX 6
 BATH TILE
 ELECTRICAL AVERAGE
 QUALITY AVERAGE

| TOTAL UNITS | SHAPE FAC | SIZE FAC | ADJ UNITS | BASE RATE | ADJ BASE | ACT YR | EFF YR |
|-------------|-----------|----------|-----------|-----------|----------|--------|--------|
| 0 | | | | 0 | 0 | 1900 | 1954 |

| AREA DESC | PCT RATE | ADJ SF | RT | AREA | RATE | SQ FT | REPL COST |
|-----------|----------|--------|----|------|------|-------|-----------|
| BAS | | | | 1324 | | 1324 | |
| USF | | | | 1324 | | 78840 | |
| OPF | | | | 248 | | 4920 | |
| UTU | | | | 70 | | 1390 | |
| LTU | | | | 168 | | 3330 | |
| EPB | | | | 104 | | 4130 | |

TOTAL AUX AREAS: 1324 TOT BASE AREA 1324 No STOR 2

| AGE | NORM | OTHR | FUNC | ECON | % COND | REPL COST | DEPR |
|-----|------|------|------|------|--------|-----------|-------|
| 60 | 60 | 0 | 0 | 0 | | 118740 | 69730 |

| XFSB DESC | QUAL | SIZE | UNIT PRICE | UNITS | EF YR BUILT | ANN DEPR | PERCENT COND | DEPR VAL | PARCEL STAT | DIST TREND | TOPO | TYPE OWNER | ROAD NO | ROAD TYPE | CONST CODE | SUBD TRACT | N-S COORD | E-W COORD |
|-----------------|---------|-------|------------|-------|-------------|----------|--------------|----------|--------------|------------|-------|------------|---------|-----------|------------|------------|-----------|-----------|
| RESIDENTIAL | AVERAGE | 24x40 | | 0 | 1972 | | | 2750 | | STABLE | LEVEL | | | PAVED | | | -85.92 | 35.75 |
| GREENHOUSE | | | | | | | | | | | | | | | | | | |
| DETACHED GARAGE | SALVAGE | | | 0 | | | | 500 | CENSUS TRACT | | BLOCK | BLK FACE | | AREA | CON DIST | | OPTIONAL | |

| XFSB APPR DATE | APP BY | TOTAL XFSB VALUE |
|----------------|--------|------------------|
| | | 3250 |

| LAND DESC | DESC CODE | DIMS | SOIL | UM | FLD | LDC | SIZE | DEPT FAC | COND FAC | UNIT PRICE | LAND PRICE | ADJ LAND PRICE | LAND UNITS | MARKET VALUE | LAND COND FAC | LAND USE UNIT PRICE | USE LAND VAL |
|-------------|-----------|------|------|----|-----|-----|------|----------|----------|------------|------------|----------------|------------|--------------|---------------|---------------------|--------------|
| RESIDENTIAL | | | | | | | | | | | | | 2.3 AC | 53740 | | | |

| LAND USE CODES | MARKET DATA | LAND TOTAL THIS CARD |
|-------------------------|-------------|----------------------|
| 1. 11 2. 00 3. 00 4. 00 | | 2.3 53740 |

| DATE | PRICE | BOOK | PAGE | VI | IMS | Q | DEED TRANS | BOOK | PAGE |
|------------|-------|------|------|----|-----|---|------------|------|------|
| 1981-00-16 | | WBP | 438 | | | | | | |
| | | 373 | 19 | | | | | | |

| GENERAL PARCEL DATA | | | | | | | | | | |
|---------------------|----|-----|------|-----|------|-----|------|----|-------|-----------|
| LND APP | BY | SSD | WARD | EDD | PLAN | OTR | MORT | MH | MH NO | AREA CODE |
| 2006-01-01 | 15 | | | | | | | | | 101 |

| GENERAL CARD DATA | | | | | | | | | | | |
|-------------------|--------|--------|------|-------|-----|-----|------|-----|--------|-----|------|
| BLDG APP | APP BY | SOURCE | OWNR | UNITS | WAT | SEW | SLEC | GAS | ZONING | OCC | COND |
| | | | | | | | | | | | |

| MARKET DATA | | | | | | | | | |
|-------------|--------|--------|--------|------------|------------|--|--|--|--|
| PERMIT NO | FHA NO | RENTAL | SOURCE | RENTAL AMT | RENT SCHED | | | | |
| | | | | | | | | | |

Real Estate Assessment Data

| | | | |
|----------------------|-----------------------|----------------------------|--------------------------------|
| Home | About | New Search | Return to List |
|----------------------|-----------------------|----------------------------|--------------------------------|

County Number: 060

County Name: MAURY

Tax Year: 2016

Property Owner and Mailing Address

Jan 1 Owner:
BEARD LEOLA PARHAM
1964 SUGAR RIDGE RD
SPRING HILL, TN 37174

Property Location

Address: MAIN ST 5238

Map: 0250 Grp: B Ctrl Map: 0250 Parcel: 019.00 Pl: S/I: 000

Value Information

Reappraisal Year: 2014

Land Mkt Value: \$53,700
Improvement Value: \$73,000
Total Market Appraisal: \$126,700
Assessment %: 25
Assessment: \$31,675

General Information

| | | | |
|-----------------------------|--------------------------|--------------------------|-------------|
| Class: | 00 - RESIDENTIAL | | |
| City #: | 701 | City: | SPRING HILL |
| SSD1: | 000 | SSD2: | 000 |
| District: | 03 | Mkt Area: | V01 |
| # Bldgs: | 1 | # Mobile Homes: | 0 |
| Utilities - Water / Sewer: | 03 - PUBLIC / INDIVIDUAL | Utilities - Electricity: | 01 - PUBLIC |
| Utilities - Gas / Gas Type: | 00 - NONE | Zoning: | |

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

Additional Description

PER WILL

Building Information

| | | | |
|--------------------------|-------------------------|--------------------|--------------------------|
| Building # 1 | | | |
| Improvement Type: | 01 - SINGLE FAMILY | Stories: | 2 |
| Living/Business Sq. Ft.: | 2,648 | | |
| Foundation: | 02 - CONTINUOUS FOOTING | Floor System: | 04 - WOOD W/ SUB FLOOR |
| Exterior Wall: | 04 - SIDING AVERAGE | Structural Frame: | 00 - NONE |
| Roof Framing: | 02 - GABLE/HIP | Roof Cover/Deck: | 03 - COMPOSITION SHINGLE |
| Cabinet/Millwork: | 03 - AVERAGE | Floor Finish: | 09 - HARDWOOD/PARQUE |
| Interior Finish: | 07 - DRYWALL | Paint/Decor: | 03 - AVERAGE |
| Heat and A/C: | 00 - NONE | Plumbing Fixtures: | 6 |
| Bath Tile: | 00 - NONE | Electrical: | 03 - AVERAGE |

1601

6

5228

18

4.12AC

5232 20

MAIN ST 5238



0600250 B 01900

2.38AC

19

18.01

14.01

42

1.4 AC

RESOLUTION 16-14

A RESOLUTION TO APPROVE ISSUANCE OF CERTIFICATE OF COMPLIANCE FOR WINE SALES AT KROGER #594 IN SPRING HILL, TENNESSEE

WHEREAS, on March 20, 2014, the Governor signed into law Public Chapter 554, commonly known as the “wine in grocery stores” law; and

WHEREAS, the City of Spring Hill has a request for an approval of a Certificate of Compliance for Kroger, #594, located at 4900 Port Royal Road, Spring Hill, Tennessee; and

WHEREAS, the City of Spring Hill is required to verify that the location of the grocery store is in compliance with all zoning laws applicable to the property; and

WHEREAS, the City of Spring Hill is also required to complete a background investigation to verify that the applicant has no felony convictions within the last 10 years.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen hereby certify that the applicant, Kroger #594 is in compliance with requirements stated above and approves a Certificate of Compliance for wine sales.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: *Approval of Resolutions 16-14, 16-15, & 16-16*
SUBMITTED BY: Victor Lay, City Administrator
April Goad, City Recorder
DATE: January 29, 2016
RE: Certificate of Compliance Requests for Wine Sales in Grocery Stores
ATTACHMENTS: None, Please see MTAS link below

PURPOSE:

Groceries stores are requesting approval of Certificate of Compliance for Wine Sales.

BACKGROUND:

Wine sales in grocery stores were approved by referendum and sales may begin on July 1, 2016. Before receiving a license from Alcoholic Beverage Commission (ABC) to sell wine, grocery stores must obtain a certificate of compliance from the municipality of their location. The only two requirements of the city are to verify appropriate zoning and that the applicant does not have any felony convictions within the 10 year period preceding the application. *Please note that the city does not verify distance from established liquor stores.* This is an issue between liquor store owners, ABC and the requesting grocery store.

FINANCIAL IMPACT:

The application fee for Certificate of Compliance is \$250.00

STAFF RECOMMENDATION:

None- For more information, please see:
<http://mtasresource.mtas.tennessee.edu/reference/wine-grocery-stores>

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

Grocery stores are requesting action due to length of time it takes for ABC approval, ordering and stocking.

April Goad

From: Patrick Carter <pcarter@tgwlawfirm.com>
Sent: Thursday, February 04, 2016 4:23 PM
To: BOMA Group; Victor Lay; April Goad; Rick Graham
Cc: Billie Gaye Haywood
Subject: Wine

BOMA-

Alderman Whittenburg requested I double check upon whom the responsibility for measuring the 500 feet mentioned in the wine in grocery statute falls to.

I phoned Attorney Joshua Stepp with the Tennessee ABC for clarification and to confirm my understanding of the statute.

In short, Tennessee grocery stores can start selling wine July 1, 2016 if they can attain a **Certificate of Compliance** from the local municipality (under the law our sole focus of decision is 1. Zoning and 2. Background Check) and a **License** from the State of Tennessee. If a package store objects, which they must do by petitioning the state ABC, and they are within 500 feet as measured by the State ABC, the State ABC will delay the license to the grocery store until July 1, 2017.

An interesting side note is if the City does not rule on an application for a certificate of compliance within 60 days, the State ABC may deem the certificate of compliance granted and then grant the applicant their license.

If you require anything else on this item please reach out to me and let me know.

Have a great afternoon.

So happy about Susan's news.

Patrick

Patrick M. Carter

TISHER, WOLAVER, FREE, CARTER & LYNN, PLLC

809 South Main Street

P.O. Box 1431

Columbia, TN 38402-1431

☎ Phone: (931) 388-8868

☎ Fax: (931) 388-6717

pcarter@tgwlawfirm.com

<http://www.columbialaw.net>

<http://www.linkedin.com/in/patrick-carter-410136109>

CONFIDENTIALITY NOTICE: If you have received this email in error, please immediately notify the sender by email at the address shown. This email transmission may contain confidential information. This information is intended only for the use of the

From: [Dara Sanders](#)
To: [April Goad](#)
Subject: Zoning Verifications
Date: Thursday, January 28, 2016 9:11:11 AM

5441 Main Street (Food Lion) is zoned B-4, Central Business District.

4900 Port Royal Road (Kroger) is zoned B-4, Central Business District.

4935 Main Street (Publix) is zoned B-4, Central Business District.

All above properties are permitted by the Spring Hill Zoning Ordinance to sell or serve intoxicating beverages.

Dara Sanders
City Planner
City of Spring Hill
199 Towncenter Parkway
P.O. Box 789
Spring Hill, TN 37174
931-486-2252 x214



To Whom it May Concern,

As you are aware, beginning 07/01/2016, we will be able to sell wine in our Kroger Store. I am compiling all documentation that will be needed for the State Wine Application. Pursuant to T.C.A. 57-3-806, we are required to get a signed certificate from the county executive. Here is an excerpt of the law:

57-3-806.

(a) As a condition precedent to the issuance of a license under § 57-3-803, every applicant for a license under that section shall submit with the application to the commission a certificate signed by the county executive or chair of the county commission in which the licensed premises are to be located if outside the corporate limits of a municipality or, if within a municipality, from the mayor or a majority of the commission, city council, or legislative body of the municipality, by whatsoever name designated, or if the municipality has no mayor, from the highest executive of the municipality. The issuance of a certificate shall not be conditioned on the residency of the applicant, including, but not limited to, requiring the applicant to live within the county or municipality, or additional conditions not required by this section.

I am requesting that the attached documents be signed and returned to me at the following address:

Kroger-RASC-Business License
P.O. Box 305103
Nashville, TN 37230-5103

The date that you enter is not time sensitive, so I appreciate your quick response.
If you have any questions or concerns, please contact me at 615-232-9623 or e-mail me at kevin.schemm@dillonstores.com

Sincerely,

Kevin Schemm
Business License Coordinator
The Kroger Co.
615-232-9623

**CERTIFICATE OF BACKGROUND
INVESTIGATION AND ZONING**

SUBMITTED PURSUANT TO T.C.A. § 57-3-806

Kroger #594
4900 Port Royal Road
Spring Hill, TN 37174
Maury County

This is to certify that Christine Wheatley, who is an executive officer of the above named retail food store, which store will make application for a license to sell wine for off premises consumption and which is located in the Municipality of Spring Hill, and/or or the County of Maury, State of Tennessee are in compliance with the provisions of Tenn. Code Ann § 57-3-806(a).

- (a) The undersigned has/have made careful investigation of the said applicant's background and have found that they have not been convicted of a felony within a ten-year period preceding this application.

AND

- (b) The location of the retail food store complies with all zoning laws adopted by the jurisdiction.

This the _____ day of _____, 2015.

If premises located outside Municipality:

County Executive, Print Name

County Executive, Signature

OR

Chairman of County Commission, Print Name

Chairman of County Commission, Signature

If premises located within Municipality:

Mayor of other official head of Municipality, Print Name

Mayor of other official head of Municipality, Signature

OR

Member of Legislative Body of Municipality, Print Name

Member of Legislative Body of Municipality, Signature

Member of Legislative Body of Municipality, Print Name

Member of Legislative Body of Municipality, Signature

Member of Legislative Body of Municipality, Print Name

Member of Legislative Body of Municipality, Signature



Bill Haslam
Governor

TENNESSEE BUREAU OF INVESTIGATION

901 R.S. Gass Boulevard
Nashville, Tennessee 37216-2639
(615) 744-4000 (744-4057 for TORIS)
Facsimile (615) 744-4651 (Fiscal Svcs)
TDD (615) 744-4001



Mark Gwyn
Director

August 17, 2015

THE KROGER COMPANY
KEVIN C SCHEMM
2620 ELM HILL PIKE
P.O. BOX 305103
NASHVILLE, TN 37230-5103

Tennessee Criminal History Records Request

Per your request for a criminal history record check on the following individual, there was no Tennessee information found. NOTE: All aliases submitted have been searched.

WHEATLEY, CHRISTINE S

Please be aware that, unless a fingerprint comparison is performed, it is impossible for the Tennessee Bureau of Investigation to be sure the record belongs to the individual you requested. A fingerprint comparison will only be performed in the event of a written appeal of criminal history results. The information you receive will be based on only those arrests which occurred within the state of Tennessee.

The Tennessee Bureau of Investigation found NO Tennessee criminal history based on the information provided. No criminal record check was conducted for other states or for the Federal Bureau of Investigation.

Tennessee Open Records Information Services
Tennessee Bureau of Investigation
901 R.S. Gass Blvd.
Nashville, TN 37216



INTERNATIONALLY ACCREDITED SINCE 1994



DON BRITE
Chief of Police

JASON FOGLE
Deputy Chief of Police

2/12/2016

To: April Goad

CC: Chief Don Brite

Deputy Chief Jason Fogle

Ref: Certificate of Compliance for Liquor Sales

Upon conducting a background investigation of Christine Wheatley and Kroger's, a letter was provided from the TBI advising that Ms. Wheatley does not have a criminal record when searched through the Tennessee Crime Information Center (TCIC).

Kroger's Port Royal was issued a citation for selling alcohol to an underage informant in December, 2014.

I conducted a Google search of Christine Wheatley and Kroger's; I was able to locate both positive and negative reviews for Kroger's.

I searched the Better Business Bureau for Kroger's; the business is BBB accredited and they have a rating of A+.

I searched the Department of Justice's National Sex Offender Registry for Christine Wheatley; no findings were revealed.

Sincerely,

Justin Whitwell

Lt. Justin Whitwell
Criminal Investigation Division

SPRING HILL POLICE HEADQUARTERS

3636A ROYAL PARK BLVD., P. O. BOX 789, SPRING HILL, TN 37174

PHONE: 931.486.2252 - FAX: 931.499.7237 - DISPATCH: 931.486.3270

RESOLUTION 16-15

A RESOLUTION TO APPROVE ISSUANCE OF CERTIFICATE OF COMPLIANCE FOR WINE SALES AT FOOD LION #1354 IN SPRING HILL, TENNESSEE

WHEREAS, on March 20, 2014, the Governor signed into law Public Chapter 554, commonly known as the “wine in grocery stores” law; and

WHEREAS, the City of Spring Hill has a request for an approval of a Certificate of Compliance for Food Lion #1354, located at 6341 Main Street, Spring Hill, Tennessee; and

WHEREAS, the City of Spring Hill is required to verify that the location of the grocery store is in compliance with all zoning laws applicable to the property; and

WHEREAS, the City of Spring Hill is also required to complete a background investigation to verify that the applicant has no felony convictions within the last 10 years.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen hereby certify that the applicant, Food Lion #1354 is in compliance with requirements stated above and approves a Certificate of Compliance for wine sales.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



December 7, 2015

City of Spring Hill
199 Town Center PKWY
Spring Hill, TN 37174

Dear April Goad:

As you are aware, beginning July 1, 2016, Food Lion will have the opportunity to sell wine in our stores. I am in the beginning stages of compiling all documentation that will be needed to apply for the State - Wine License. Pursuant to T.C.A. 57-3-806, we are required to seek a signed Certificate of Compliance from the local municipality.

I am requesting the attached document be signed and returned to me in the enclosed self- addressed envelope. As you may know, under 57-3-806(h), if the certificate is not granted or denied within 60 days of application, the applications is considered granted. Thank you for your review and consideration of our application. If you have any further questions or concerns, please contact me at 704-310-2369 or email me at carla.kimrey@delhaize.com.

Sincerely,

A handwritten signature in black ink that reads "Carla Kimrey".

Carla Kimrey
Regulatory Affairs Specialist
Food Lion, LLC

**CERTIFICATE OF BACKGROUND
INVESTIGATION AND ZONING**

SUBMITTED PURSUANT TO T.C.A. § 57-3-806

Food Lion #1354
6341 Main Street
Spring Hill, TN 37174

This is to certify that Margaret M. Ham, President, 2302 Herrons Nest Place, Concord , NC 28027; Gerald Linn Evans, Senior VP, 636 Club House Drive, Salisbury, NC 28144; Greg Amoroso, Treasurer, 708 Mt. Vernon Drive, Charlotte, NC 28203, who are the executive officers of the above named retail food store, which store will make application for a license to sell wine for off premises consumption and which is located in the Municipality of Spring Hill, and/or or the County of _____, State of Tennessee are in compliance with the provisions of Tenn. Code Ann § 57-3-806(a).

- (a) The undersigned has/have made careful investigation of the said applicant's background and have found that they have not been convicted of a felony within a ten-year period preceding this application.

A N D

- (b) The location of the retail food store complies with all zoning laws adopted by the jurisdiction.

This the day of _____, 2015.

If premises located outside Municipality:

County Executive, Print Name

County Executive, Signature

OR

Chairman of County Commission, Print Name

Chairman of County Commission, Signature

If premises located within Municipality:

Mayor of other official head of Municipality, Print Name

Mayor of other official head of Municipality, Signature

OR

Member of Legislative Body of Municipality, Print Name

Member of Legislative Body of Municipality, Signature

Member of Legislative Body of Municipality, Print Name

Member of Legislative Body of Municipality, Signature

Member of Legislative Body of Municipality, Print Name

Member of Legislative Body of Municipality, Signature



Delhaize America
Subject ID: 1022653
Subject: Amoroso, Greg
 Social: 004-76-7748
 Ordered By: Leigh Stubbs
Address:
 Current Address
 708 Mt Vernon Drive
 Charlotte, NC 28203
 Phone:

DOB: 1/22/1965

Client Program: Food Lion
 Client Reference: Special HQ

State of Hire: NC

Subject Requested Copy:

| Summary of Inquiries Made | | |
|---|-----------|------------|
| Inquiry | Result | Thru Date |
| 7 Year Felony/Misdemeanor - All Counties, NC | No Record | 11/15/2015 |
| 7 Year Felony/Misdemeanor - Cumberland, ME | No Record | 11/29/2015 |
| Discovery Plus w/ Criminal - Multi-Jurisdiction, US | Complete | 11/15/2015 |

Supporting Documents

No Supporting Documents

[Upload New Document](#)

| ID | Search | Location | Through Date | Search Status |
|---------------------|---------------------------|------------------|--------------|---------------|
| 2399966 | 7 Year Felony/Misdemeanor | All Counties, NC | 11/15/2015 | No Record |
| 2400003 | 7 Year Felony/Misdemeanor | Cumberland, ME | 11/29/2015 | No Record |
| 11/17 - Mailed w/cc | | | | 11/17/2015 |

| ID | Search | Location | Through Date | Search Status |
|---------|----------------------------|------------------------|--------------|---------------|
| 2399965 | Discovery Plus w/ Criminal | Multi-Jurisdiction, US | 11/15/2015 | Complete |

RECORDS FOUND

SSN VALIDATION
 SSN IS VALID. ISSUED IN ME
 IN THE YEAR 1980-1994

UNIQUE NAMES FOUND
 AMOROSO GREGORY
 AMOROSO GREGORY M

Address Information

GREGORY AMOROSO

DOB: 01/22/1965
 AGE: 50
 215 N PINE ST UNIT 3507
 CHARLOTTE, NC 28202
 MECKLENBURG COUNTY
 06/2013 - 11/2015

AMOROSO GREGORY M

215 N PINE ST UNIT 3507
 CHARLOTTE, NC 28202
 MECKLENBURG COUNTY
 06/2013 - 11/2015

GREGORY M AMOROSO

Delhaize America
Subject ID: 1022651
Subject: Ham, Margaret
 Social: 085-62-1624
 Ordered By: Leigh Stubbs
Address:
 Current Address
 2302 Herrons Nest Place
 Concord, NC 28027
Phone:

DOB: 10/17/1966

State of Hire:NC

Subject Requested Copy:

Client Program: Food Lion

Client Reference: Special HQ

Summary of Inquiries Made

| Inquiry | Result | Thru Date |
|---|------------------|------------|
| 7 Year Felony/Misdemeanor - All Counties, NC | <u>No Record</u> | 11/16/2015 |
| Discovery Plus w/ Criminal - Multi-Jurisdiction, US | <u>Complete</u> | 11/18/2015 |

Supporting Documents

No Supporting Documents

[Upload New Document](#)

| ID | Search | Location | Through Date | Search Status |
|---------|----------------------------|------------------------|--------------|---------------|
| 2399962 | 7 Year Felony/Misdemeanor | All Counties, NC | 11/16/2015 | No Record |
| 2399961 | Discovery Plus w/ Criminal | Multi-Jurisdiction, US | 11/18/2015 | Complete |

Special Instructions: TB-wtg

RECORDS FOUND

SSN VALIDATION

SSN IS VALID. ISSUED IN NY
IN THE YEAR 1979-1980

UNIQUE NAMES FOUND

HAM MARGARET
 HAM MARGARET M
 HAM MEG
 MILLER MARGARET L

Address Information

MARGARET HAM

DOB: 10/17/1966
AGE: 49

2302 HERRONS NEST PL NW
 CONCORD, NC 28027
 MECKLENBURG COUNTY
 08/2007 - 11/2015

(704) 548-0617
 LISTED: YES
 NAME ON PHONE: HAM MARGARET

HAM MARGARET M

2302 HERRONS NEST PL NW
 CONCORD, NC 28027
 MECKLENBURG COUNTY
 08/2007 - 11/2015

(704) 548-0617
 LISTED: YES
 NAME ON PHONE: MICHAEL HAM
 (704) 548-0617
 LISTED: YES
 NAME ON PHONE: HAM MARGARET

MEG HAM

2302 HERRONS NEST PL NW
 CONCORD, NC 28027

Delhaize America
Subject ID: 1022654
Subject: Evans, Gerald L
 Social: 237-17-1998
 Ordered By: Leigh Stubbs
Address:
 Current Address
 636 Club House Dr
 Salisbury, NC 28144
Phone:

DOB: 11/24/1964

Client Program: Food Lion

Client Reference: Special HQ

State of Hire: NC

Subject Requested Copy:

| Summary of Inquiries Made | | |
|---|------------------|------------|
| Inquiry | Result | Thru Date |
| 7 Year Felony/Misdemeanor - All Counties, NC | <u>No Record</u> | 11/16/2015 |
| Discovery Plus w/ Criminal - Multi-Jurisdiction, US | <u>Complete</u> | 11/15/2015 |

Supporting Documents

No Supporting Documents

[Upload New Document](#)

| ID | Search | Location | Through Date | Search Status |
|---------|----------------------------|------------------------|--------------|---------------|
| 2399968 | 7 Year Felony/Misdemeanor | All Counties, NC | 11/16/2015 | No Record |
| 2399967 | Discovery Plus w/ Criminal | Multi-Jurisdiction, US | 11/15/2015 | Complete |

RECORDS FOUND

SSN VALIDATION
 SSN IS VALID. ISSUED IN NC
 IN THE YEAR 1975

UNIQUE NAMES FOUND
 EVANS G LINN
 EVANS GERALD LINN
 EVANS GERALD T
 EVANS LINN G
 EVANS TGERALD GERALD

Address Information

G LINN EVANS

DOB: 11/24/1964
 AGE: 50

626 CLUB HOUSE DR
 SALISBURY, NC 28144
 ROWAN COUNTY
 02/2005 - 11/2015

(704) 638-0321
 LISTED: YES
 NAME ON PHONE: EVANS G

EVANS GERALD LINN

626 CLUB HOUSE DR
 SALISBURY, NC 28144
 ROWAN COUNTY
 02/2005 - 11/2015

(704) 638-0321
 LISTED: YES
 NAME ON PHONE: EVANS G

GERALD LINN EVANS

PO BOX 414
 SPENCER, NC 28159
 ROWAN COUNTY
 02/2004 - 03/2009



DON BRITE
Chief of Police

JASON FOGLE
Deputy Chief of Police

2/12/2016

To: April Goad

CC: Chief Don Brite

Deputy Chief Jason Fogle

Ref: Certificate of Compliance for Liquor Sales

Upon conducting a background investigation of Carla Kimrey and Food Lion; I was able to locate Ms. Kimrey via google and she is not a resident of Tennessee and would not be present during any business at the Food Lion in Spring Hill. I am unable to run a National Criminal History for the purpose of this application.

Food Lion has been a part of the Underage Alcohol buys here in Spring Hill and they have never violated the law.

I conducted a Google search of Food Lion; I was able to locate both positive and negative reviews for Kroger's.

I searched the Better Business Bureau for Food Lion, LLC; the business is not BBB accredited and they have a rating of F.

Sincerely,

Justin Whitwell

Lt. Justin Whitwell
Criminal Investigation Division

SPRING HILL POLICE HEADQUARTERS

3636A ROYAL PARK BLVD., P. O. BOX 789, SPRING HILL, TN 37174

PHONE: 931.486.2252 - FAX: 931.499.7237 - DISPATCH: 931.486.3270

RESOLUTION 16-16

A RESOLUTION TO APPROVE ISSUANCE OF CERTIFICATE OF COMPLIANCE FOR WINE SALES AT PUBLIX GROCERY STORE IN SPRING HILL, TENNESSEE

WHEREAS, on March 20, 2014, the Governor signed into law Public Chapter 554, commonly known as the “wine in grocery stores” law; and

WHEREAS, the City of Spring Hill has a request for an approval of a Certificate of Compliance for Publix Grocery Store, #1047, located at 4935 Main Street, Spring Hill, Tennessee; and

WHEREAS, the City of Spring Hill is required to verify that the location of the grocery store is in compliance with all zoning laws applicable to the property; and

WHEREAS, the City of Spring Hill is also required to complete a background investigation to verify that the applicant has no felony convictions within the last 10 years.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen hereby certify that the applicant, Publix #1047 is in compliance with requirements stated above and approves a Certificate of Compliance for wine sales.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

**CERTIFICATE OF BACKGROUND
INVESTIGATION AND ZONING**

SUBMITTED PURSUANT TO T.C.A. § 57-3-806

Mail To: **Publix Super Markets, Inc.**
Attn: Licenses
PO Box 32027
Lakeland, FL 33813

**Publix Store # 1047
4935 MAIN STREET
SPRING HILL, TN 37174-9242**

This is to certify that John A. Attaway, Jr., who is an executive officer of the above named retail food store, which store will make application for a license to sell wine for off premises consumption and which is located in the Municipality of SPRING HILL , and/or or the County of WILLIAMSON , State of Tennessee are in compliance with the provisions of Tenn. Code Ann § 57-3-806(a).

- (a) The undersigned has/have made careful investigation of the said applicant's background and have found that they have not been convicted of a felony within a ten-year period preceding this application.

A N D

- (b) The location of the retail food store complies with all zoning laws adopted by the jurisdiction.

This the _____ day of _____, 2015.

If premises located outside Municipality:

County Executive, Print Name

County Executive, Signature

OR

Chairman of County Commission, Print Name

Chairman of County Commission, Signature

If premises located within Municipality:

Mayor of other official head of Municipality, Print Name

Mayor of other official head of Municipality, Signature

OR

Member of Legislative Body of Municipality, Print Name

Member of Legislative Body of Municipality, Signature

Member of Legislative Body of Municipality, Print Name

Member of Legislative Body of Municipality, Signature

Member of Legislative Body of Municipality, Print Name

Member of Legislative Body of Municipality, Signature



DON BRITE
Chief of Police

JASON FOGLE
Deputy Chief of Police

2/12/2016

To: April Goad

CC: Chief Don Brite

Deputy Chief Jason Fogle

Ref: Certificate of Compliance for Liquor Sales

Upon conducting a background investigation of John Attaway Jr. and Publix Super Market Inc; I was able to locate Mr. Attaway Jr. via google and he is not a resident of Tennessee and would not be present during any business at the Publix in Spring Hill. I am unable to run a National Criminal History for the purpose of this application. Mr. Attaway Jr. is General Counsel and Secretary for the Publix Corporation Headquarters.

Publix has been a part of the Underage Alcohol buys here in Spring Hill and they have never violated the law.

I conducted a Google search of Publix Super Markets; I was able to locate both positive and negative reviews for Publix.

I searched the Better Business Bureau for Publix Super Markets Corporate Office; the business is not BBB accredited and they have a rating of A+.

Sincerely,

Justin Whitwell

Lt. Justin Whitwell
Criminal Investigation Division

SPRING HILL POLICE HEADQUARTERS

3636A ROYAL PARK BLVD., P. O. BOX 789, SPRING HILL, TN 37174

PHONE: 931.486.2252 - FAX: 931.499.7237 - DISPATCH: 931.486.3270

RESOLUTION 16-17

**A RESOLUTION TO AUTHORIZE THE MAYOR TO ENTER INTO
NEGOTIATIONS FOR THE PURCHASE OF VACANT LAND ON
KEDRON ROAD**

WHEREAS, there are 18.14 acres of vacant, unimproved land available for purchase in Maury County located at the corner of Kedron Road and Joe Peay Road for a price of \$144,000.00; and

WHEREAS, this acreage includes 820 feet of road frontage, has City water available and has electricity available; and

WHEREAS, this land could be used for future City facilities; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen that the Mayor and City Attorney are to enter negotiations to determine a fair price for the acquisition of the vacant, unimproved land on Kedron Road.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Land Purchase at Kedron Road
and Joe Peay Road

DATE: February 1, 2016

ATTENTION: Board of Mayor and Aldermen

DEPARTMENT HEAD: Dan Allen,
Infrastructure Director



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding the possible purchase of property at Kedron Road and Joe Peay Road.

BACKGROUND INFORMATION

The City continues to be on the lookout for good deals for land acquisition as property comes up for sale. It recently came to staff's attention the property under discussion is up for sale (see exhibit showing location).

This property is currently listed for \$144,000 and is 18.14 acres. This would be a cost of \$7,938 per acre. The property is mostly wooded and appears to have some easements across portions of it.

Staff does not currently have a proposal for the use of the land. A portion of this land is expected to fall within the ROW footprint for a future interchange at Kedron Road and I-65.

If the BOMA is interested in pursuing it, staff and the City Attorney could put the property under contract with a due diligence period before finalizing negotiations on a purchase price.

FINANCIAL IMPACT

Staff does not propose to use General Fund monies to purchase the property. The maximum expected expenditure would \$144,000 and staff proposes to fund the purchase with Adequate Facilities Tax monies.



DUPLEX ROAD-MAP OF TRACTS 118, 179, 214



Tract 118
2924 Heartside
Dr

Tract 179
2916 Torrence
Tr

Tract 214
3109 Sakari Cir

RESOLUTION 16-411

**TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 118
OF THE DUPLEX ROAD WIDENING PROJECT**

WHEREAS, the City of Spring Hill is in the process of widening Duplex Road;
and

WHEREAS, in order to complete the project, the City must acquire land in the
form of right-of-ways and easements from property owners along Duplex Road; and

WHEREAS, the City is working with Tennessee Department of Transportation
on this project, known as State Project Number 60LPLM-F2-019 and Federal Project
Number STP-M-247(9); and

WHEREAS, the cost of the acquisition will be \$8,675.00 to the tract owner
(Mark A. and Robin E. Mutz) and \$500.00 to the closing agent (Southeast Title of
Tennessee, Inc.) for closing costs.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board
of Mayor and Aldermen authorizes a total land acquisition purchase in the amount of
\$9,175.00 to Southeast Title of Tennessee, Inc., 40 Middleton Street, Nashville, TN
37210 for Tract number 118 of the Duplex Road widening project.

Passed and adopted this 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



Tract 118
2924 Hearthside Dr

Revised

AGREEMENT OF SALE
CITY OF SPRING HILL
MAURY COUNTY, TENNESSEE

PROJECT Duplex Road Widening ADDRESS 2924 Hearthside Dr., Spring Hill, TN
FEDERAL PROJECT # STP-M-247(9) MAP/PARCEL 167M-E/007.00
STATE PROJECT # 60LPLM-F2-019 TRACT # 118

This agreement entered into on this the 25th day of January, 2016,
between Mark A. & Robin E. Mutz, herein after called the **Seller** and the **City of Spring Hill**, shall
continue for a period of 90 days under the terms and conditions listed below. This Agreement embodies all
considerations agreed to between the **Seller** and the **City of Spring Hill**.

- A. The **Seller** hereby offers and agrees to convey to the **City of Spring Hill** lands identified as **Tract # 118** on the right-of-way plan for the above referenced project upon the **City of Spring Hill** tendering the purchase price of **\$8,675**, said tract being further described on the attached legal description.
- B. The **City of Spring Hill** agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The **City of Spring Hill** will reimburse the **Seller** for expenses incidental to the transfer of the property to the **City of Spring Hill**. Real Estate Taxes will be prorated.

The following terms and conditions will also apply unless otherwise indicated:

- C. Retention of Improvements: () Does not retain improvements () Not applicable (x)
The **Seller** agrees to retain improvements under the terms and conditions stated in the attached agreement to this document and made a part of this Agreement of Sale.
- D. Utility Adjustment Not applicable (x)
The **Seller** agrees to make, at the **Seller's** expense, the below listed repair, relocation or adjustment of utilities owned by the **Seller**. The purchase price offered includes **\$-0-** to compensate the owner for those expenses.
- E. Other: N/A
- F. The **Seller** states in the following space the name of any Lessee of any part of the property to be conveyed and the name of any other parties having any interest in any kind of said property:

Seller: Mark A. Mutz

Seller: Robin E. Mutz

**CITY OF SPRING HILL TENNESSEE
ADMINISTRATIVE SETTLEMENT REQUEST**

TO: City of Spring Hill **DATE:** 1/5/2016
FROM: Brenda Walsh, Randy Button & Associates **TRACT:** 118

| | |
|--|---|
| OWNER: <u>Mark A. & Robin E. Mutz</u> | FEDERAL ROW: <u>STP-M-24 (9)</u> |
| COUNTY: <u>Maury / Williamson</u> | STATE ROW: <u>60LPLM-F2-019</u> |

APPROVED OFFER

Appraiser: Randy Button, MAI, SRA, AI-GRS
Amount: \$ 7,925 **Proposed Take:** 283 sf
Before Acreage: 10,803 sf **Remainder Acreage:** 10,520 sf

COUNTEROFFER: \$ 8,675 **AMOUNT INCREASE:** \$ 750

JUSTIFICATIONS FOR SETTLEMENT **PERCENTAGE INCREASE:** 9.5%

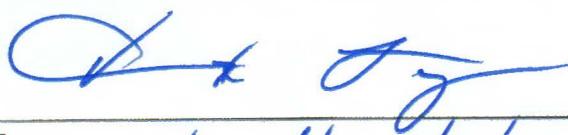
The increase of \$ 750 which is less than the administrative costs required to acquire the property through condemnation procedures. It is in the City's best interest to accept the owner's counter proposal (shown above) rather than take the risk of proceeding to condemnation, which could result in a jury's award consideration of a much greater amount.

ADDITIONAL INFORMATION

Ken Harb, Attorney for M/M Mutz, previously submitted a counter in the sum of \$21,500, based on an estimate from a local landscaper for replacement of landscaping being acquired and travel expenses to oversee the installation of new landscaping. The City declined the counteroffer. However, in a good faith effort to resolve this matter in a timely manner, Mr. Harb, on behalf of his clients, M/M Mutz, has submitted a second counteroffer in the amount of \$8,675 in hopes of recovering additional monies for replacement landscaping, based on the attached estimate from A&D Lawn Care Leaf Service. This represents a 9.5% increase over the approved offer of \$7,925.

COUNTEROFFER APPROVED AS FOLLOWS:

LAND: \$ _____ **IMPROVEMENTS:** \$ _____
SLOPE EASEMENT: \$ _____ **CONSTRUCTION EASEMENT:** \$ _____
DAMAGES TO REMAINDER: \$ _____ **UTILITY ADJUSTMENT:** \$ _____
GRAND TOTAL: \$ 0 **CITY OF:** SPRING HILL


Title: City Administrator **Date:** 1/6/2016

LANDSCAPING Work Order/Invoice

A & D Lawn Care Leaf Service
615-497-5757

| | |
|-------------------------------------|--|
| DATE OF ORDER | HOME TEL |
| ORDER TAKEN BY Dennise G. | WORK TEL 615-202-0005 |
| CUSTOMER ORDER NO | <input type="checkbox"/> SEASONAL CONTRACT <input type="checkbox"/> REPEAT |
| STARTING DATE | <input checked="" type="checkbox"/> ONE TIME JOB <input type="checkbox"/> |
| JOB NAME / NO. | |
| JOB LOCATION | |
| INVOICE DATE 11/02/2015 | JOB TEL |

TO:
Steve Mutz
2924 Hearthside Dr.
Spring Hill, TN, 37174

TERMS:

CHECKMARKS DENOTE: WORK COMPLETED WORK TO BE DONE

| | PLANTING | MULCHING | EDGING/BORDERS | PRUNING/TRIMMING | FERTILIZING | |
|--------------------------|---|-----------------------------------|----------------|------------------|-------------|------------|
| DESIGN / PLANNING | | | | | | |
| GRADING | | | | | | |
| SOIL PREPARATION | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| DESCRIPTION OF WORK | | | | | | |
| SOD | Replanting (15) 25 Foot tall Leland cypress trees | | | | | |
| SEEDING | | | | | | |
| | | | | | | |
| | | | | | | |
| | LABOR | | | | | |
| MOWING | Labor and Equipment | | | HRS. | RATE | AMOUNT |
| | | | | | | \$3,800.00 |
| MOWING | | | | | | |
| FERTILIZING | | | | | | |
| LIME | | | | | | |
| RAKING | | | | | | |
| AERIFICATION | TOTAL LABOR | | | | | |
| THATCHING | QTY. | MATERIAL | | UNIT | AMOUNT | |
| INSECT AND WEED CONTROL | 15 | 25 Foot tall Leland cypress trees | | \$500.00 each | \$7,500.00 | |
| HYDROSEEDING | | Additional Materials for planting | | | \$2,000.00 | |
| EDGING | | | | | | |
| | | | | | | |
| | | | | | | |
| INSTALL POND | | | | | | |
| INSTALL WATER FOUNTAIN | | | | | | |
| INSTALL SPRINKLER SYSTEM | | | | | | |
| IRRIGATION AND DRAINAGE | | | | | | |
| | | | | | | |
| | | | | | | |
| SPRING / FALL CLEANUP | | | | | | |
| ROTTILLING | WORK ORDERED BY | | | TOTAL MATERIALS | | |
| POST HOLE DIGGING | I hereby acknowledge the satisfactory completion of the above described work. | | | TOTAL LABOR | | |
| STUMP REMOVAL & GRINDING | | | | | | |
| MISC. TREE WORK | | | | | | |
| DEBRIS REMOVAL | X | | | TAX | \$1,197.00 | |
| SNOW REMOVAL | | | | | | |
| | SIGNATURE | | | DATE | | |
| | Dennise G. | | | | | |
| | | | | TOTAL | \$14,497.00 | |

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"EXHIBIT 2"

CITY OF SPRING HILL
APPROVED OFFER - BASIS, SUMMARY & AUTHORIZATION

(THIS FORM MAY BE USED FOR STAFF NPP)

(2)STATE PROJECT NO: 60LPLM-F2-019 (3)FEDERAL PROJECT NO: STP-M-247(9)

(4)PROJECT ID NUMBER: (5)TRACT NUMBER: 118

(6)PROPERTY OWNERSHIP: Mark A. & Robin E. Mutz

(7)COUNTY: Williamson (8)MAP/PARCEL NUMBER: 167M-E-007.00

(9)APPRAISER: Randy Button, MAI, SRA, AI-GRS (CG#03)

(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER: \$7,900

(11)EFFECTIVE DATE OF VALUATION: 12/15/14 (12)APPRAISAL TYPE (FORMAL, FPA, or NPP): FPA

ACQUISITION AREAS & APPROVED COMPENSATIONS

| | ACQ. AREAS | | COMPENSATIONS | (13)ALTERNATE OFFER | |
|---------------------------------|------------|--------|----------------|---|-----|
| | AREA | ACS/SF | (Rounded) | Partial-Acquisition Remainder Declared Uneconomic Remnant | N/A |
| INTERESTS ACQUIRED | | | | | |
| (14)FEE-SIMPLE | 283 | SF | \$1,175(R) | | |
| (15)PERM. DRNGE. ESM'T. | | | | | |
| (16)SLOPE ESM'T. | 539 | SF | \$2,200(R) | | |
| (17)AIR RIGHTS | | | | | |
| (18)TEMP. CONST. ESM'T. | 801 | SF | \$1,000(R) | | |
| (19)LNDOWNR IMPRVMTS. | | | \$3,550 | | |
| TOTL ACQUISITIONS | | | \$7,925 | | |
| (20)DAMAGES | | | | | |
| (21)SPECIAL BENEFITS | | | | | |
| NET DAMAGES | | | | | |
| (22)UTILITY ADJUSTMENT | | | | | |
| TOTL LNDOWNR COMP. | | | \$7,925 | | |
| (23)TENANT IMPRVMTS. | | | | | |
| TOTAL TRACT COMPENSATION | | | \$7,925 | | |

(24)COMMENTS & EXPLANATIONS AS NECESSARY

Any difference due to rounding. According to the appraiser the 3-rail PVC fencing in the acquisition area was originally constructed by the developer of the neighborhood. A section of this fencing is located on the subject tract. This subdivision does not have an active homeowners association and maintenance of this fencing is the responsibility of the property owners. It is assumed it is appropriate to pay the landowner for this item. Please note the reviewer recommends a more in-depth title investigation and/or a legal opinion to accurately assess this situation. The title report provided does not clarify or reference this particular item.

OFFER PREPARED BY: Gary Standifer, MAI, CCIM DATE: 5/15/2015

SIGNATURE OF PREPARER:

AGENCY AUTHORIZATION BY:

Date & Signature Of Authorizing Party

**TENNESSEE DEPARTMENT OF TRANSPORTATION
REAL PROPERTY EMINENT DOMAIN
APPRAISAL REVIEW REPORT
(RIGHT OF WAY ACQUISITION)**

This appraisal review has been conducted in accordance with the Scope of Work Rule and Standard 3 of the *Uniform Standards of Professional Appraisal Practice*, as promulgated by the Appraisal Foundation. This review and this review report are intended to adhere to the Standard 3 in effect as of the date of this review was prepared. The appraisal and appraisal report have been considered in light of the Standards 1 & 2 in effect as of the date the appraisal was prepared - not necessarily the effective date of valuation.

The purpose of this technical review is to develop an opinion as to the compliance of the appraisal report identified herein to the *Uniform Standards of Professional Appraisal Practice*, the *Uniform Relocation Assistance & Real Property Acquisition Act*, and the Tennessee Department of Transportation's *Guidelines for Appraisers*; and further develop opinions as to the completeness, accuracy, adequacy, relevance, reasonableness, and appropriateness of opinions presented in the appraisal report as advice to the acquiring agency in its development of a market value offer to the property owner. This review is conducted for the Tennessee Department of Transportation and is the intended user.

City of Spring Hill

All estimates of value prepared for agency acquisitions shall be based on "market value" - as defined and set forth in the Tennessee Pattern Jury Instructions to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied." Compensations are in compliance with the Tennessee State Rule.

Section (A) Identification & Base Data:

(1) State Project Number: 60LPLM-F2-019 (2) County: Williamson (3) Tract No.: 118
 Federal: STP-M-247(9)
 Pin: 103169.00

(4) Owner(s) of Record: Mark A. and Robin E. Mutz
6034 Saddleview Drive, Franklin, TN 37067

(5) Address/Location of Property Appraised: 2924 Heartside Drive, Spring Hill, Williamson County, TN

(6) Effective Date of the Appraisal: 12/15/14

(7) Date of the Report: 3/25/15

(8) Type of Appraisal: Formal : (9) Type of Acquisition: Total
 :
 Formal Part-Affected : Partial

(10) Type of Report Prepared: : (11) Appraisal & Review Were Based On:
 :
 Appraisal Report : Original Plans (Assumed)
 :
 Restricted Appraisal Report : Plan Revision Dated: _____

(12) Author(s) of Appraisal Report: Randy Button, MAI, SRA, AI-GRS (CG#03)

(13) Effective Date of Appraisal Review: 5/11/2015

(14) Appraisal Review Conducted By: Gary R. Standifer, MAI, CCIM
STANDIFER & ASSOCIATES, INC.

(15) Ownership Position & Interest Appraised: (Unless indicated herein to the contrary, the appraisal is of a 100% ownership position in fee simple. (Confirm 100% or state the specifics otherwise.))

Ownership Position & Interest Appraised is Fee Simple according to Appraisal Report, Right-of-Way Plans and Title Report.

(16) Scope of Work in the Performance of this Review: (Review must comply with all elements and requirements of the Scope of Work Rule and Standard 3 of USPAP, and must include field inspection (at least an exterior inspection of the subject property and all comparable data relied on in the appraisal report.)) **Development of an independent estimate of value is not a part of this review assignment.**

Upon receipt of the appraisal report, all comparable sales were visually inspected from the public right of way and confirmed using available data services (CRS data and actual courthouse records). Additionally, narrative descriptions (in the Market Data Brochure) of the subject neighborhood/market area were reviewed for accuracy. A field review of the subject property was conducted to verify the descriptions in the appraisal report and to more closely inspect the areas being directly affected by the proposed acquisition. Analyses and conclusions contained within the appraisal report were also reviewed as to their applicability to the subject property, the area being acquired, and to the impact, if any, on the remainder property. Additionally, a search was conducted using the information services noted above to see if any comparable sales had been overlooked by the appraiser. Additionally, listings on the project and in the general area were collected and inspected. The plans and cross sections were obtained from the City of Spring Hill. These plans have been reviewed and compared to the plans and cross sections included and/or referenced in Mr. Button's appraisal report. It is assumed the plans provided by the City of Spring Hill are the most current plans available as of the date of this appraisal review. Having reviewed the appraisal report and available data, this review report has been completed by the review appraiser.

Section (B): Property Attributes:

(1) Total Tract Size as Taken From the Acquisition Table: 0.248 Acres (s)

(2) Does the Appraisal Identify One or More "Larger Parcels" That Differ in Total Size From the Acquisition Table? (If "Yes," what is it and is it justified?)(Explain)(Describe Land)

No.

(3) List/Identify Affected Improvements (If appraisal is "Formal," then all improvements must have been described in the appraisal report and must be listed here. If the appraisal is "Formal Part-Affected," then only those affected improvements should have been described in the appraisal report and listed here.) Listing by Improvement Number & Structure Type is adequate here.)

- | | |
|----------------------------|-----------------------------------|
| 1- <u>3-Rail PVC Fence</u> | 2- <u>Landscaping & Trees</u> |
| 3- _____ | 4- _____ |
| 5- _____ | 6- _____ |
| 7- _____ | 8- _____ |
| 9- _____ | 10- _____ |
| 11- _____ | 12- _____ |
| 13- _____ | 14- _____ |
| 15- _____ | 16- _____ |

Section (C) Valuation Approaches Processed and Reconciled "Before Value" Estimates

Approaches Utilized: Cost Sales Comparison Income

Reconciled Value Estimates (Total Tract or Larger Parcel(s)):

Land: \$44,000

Improvements: \$ 3,550

Total: \$47,550

Comments: **FPA - Assignment**

Section (G) Review Comments

“Before” & “After” Valuation (include Comments for “NO” Responses to Questions 1 - 7 & “YES” Response to Question 8).

(1) Are the conclusions of highest and best use (before & after) reasonable and adequately supported?

Conclusions of highest and best use in the before and after situations appear reasonable and adequately supported. FPA - Assignment.

(2) Are the valuation methodologies (before & after) appropriate?

Valuation methodologies used by the appraiser in the before and after situations are adequate. FPA - Assignment.

(3) Are the data employed relevant & adequate to the (before & after) appraisal problems?

Data employed by the appraiser appears to be relevant and adequate to the before and after situations appraisal problem. FPA - Assignment.

(4) Are the valuation techniques (before & after) appropriate and properly applied?

The valuation techniques in the before and after situations were adequate. FPA - Assignment.

(5) Are the analyses, opinions, and conclusions (before & after) appropriate and reasonable?

Analyses, opinions and conclusions in the before and after situations appear appropriate. FPA - Assignment.

(6) Is the report sufficiently complete to allow proper review, and is the scope of the appraisal assignment broad enough to allow the appraiser to fully consider the property and proposed acquisitions?

The submitted FPA report is sufficiently complete to allow proper review. The scope of this assignment is broad enough to allow the appraiser to fully consider the property as appraised and the proposed acquisition.

(7) Is the appraisal report under review generally compliant with *USPAP*, the *Uniform Act*, and TDOT's *Guidelines for Appraisers*?

The submitted appraisal report appears to be generally compliant with USPAP, the Uniform Act, and TDOT's Guidelines for Appraisers. Please note this was an FPA - Assignment.

(8) Do the general and special “Limiting Conditions and Assumptions” outlined in the appraisal report limit the valuation to the extent that the report cannot be relied on for the stated use?

The general and special “Contingent and Limiting Conditions” in the submitted appraisal report do not limit the appraiser's valuation of the subject property. FPA - Assignment.

Section (H) Certification

I certify to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.

My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

My analyses, opinions and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*. In addition, my analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the *Code of Professional Ethics* and the *Standards of Professional Practice of the Appraisal Institute*.

I did personally inspect the exterior of the subject property of the work under review.

No one provided significant appraisal or appraisal review assistance to the person signing this certification.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Gary R. Standifer has completed the continuing education program of the Appraisal Institute.



Appraisal Review Consultant(s)

Gary R. Standifer, MAI, CCIM

Consultant

Staff

5/11/2015

Date of Appraisal Review Report

Section (I) Limiting Conditions & Assumptions

This appraisal review report has been made with the following general limiting conditions and assumptions:

- (1) Unless stated herein to the contrary, it is specifically assumed that the author of the appraisal report under review made the required contact with the property owner, and conducted the appropriate inspections and investigations.
- (2) Unless stated herein to the contrary, it is specifically assumed that the right-of-way plans upon which the appraisal was based are accurate.
- (3) Unless stated herein to the contrary, it is specifically assumed that all property (land & improvement) descriptions are accurate.
- (4) Unless stated herein to the contrary, no additional research was conducted by the review appraiser.
- (5) Unless stated herein to the contrary, all specific and general limiting conditions and assumptions outlined in the appraisal report submitted for review are adopted herein.

APPRAISAL REPORT CITY OF SPRING HILL, TENNESSEE

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR HIGHWAY RIGHT-OF-WAY PURPOSES

1. Name, Address & Telephone Numbers:

| | |
|---|--|
| <p>(A) Owner: Mark A. & Robin E. Mutz 6034 Saddleview Drive Franklin, TN 37067</p> | <p>(B) Tenant: Steve Mutz (Brother of Owner) 631-943-2688</p> |
|---|--|

(C) Address and/or location of subject: 2924 Heartside Drive, Spring Hill, Williamson County, TN

2. Detail description of entire tract:

The subject site is a trapezoid shaped site with 80.62 rear feet fronting the south side of Duplex Road and a depth of 129.94 feet, containing 0.248 acres or 10,803 SF. The property is mostly level. The site is improved: Improvement 1 is a portion of white 3-rail PVC fencing; Improvement 2 is numerous plantings used for landscaping; Improvement 3 is a single unit residential dwelling that is not impacted by the proposed road project.

3. (A) Tax Map and Parcel No. 167M-E-007.00 **(B) Is Subject in a FEMA Flood Hazard Area?** Yes No
If yes, Show FEMA Map/Zone No. _____

4. Interest Acq.: Fee Drainage Easement Construction Easement Slope Easement Other: _____

5. Acquisition: Total Partial

6. Type of Appraisal: Formal Formal Part Affected

Intended Use of Report – This “Formal Part-Affected” appraisal of a 100% ownership position is intended for the sole purpose of assisting the City of Spring Hill, Tennessee in the acquisition of land for right-of-way purposes. This appraisal pursuit excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

This is an appraisal report, which is intended to comply with Standard Rule 2-2(a). As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process. Supporting documentation that is not provided within the report is retained in the appraiser’s work file or can be obtained from the Market Data Brochure. The depth of discussion contained in this report is specific to the needs of the client.

7. Detail Description of land acquired:

BEGINNING at a point on the south existing right of way line of S.R. 247 (Duplex Road) and being located 32.00 feet right of centerline station 92+96.55; thence with the existing right of way line North 82 deg. 48 min. 28 sec. East for a distance of 68.41 feet to a point being a common corner with Tammy Brown (D.B. 3290 PG. 563); thence with the common line South 00 deg. 03 min. 04 sec. West for a distance of 8.35 feet to a point on the south proposed right of way line of S.R. 247 (Duplex Road); thence with the proposed right of way line South 89 deg. 49 min. 00 sec. West for a distance of 67.86 feet to the Point of **BEGINNING**.

Containing 283 square feet, more or less.

The acquisition area is traingular (68.41 LF along present right-of-way; 8.35 LF moving south along at northeastern most propertyline; 67.86 LF moving west to the point-of-beginning as described above). See Page 1A for description of easements.

8. Sales of Subject: (Show all recorded sales of subject in past 5 years; show last sale of subject if no sale in past 5 years.)

| Sale Date | Grantor | Grantee | Book Page | Verified Consideration | How Sale Amount Verified |
|--------------|-------------------------------|------------------------------------|-----------------------|------------------------|--------------------------|
| 5/4/2000 | Diversified Investments, LLC. | Mark A. and Robin E. Mutz | 1994/196 | \$126,900 | Public Affidavit |
| Existing Use | Zoning | Utilities Available | Off Site Improvements | | Area Lot or Acreage |
| Residence | R2 | Water, Sewer, Electric, Gas, Tele. | Paved Street and Curb | | 0.248 Acres or 10,803 SF |

State Project No. 94092-1224-14 County Maury and Williamson Tract No. 118
Federal Project No. STP/HHP-247 (00) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

ADDITIONAL COMMENTS

7. Detailed description of land acquired: Continued from preceding page.....

Slope Easement

The ROW plans call for a slope easement on the subject site along the south side of the proposed right-of-way. This strip of land has a maximum width of 7 feet and a minimum width of 5 feet, and contains 539 sq. ft., more or less. Described further in Item 24.

Construction Easement

The plans also call for a construction easement containing 801 SF, in effect renting this portion for 3 years (length of construction). The construction easement is an approximate 10 foot wide strip of land running parallel with the right-of-way or slope easement and providing silt control or work space for the road contractors.

9. Highest and Best Use: Before Acquisition)(If different from existing make explanation supporting same.)

In order to estimate an opinion of value for the subject property I needed to determine the highest and best use or "the reasonably probable use of property that results in the highest value" (definition of *highest and best use* in The Appraisal of Real Estate, 14th ed. Chicago: Appraisal Institute 2013, page 332).

The larger parcel issue is the first step in condemnation valuation. Larger parcel includes three considerations: unity of ownership, contiguity, and unity of use. Larger Parcel is an assemblage issue and not a highest and best use analysis. I feel the Larger Parcel is Tract 118 in its entirety.

Considering subject as a Larger Parcel, it is important to identify the conditions that are "reasonably probable" including what is (1) legally permissible on the site, (2) physically possible, and (3) financially feasible. In testing the economic productivity of the site I was able to identify what is (4) maximally productive, and therefore the highest and best use.

(1) Looking at the subject property prior to the proposed acquisition, I found the site to be zoned Medium Density Residential (R2). R2 Districts allow for single-unit residential dwellings with good access to public utilities and facilities. Buildable sites must have a minimum lot area of 10,000 square feet. Restrictions for the Candlewood Subdivision were recorded as "Declarations of Covenants, Conditions and Restrictions for Buckner Crossing Subdivision" in Williamson County, Tennessee Record Book 1489, Page 994-160 (and were later amended in Book 2336, Page 337). These subdivision restrictions originally required a minimum gross living area of 1,250 square feet and a two-car garage. This requirement was the subject of the corrected amendment referenced above). R2 zoning allows a maximum total building area of 35% of the site size. The subdivision restrictions also preclude any multi-family uses. Additionally, no private restrictions, historic controls, or environmental regulations were found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the current zoning designation is not probable.

(2) Considering the physically possible land attributes, I found that the site had 80.62 rear LF of existing frontage with a depth of approximately 129.94 LF. The site was considered to be mostly level and suitable for residential development. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. Considering the zoning and subdivision restrictions for the development of only single unit residential dwellings, low number of days on the market, and the volume of construction of single unit residential dwellings, I believe the development of a single unit residential unit would appear to be a viable and attractive use for the land. Considering the fact that the neighborhood itself is fully developed, a residential use development on the site (if vacant) is considered appealing to a developer. Therefore, I believe that a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site was 10,803 SF which would allow for the development of a residential dwelling with a minimum of 1,250 square feet (to conform to neighborhood standards) and a maximum of 3,781 square feet. I believe the most appealing uses for the site, considering its access and visibility, is for the site to be developed with a residential use.

(4) Considering the subject site's location and legal constraints, its only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:

The subject property is currently improved with a single-unit residential dwelling that appeared in good condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit residential dwelling represents the highest and best use to the land and improvements.

| | | | | |
|---|---|------------------|--|----------------------|
| This Appraisal Is Based On Original Plans | X | Or Plan Revision | | Dated: March 1, 2103 |
|---|---|------------------|--|----------------------|

State Project No. 94092-1224-14 County Maury and Williamson Tract No. 118
 Federal Project No. STP/HHP-247 (00) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

OTHER IMPROVEMENTS

11.

Structure No. 1 No. Stories N/A Age 7 EA Function Fencing
 Construction PVC Condition Average Linear Ft. 35
 Reproduction Cost \$455 Depreciation \$213 Indicated Value \$ 250 [R]

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Improvement 1 is a 35 LF portion of 3-rail PVC fencing located on the subject tract. The improvement was originally constructed by the subdivision developers. The subdivision does not have an active homeowners association and the maintenance of the fencing is the responsibility of the property owners. I reviewed the restrictive covenants (Book 1489/Page 994) and found no mention of the improvement or who was intended to maintain improvements. Therefore, the value of the portion of the improvement that was located on the subject tract was calculated using an estimate obtained from Franklin Fence and Deck. A 3-rail PVC fence is estimated to have an economic life of 15 years.

$\$13.00 \text{ LF} \times 35 \text{ LF} = \$455 - \$213 (\$455 \times 47\% \text{ depreciation} = \$213) = \$242 = \mathbf{\$250 \text{ rounded}}$

The fencing is decorative and largely located within the right-of-way. Therefore, no cost-to-cure was applied.

Structure No. 2 No. Stories N/A Age N/A Function Landscaping
 Construction Various Condition Average Sq. Ft. Area N/A
 Reproduction Cost \$3,300 Depreciation \$0 Indicated Value \$ 3,300

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

The following landscaping estimates were obtained from Bates Nursery (Nashville, TN) and were applied to the subject plantings in order to estimate a replacement cost. There were 15 large/mature Leyland Cypress trees that I made a site estimate of \$200/each as I was unable to find such large trees being offered for sale (6-7 foot trees are typically \$100/each). The following chart itemizes these plantings and the total value for the landscaping that will be impacted by the slope easement:

| Plant | Value | Count | Total |
|------------------------|-----------|--------------|----------------|
| Mature Leyland Cypress | \$200/Ea. | 15 | \$3,000 |
| Rhododendron | \$40/Ea. | 4 | \$160 |
| Festive Red Holly | \$140/Ea. | 1 | \$140 |
| | | Total | \$3,300 |

Structure No. _____ No. Stories _____ Age _____ Function _____
 Construction _____ Condition _____ Sq. Ft. Area _____
 Reproduction Cost _____ Depreciation _____ Indicated Value \$ _____

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Summary of Indicated Values

\$ 3,550

State Project No. 94092-1224-14 County Maury and Williamson Tract No. 118
 Federal Project No. STP/HHP-247 (00) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

(A) ANALYSIS OF COMPARABILITY (Insert Comp. Sale No's. from Brochure or Attachments)

| | | | | | | | |
|---------------------------------|---------------------------|-----------------------------------|-------------|--|-------------|--|-------------|
| Inspection Date: 12/15/2014 | | SALE NO. <u>RL-4</u> | | SALE NO. <u>RL-8</u> | | SALE NO. <u>RL-15</u> | |
| CASH EQUIVALENT Sales Price | | \$54,000 | | \$42,500 | | \$36,500 | |
| Date of Sale | # of Periods | 3/27/2013 | 21 | 5/7/2014 | 7 | 4/18/2014 | 8 |
| % Per Period | Time Adjustment | 0.38% | \$4,296 | 0.38% | \$1,195 | 0.38% | \$1,114 |
| Sales Price Adjusted for Time | | \$58,296 | | \$43,695 | | \$37,614 | |
| Proximity to Subject | | 1.2 mi | | 3.9 mi | | 3.8 mi | |
| Unit Value Land Per Lot: | | \$58,296 | | \$43,695 | | \$37,614 | |
| Elements | SUBJECT | Descriptions | (+)(-) Adj. | Descriptions | (+)(-) Adj. | Descriptions | (+)(-) Adj. |
| Location | Candlewood | Dakota Pointe | | Port Royal Estates | | Royalton Woods | |
| Size | 10,803 SF | 10,322 SF | | 8,464 SF | | 11,763 SF | |
| Shape | Rectangular | Irregular | | Trapezoid | | Irregular | |
| Site/View | Street | Street | | Street | | Street | |
| Topography | Sloping | Level | | Rolling | | Level | |
| Access | Average | Average | | Average | | Average | |
| Zoning | R-2 | R-2 | | R-2/PUD | | R-2 | |
| Utilities Available | Water/Sewer Elec., Gas | Water/Sewer Elec., Gas | | Water/Sewer Elec., Gas | | Water/Sewer Elec., Gas | |
| Encumbrances Easements, Etc. | Typical | Typical | | Typical | | Typical | |
| Off-Site Improvements | Paved Curbed St. | Paved Streets Curb and Gutters | | Paved Street, Curb, Sidewalk, Gutters | | Paved Street, Curb, Sidewalk, Gutters | |
| On-Site Improvements | None | None | | None | | None | |
| Other: | | | | | | | |
| NET ADJUSTMENTS | | + \$0 | | + \$0 | | + \$0 | |
| ADJUSTED UNIT VALUE | | \$58,296 | | \$43,695 | | \$37,614 | |

INDICATED VALUE OF SUBJECT LAND FOUND ON FOLLOWING PAGE:

Comments:

The range of values per lot for the three sales used were from: \$ 37,614 to \$ 58,296 per Lot.

The mean value based upon the sales applied to this analysis is \$46,535/Lot. The most weight was given toward sale RL-8 with consideration given to the recent lot sales and active listings located in both Port Royal Estates and Laurels at Town Center

Based upon the available sales information the estimated per lot value is \$44,000/Lot for the entire subject site.

ADDITIONAL COMMENTS

14. LAND VALUE ANALYSIS: (Continued from preceding page.....)

My research uncovered a number of vacant residential lot sales. The three sales applied in this analysis were located in three separate neighborhoods: Dakota Pointe, Port Royal Estates, and Royalton Woods. The three sales ranged in size from 8,464 SF to 11,763 SF, exhibiting a mean of 10,183 SF, which brackets the subject tract, which was found to contain 10,803 SF. The three sales occurred between March 2013 and May 2014.

The subject tract is located in the Candlewood Subdivision, which was developed around 1997. The lot sizes are typically around 10,500 SF though some are as large as 15,000 SF. The subdivision is fully developed with 1-story and 1-1/2 story homes. Finished homes built when the subdivision was originally developed have been selling in the \$180,000's. However, because the subject's subdivision is fully developed, no vacant residential lot sales were available. For that reason, my research focused on residential land sales that were near the subject site and in subdivisions where new homes are similar to the improvements within Candlewood.

Sale RL-4 is the oldest sale used in the analysis. This sale occurred in Dakota Pointe, which typically exhibits finished home sales between \$280,000 and \$350,000. This sale is located within Williamson County and has similar sized lots as the subject tract. Sale RL-4 also has frontage along Buckner Lane, a busy thoroughfare, giving it some similarity to the subject in terms of location along a main traffic artery within the city. Overall, the subject neighborhood is not considered to have the potential to support finished home values in the \$300,000 and up range at this time. Therefore, this sale is considered superior to the subject neighborhood.

RL-8 is located in a neighborhood that I believe to be similar to the subject. This sale is in Port Royal Estates which is located in a neighboring subdivision located south of the subject and is accessed from Port Royal Road. This subdivision is found in both Maury and Williamson Counties. Vacant land sales within the subdivision are selling at \$42,500 per residential lot in both counties. This was confirmed with the developer, Celebration Homes, LLC, who is actively developing lots within the Williamson County portion of the subdivision with finished homes ranging between \$230,000-\$265,000. This subdivision is located directly south of the subject and is considered significantly similar to the subject tract in terms of overall market appeal and development potential.

Sale RL-15 is located south of the Saturn Parkway, at the intersection of Port Royal Road and Kedron Road, in the Royalton Woods subdivision. This is a subdivision that began development prior to the recession. Lots are consistently selling for \$36,500 per residential lot and finished homes are selling in the \$250,000's. Larger homes built before 2007 sold near \$400,000 (at that time) and had lot values near \$56,000. Due to the inferior proximity to the subject tract and inferior linkage to the area amenities on Main Street/Columbia Pike and Port Royal Road, this sale is considered to represent the bottom of the acceptable value range for the subject tract.

My research suggest that newer homes within Spring Hill are selling for higher prices than the 15-20 year old homes within the Candlewood Subdivision. I believe that if a vacant lot were to be developed within the subject neighborhood the finished home values would be most similar to those presently occurring in the Port Royal Estate Subdivision. RL-8 sold for \$42,500/lot as did many other lots within this subdivision regardless of their location within Maury or Williamson County, suggesting the overall potential finished home value was the driving market force behind lot values. Similar lot values were also observed in the Reserve at Port Royal (\$45,000/lot) and the Laurels at Town Center (\$42,500/lot).

Lot values appear to go up based upon the finished value of the homes, as exhibited in Sale RL-4. The Royalton Woods subdivision is considered to have overall market appeal and is considered less similar to the subject in terms of location. However, Sale RL-15 is believed to illustrate the lowest value that could be expected of the subject tract.

As a result, I believe the subject tract should fall near the adjusted value to Sale RL-8, which is considered the most similar to the subject tract. The greatest support for values were exhibited in Sale RL-8 and the other sales and active listings within the Port Royal Estate and Laurels at Town Center. Therefore, I believe the most reasonable value for the subject lot, as of the date of my inspection, to be near \$44,000/Lot.

Subject Lot Value: \$44,000

Subject Square Foot Value: \$4.07/SF

(\$44,000 / 10,803 SF = \$4.07/SF)

Note: The square foot value of the subject site will be applied in the following analysis because this reflects the unit measurement being applied to the acquisition areas.

| | | | | | |
|---------------------|------------------|-------------------|--|-----------|-----|
| State Project No. | 94092-1224-14 | County | Maury and Williamson | Tract No. | 118 |
| Federal Project No. | STP/HHP-247 (00) | Name of Appraiser | Randy Button, MAI, SRA, AI-GRS (CG#03) | | |

CITY OF SPRING HILL, TENNESSEE

ITEM 17. EXPLANATION and/or BREAKDOWN OF LAND VALUES

(A) VALUATION OF LAND:

| | | | | | | | | | |
|------|--------------|-------------------------------|-------------------------------|-------------------------------|---|---|-----------------|----------------------|-----------------|
| LAND | <u>1 Lot</u> | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input checked="" type="checkbox"/> | @ | <u>\$44,000</u> | (Average) Per Unit = | <u>\$44,000</u> |
| LAND | | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input type="checkbox"/> | @ | | (Average) Per Unit = | <u>\$0</u> |
| LAND | | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input type="checkbox"/> | @ | | (Average) Per Unit = | <u>\$0</u> |
| LAND | | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input type="checkbox"/> | @ | | (Average) Per Unit = | <u>\$0</u> |
| | | | | | | | | Total | <u>\$44,000</u> |

REMARKS: The value indication for the subject land was rounded to \$44,000

18. APPROACHES TO VALUE CONSIDERED:

| | | | | |
|------------------------|---------------------------------------|---|--------------------------------|-----------------|
| (A) Indicated Value of | <input type="checkbox"/> Entire Tract | <input checked="" type="checkbox"/> Part Affected | from SALES COMPARISON APPROACH | <u>\$44,000</u> |
| (B) Indicated Value of | <input type="checkbox"/> Entire Tract | <input type="checkbox"/> Part Affected | from COST APPROACH | <u>N/A</u> |
| (C) Indicated Value of | <input type="checkbox"/> Entire Tract | <input type="checkbox"/> Part Affected | from INCOME APPROACH | <u>N/A</u> |

RECONCILIATION: (Which approaches were given most consideration?)(Single-point conclusion should be reasonably rounded)

For the purpose of valuing the subject property the Sales Comparison Approach was processed. The Income Capitalization Approach has been considered, however, it has not been processed within this report because most vacant residential land in the market is not leased. The land sales used in this analysis are recent, arm's-length transaction, considered to reflect the present market conditions for vacant residential lots in similar subdivisions with comparable finished home values. The value indication by the Sales Comparison Approach was \$44,000. In Item 11 of the report, there were two improvements calculated to have a value of \$3,550. The value of the improvements in Item 11 were added to the land value calculated in the Sales Comparison Approach for a combined value of \$47,550. Therefore, I estimate the value for the subject property and the effected improvements to be near \$47,550.

| | | | |
|------------------------------------|--|--|-----------------------------|
| 19. FAIR MARKET VALUE | of <input type="checkbox"/> Entire Tract | <input checked="" type="checkbox"/> Part Affected | <u>\$47,550</u> |
| (A) TOTAL AMOUNT DUE OWNER | if <input type="checkbox"/> Entire Tract | <input checked="" type="checkbox"/> Part Affected Acquired | <u>\$7,900</u> |
| (B) AMOUNT ATTRIBUTABLE TO: | Land | <u>\$44,000</u> | Improvements <u>\$3,550</u> |

REMARKS: Value of Improvements: \$ 3,550

Improvement 1: \$ 250
Improvement 2: \$ 3,300

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT ...*(Amount in Item 19 carried forward)*..... \$47,550

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

| | | | | | | | | | | |
|--|----------------------------------|------|-------------------------------------|-----|--------------------------|---|--------|---|---------|---------|
| A. Land Acquired (Fee) | 283 | S.F. | <input checked="" type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | \$4.07 | = | \$1,152 | |
| Land Acquired (Fee) | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | \$0.00 | = | \$0 | |
| Drainage Easement | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | \$0.00 | = | \$0 | |
| * Slopes Acquired | 539 | S.F. | <input checked="" type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | \$4.07 | = | \$2,194 | |
| * Construction Easement | 801 | S.F. | <input checked="" type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | \$1.22 | = | \$977 | |
| B. Improvements Acquired: <i>(Identify)</i> | Imp. #1: \$250; Imp. #2: \$3,300 | | | | | | | | | \$3,550 |
| C. Value of Part Acquired Land and Improvements (Sub-Total)..... | | | | | | | | | \$7,873 | |
| D. Total Damages <i>(See Explanation, Breakdown and Support on Sheet 2A-9)</i> | | | | | | | | | \$0 | |
| E. Sum of A, B, and D..... | | | | | | | | | \$7,873 | |
| F. Benefits: <i>(Explain and deduct from D. Amount must not exceed incidental damages)</i> | | | | | | | | | \$0 | |
| G. TOTAL AMOUNT DUE OWNER; if only part is Acquired..... | | | | | | | | | \$7,873 | |
| TOTAL AMOUNT DUE OWNER (ROUNDED)..... | | | | | | | | | \$7,900 | |

ITEM 21. VALUE OF REMAINDER

(See 2A-9 for Documentation of Remainder Value)

A. LAND REMAINDER

| | S.F. | Ac. | @ | Amount Per Unit | | Damages | | Remaining Value |
|-----------------|--------------------------|-------------------------------------|---|-----------------|-------------|---------|-----|-----------------|
| | | | | Before Value | After Value | % | \$ | |
| Left Remainder | <input type="checkbox"/> | <input type="checkbox"/> | @ | | | | \$0 | \$0 |
| | <input type="checkbox"/> | <input type="checkbox"/> | @ | | | | \$0 | \$0 |
| Right Remainder | 10,520 | <input checked="" type="checkbox"/> | @ | \$4.07 | \$4.07 | | \$0 | \$42,848 |
| | <input type="checkbox"/> | <input type="checkbox"/> | @ | | | | \$0 | \$0 |
| | <input type="checkbox"/> | <input type="checkbox"/> | @ | | | | \$0 | \$0 |

| | |
|---|----------|
| REMAINDER VALUE OF LAND..... | \$42,848 |
| LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A (Above)..... | \$3,171 |
| LESS COST-TO-CURE (Line 20-D)..... | \$0 |
| TOTAL REMAINDER VALUE OF LAND..... | \$39,677 |

| B. IMPROVEMENTS REMAINING | Before Value | Damages | | Remaining Value |
|---------------------------|--------------|---------|----|-----------------|
| | | % | \$ | |
| Improvement No. | | | | |

| | |
|---|----------|
| REMAINDER VALUE OF IMPROVEMENTS..... | \$0 |
| LESS FENCING ACQUIRED..... | \$0 |
| TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS..... | \$39,677 |
| TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS (ROUNDED)..... | \$39,650 |

REMARKS:

* 20A: The value of this slope easement has been estimated at +/- 100% of the fee value due to the wall. The value of the construction easement has been estimated based on +/- 30% of the fee value. See Item 24 for further explanation.

SUMMARY OF REMAINDER

APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS

(Supplement to Items 20 and 21, Pages 2A-8)

23. HIGHEST AND BEST USE AFTER ACQUISITION:

(1) Upon completion of the proposed road project, the subject site will still be zoned Medium Density Residential (R2) with nothing found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (adopted June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the existing classification is not probable.

(2) Considering the physically possible land attributes, I found the site post-construction to have 79.98 rear LF of frontage with a depth of approximately 129.94 LF. The site was considered to be level and suitable for a single unit residential development. Post-construction, the site will be impacted by a slope easement running along the rear portion of the lot and meeting a retaining wall. The residence's nearest living wall is located approximately 45LF from the closest portion of the slope and is located 55 LF from the proposed wall. This will not impede the utility of the site. The subject's residential improvement will continue to be located on a lot greater than 10,000 square feet and will exceed rear set back requirements. Therefore, the proposed changes are not expected to change the site's overall utility of present use. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps, making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. I believe a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site post-construction will be 10,520 SF, which is adequate for the development of a residential building.

(4) Considering the subject site's location and legal constraints, the only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:

The subject property is currently improved with a single unit residential dwelling that is in average condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit dwelling represents the present highest and best use of the site in the present "as is" condition.

24. DESCRIBE REMAINDER (S):

The remainder will have essentially the same shape and topography as before the acquisition, excluding the slope area. The fee acquisition does reduce the subject to 97.4 % of the size of the tract before the acquisition and makes the new tract shape rectangular. The permanent slope easement does not further reduce the size of the tract and is not considered to reduce the utility due to the size of the lot. However, the slope easement does reduce the utility of the area being sloped. The proposed slope easement will be on a 1:1 slope and will slope into a retaining wall. The top of the retaining wall will only slightly be higher than the grade of the land. The closest distance between the proposed slope and the closest living wall is approximately 45 LF and will be 55 LF from the wall. Present zoning for the subject property calls for a rear setback of 25 LF. However, I do believe the slope removes any value or utility to the affected slope area due to the 1:1 slope ratio and presence of the wall. Therefore, I estimate the value of the impacted slope area to be 100% of market value and the remaining slope area is not believed to have any contributory value to the remaining sight. Additionally, no damages to remaining improvements are believed to exist since the improvements are legally conforming, post-construction.

Post-construction, the rear lot will continue to backup to Duplex Road. The new roadway will have two traffic lanes plus a center turning lane (12 feet wide/each), making the new roadway approximately 36 feet wide. The right-of-way will generally be located approximately 19 LF from the asphalt along the north side of the road (project left) and will have a 9 LF wide shared-use path. The right-of-way will be located approximately 12 LF from the asphalt along the south side of the road (project right) and will have a 5 LF wide sidewalk. Each side of the road will have a concrete curb and gutter system which will capture rainwater runoff and dispose of the water without causing issues to any existing or potential improvements. Slope easements along the entire project do not typically exceed a 2:1 ratio.

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

The remainder will have a depth of 129.94 LF and the proposed right-of-way will be located approximately +/- 55 LF from the closest living wall of the subject's single unit residential dwelling.

As shown in the following chart, the new roadway will generally be below grade in relation to the subject site. This is because the plans call for the hill (Duplex Road) located near the intersection with Port Royal Road to be cut 8-9 feet near station 90+25.00. Post-construction the site will contain 10,520 SF and will be zoned R2 District, which allows for the development of a single unit residential dwelling on the remainder site. As described above and in Item 9 of this report, there is minimal demonstrated demand for the development of units, other than single unit dwellings. The plans call for a retaining wall along the south side of Duplex Road (north property line of subject tract). The proposed wall is approximately 450 feet in length. The wall itself will vary in height from 3-10 feet. The following chart illustrates the height of the retaining wall at each station along near the subject tract (all figures below are indicated in feet):

| Centerline Station | Height of Wall | Height of Wall Above Grade of Yard | Depth of Slope Cut | Grade of Slope Cut | Distance from Slope to Wall |
|--------------------|----------------|------------------------------------|--------------------|--------------------|-----------------------------|
| 89+50.00 | 8 | 1 | 7 | > 1:1 | 6 |
| 90+00.00 | 9 | 2 | 7 | > 1:1 | 5 |
| 90+50.00 | 10 | 2 | 8 | > 1:1 | 7 |
| 91+00.00 | 10 | 2 | 8 | > 1:1 | 7 |
| 91+50.00 | 9 | 1 | 8 | > 1:1 | 6 |
| 92+00.00 | 7 | +/- 1 | 7 | > 1:1 | 5 |
| 92+50.00 | 7 | 1 | 6 | 1:1 | 5 |
| 93+00.00 | 6 | 1 | 5 | 1:1 | 4 |
| 93+50.00 | 6 | 1 | 5 | 1:1 | 4 |
| 94+00.00 | 3 | +/- 1 | 3 | 1:1 | 2 |

The following chart illustrates the elevation of the new roadway and grade of the slope easements.

| Duplex Road Center Line Station | Fill (Cut) at Centerline (Feet) | Fill (Cut) at Right Shoulder (Feet) | Remarks |
|---------------------------------|---------------------------------|-------------------------------------|-------------|
| 92+50.00 | (1) | (4) | Wall |
| 92+84.43 (Begin) | -- | -- | -- |
| 93+00.00 | 0 | (3) | Wall |
| 93+50.00 | 1 | (3) | Wall |
| 93+64.45 (End) | -- | -- | -- |
| 94+00.00 | 1 | 0 | End of Wall |

Slope Easement: A slope easement is a non-possessory acquired interest in land that provides the city the right to use a portion of the tract for the purpose of building up (fill) or removing land (cut) in order to establish the proper grade for a public right-of-way. This restrictive covenant is established for public use and runs with the land, thereby restricting the owner's bundle of rights. The proposed slope is a cut slope that lands into a proposed wall. This will eliminate any utility of the sloped area. Therefore, I estimate the value of the slope easement and its impact on the site to be 100% of the before value of the land.

Construction Easement: On December 17, 2014, the Federal Reserve Prime Interest Rate yield was 3.25%. TDOT is required by statute to pay 2% in excess of the Federal Reserve Prime Interest Rate to a property owner on any award above that posted on the date of acquisition. The current [December 2014] TDOT rate is 5 ¼ %. I have used a 10% rate of return per year, for an estimated 3-year construction period, as the appropriate return on the land for use as a construction easement. This equals a rate of 30% over the assumed 3-year construction period.

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

Improvements Acquired: This appraisal is a formal part affected report. The improvements impacted by the project were valued and improvements not impacted by the project were not valued. There were a total of two improvements impacted by the project: (1) 3-rail PVC decorative fence; (2) multiple landscaping. The calculations for these value estimates for these improvements are detailed in Item 11. The following chart illustrates the before and after values of each improvement:

| | Before Value | Damages (%) | Remainder Value | Damages or Cost-to-Cure |
|---------------|-----------------|-------------|--------------------|-------------------------|
| Improvement 1 | \$250 | - | - | - |
| Improvement 2 | \$3,300 | - | - | - |
| Land | \$44,000 | - | \$39,677 | - |
| Total | \$47,550 | - | \$39,650[R] | \$0 |

There were no cost-to-cure items.

25. Amount of DAMAGE This Page To--2A-8, Item 20-D _____ \$0
 (A) Amount of BENEFITS This Page To--2A-8, Item 20-F _____ \$0

State Project No. 94092-1224-14 County Maury and Williamson Tract No. 118
 Federal Project No. STP/HHP-247 (00) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

PHOTOGRAPHS

26.

An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



60LPLM-F2-019
STP-M-247 (9)
TRACT #118
SUBJECT
12/15/2014
APPROXIMATE
ACQUISITION AREA
CONSTRUCTION
AND SLOPE
EASEMENT



60LPLM-F2-019
STP-M-247 (9)
TRACT #118
SUBJECT
12/15/2014
APPROXIMATE
ACQUISITION AREA
CONSTRUCTION
AND SLOPE
EASEMENT



60LPLM-F2-019
STP-M-247 (9)
TRACT #118
SUBJECT
12/15/2014
IMPROVEMENT #2

PHOTOGRAPHS

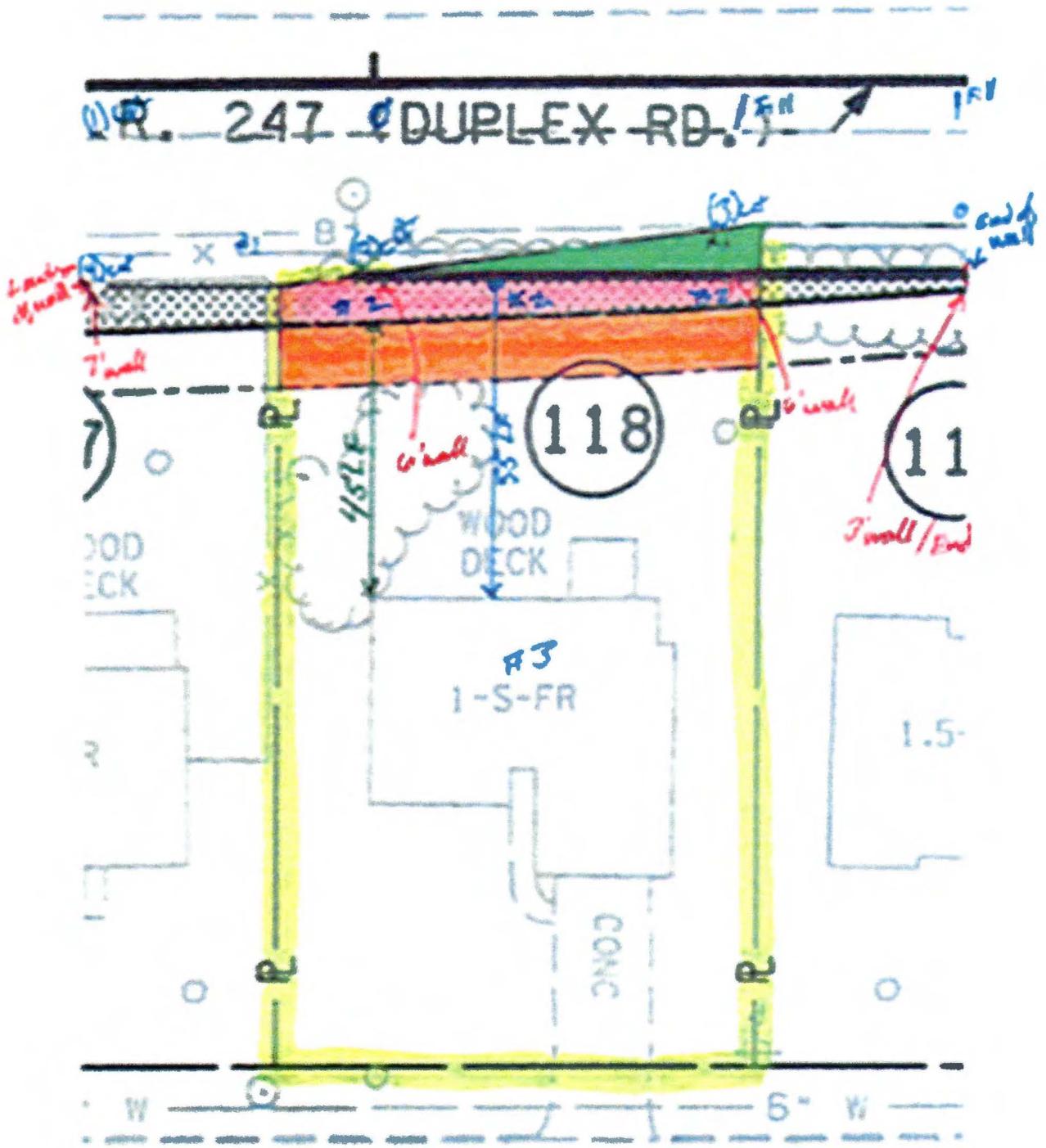
26.

An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



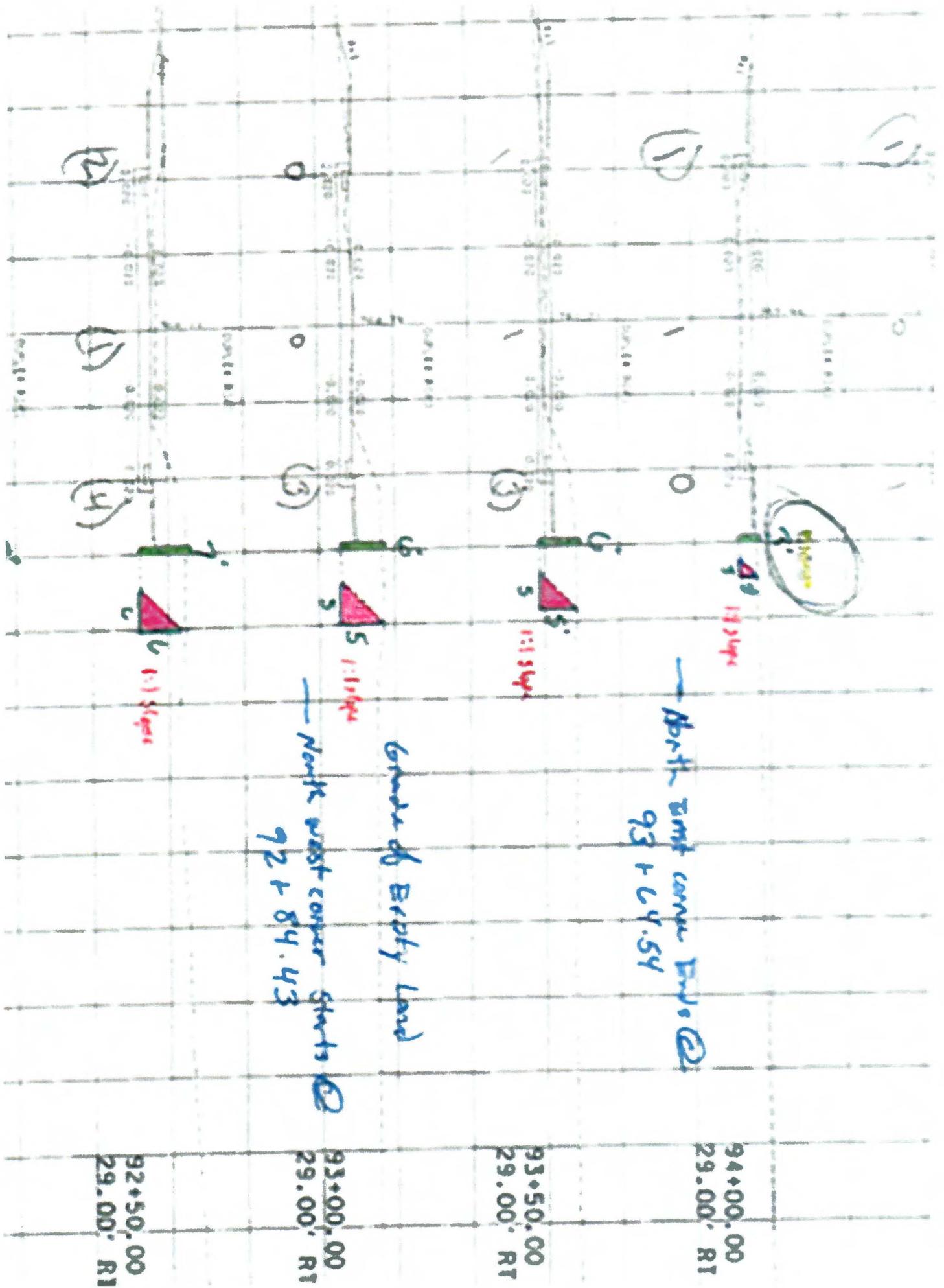
60LPLM-F2-019
STP-M-247 (9)
TRACT #118
SUBJECT
12/15/2014
IMPROVEMENT #1

RIGHT-OF-WAY MAP



- Remainder
- Slope Easement
- Construction Easement
- Acquisition Area

CROSS-SECTIONS



PURPOSE OF APPRAISAL

The purpose of the appraisal is to estimate the amount due the property owner as a result of acquisition of all, or a portion of, the property for a proposed highway right-of-way project. The value estimate in this report is based on market value. See "Definition of Market Value" below.

DEFINITION OF MARKET VALUE

All estimates of value prepared for agency acquisitions shall be based on "market value" –as defined and set forth in the *Tennessee Pattern Jury Instructions 2nd Edition* to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied".

PROPERTY RIGHTS APPRAISED

Basic underlying property rights considered herein are those of a 100% ownership position in Fee Simple, defined as: "absolute ownership, unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." *The Appraisal of Real Estate, 14th ed. Chicago, IL.*

The proposed acquisition consists of a fee acquisition and/or easement rights for the proposed construction of a highway. The easement rights, if any, consist of the acquisition of less than fee simple title and in these cases the extent of the property rights conveyed have been considered in arriving at the estimate of value.

Any and all liens have been disregarded. The property is assumed to be free and clear of all encumbrances except easements or other restrictions as noted on the title report or during physical inspection of the property and mentioned in this report.

INTENDED USE

The intended use of this appraisal is to assist the City of Spring Hill in Right-of-Way acquisition or disposition.

INTENDED USER

The intended user of this report is the City of Spring Hill.

NOTE: If this appraisal is limited to the area affected by the acquisition for the proposed project and consists of only a part of the whole property, the value for the portion appraised cannot be used to estimate the value of the whole by mathematical extension.

Plans for the proposed construction, including cross sections of cuts and fills for the subject property, have been considered in arriving at the estimates of market value.

SCOPE OF WORK

The City of Spring Hill has requested an appraisal to estimate the market value of the property described herein for the purpose of acquisition or disposition. In accordance with the client's request, appropriate/required inspections and investigations have been conducted to gain familiarity with the subject of this report and the market in which it would compete if offered for sale.

Reliable data-subscription services have been utilized as the primary search tool for transfers of vacant land as well as improved properties. Deeds have been read and interviews with property owners and project-area real estate professionals conducted to the extent necessary to gain clarity and market perspective sufficient to develop credible opinions of use and value. Where construction costs are an integral part of the valuation pursuit, national cost services have been employed, but supplemented by local suppliers and contractors where necessary.

Applicable and customary approaches to value have been considered. Each of the traditional approaches to value has been processed or an explanation provided for the absence of one or more in the valuation of the subject property. For acquisition appraisals, furnished Right-of-Way plans have been utilized to visualize the property in an after-state where there is a remainder. Damages and/or special benefits have been considered for all remainders. As well, for acquisition appraisals, a "Formal" appraisal includes all real property aspects of the "Larger Parcel" as defined in this report or the tract as shown on the right-of-way plans, in the acquisition table, or extant on the ground at the time of inspection or date of possession. A "Formal Part-Affected" appraisal generally constitutes something less than a consideration of the entire tract, but in no way eliminates appropriate analyses, or diminishes the amount due owner had a "Formal" appraisal been conducted.

ATTACHMENTS

Sales information and/or other pertinent information, which is part of this appraisal report and referenced in the text of this appraisal, can be found:

- attached at the end of this report.
- in a related market data brochure prepared for this project and which becomes a part of this report.

State Project No. 94092-1224-14 County Maury and Williamson Tract No. 118
 Federal Project No. STP/HHP-247 (00) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

SCOPE OF WORK (Continued)

Acquisition appraisals are conducted in accordance with Tennessee’s State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages. Further, the public improvement project or its anticipation cannot be considered in the “before” value estimate; however, when there is a “remainder”, the public improvement project must be considered as to its influence on said remainder.

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

This appraisal report has been made with the following general limiting conditions and assumptions:

- (1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be dismissed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) The value estimate is based on building sizes and land areas calculated by the appraiser from exterior dimensions taken during the inspection of the subject property.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- (10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- (12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- (13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
- (14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- (15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- (16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde, foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.
- (17) The public improvement project or its anticipation cannot be considered in the “before” value estimate; however, when there is a “remainder”, the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).
- (18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.
- (19) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

CERTIFICATE OF APPRAISER

I hereby certify that to the best of my knowledge and belief:

- (1) That I have made a personal inspection of the property that is the subject of this report and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.
(2) The statements of fact contained in this appraisal are true and correct.
(3) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analysis, opinions, and conclusions.
(4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the City of Spring Hill with [X] without [] , the assistance of Federal-aid highway funds, or other Federal funds.
(5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.
(6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.
(7) That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
(8) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
(9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill and I will not do so until so authorized by City of Spring Hill officials, or until I am released from this obligation by having publicly testified to such findings.
(10) Adam L. Hill (Registered Trainee #4698) provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Hill assisted in the compilation of the Market Data Brochure, property inspections, communications with property owners, and in compiling this report.
(11) That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
(12) I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
(13) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
(14) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
(15) To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
(16) As of the date of this report I, Randy Button, MAI, SRA, AI-GRS, have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

(17) THAT the OWNER (Name) Mark Robin Mutz was contacted on (Date) 11/20/2014 .

[] In Person [] By Phone [X] *By Mail, and was given an opportunity for he or his designated representative

(Name) Steve Mutz (brother) to accompany the appraiser during his or her inspection of the subject

property. The owner or his representative Declined [] Accepted [X] to accompany appraiser on (Date) 12/15/14 .

If by mail attach copy to 2A-12

Date(s) of inspection of subject December 15th, 2014

Date(s) of inspection of comparable sales October 17th, 2014 and February 6th, 2015

- (18) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.
(19) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.
(20) That my opinion of the fair market value of the acquisition as of the 15th day of December, 2014.

is \$7,900 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature Randy Button Date of Report 3/25/2015

State of Tennessee Certified General Real Estate Appraiser License Number CG #003

State Project No. 94092-1224-14 County Maury and Williamson Tract No. 118

Federal Project No. STP/HHP-247 (00) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

COPY OF FORM 4 LETTER AND RECIEPT

APPRAISAL NOTICE

Randy Button and Associates, Inc.
223 Rosa L. Parks Avenue, Suite 402
Nashville, Tennessee 37203

November 20, 2014

MARK A. AND ROBIN E. MUTZ
6034 Saddlevue Dr
Franklin, TN 37067

Dear Property Owner,

I have been engaged to perform a real estate appraisal on a property shown to be in your ownership. The purpose of this appraisal is to establish a basis for possible compensation related to the acquisition of a portion of your property resulting from the widening of Duplex Road (S.R. 247)/State Project 94092-1224-14.

This letter is to afford you, or your representative, the opportunity to accompany me during my inspection of:

- Tract 118: 2924 Hearthiside Dr, Spring Hill, TN 37174 with a site containing ± 0.248 acres of land. This tract is also known for tax purposes as Tax Map and Parcel 167M-E-7.00

Since the above referenced parcel(s) will be impacted by the public right-of-way improvement project, a land surveyor will be placing wooden stakes in your yard to indicate the impacted areas.

Please contact my office within the next fourteen (14) days to schedule an appointment for us to come to meet you or your representative at the above referenced property. During this visit I will provide you with information, and explain how this project will affect your property. Also we can go over what the surveying stakes mean and as we perform our inspection of the area affected by acquisition. Please do not remove the stakes until we are able to come to your property.

To ensure that we establish a date and time of mutual convenience, please call or text Adam Hill at 615-348-7980. We are happy to schedule a convenient time to meet with you. Our office will be closed December 1 – December 5th. If you leave us a message please provide your name, a good number and time for us to return your call, your preferred time to meet with us, and that you are calling about Tract No. 118.

Sincerely,

Randy Button, President
Randy Button and Associates, Inc.

RESOLUTION 16-412

**TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 179
OF THE DUPLEX ROAD WIDENING PROJECT**

WHEREAS, the City of Spring Hill is in the process of widening Duplex Road;
and

WHEREAS, in order to complete the project, the City must acquire land in the
form of right-of-ways and easements from property owners along Duplex Road; and

WHEREAS, the City is working with Tennessee Department of Transportation
on this project, known as State Project Number 60LPLM-F2-019 and Federal Project
Number STP-M-247(9); and

WHEREAS, the cost of the acquisition will be \$3,200.00 to the tract owner (John
Maher Builders, Inc.) and \$500.00 to the closing agent (Southeast Title of Tennessee,
Inc.) for closing costs.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board
of Mayor and Aldermen authorizes a total land acquisition purchase in the amount of
\$3,700.00 to Southeast Title of Tennessee, Inc., 40 Middleton Street, Nashville, TN
37210 for Tract number 179 of the Duplex Road widening project.

Passed and adopted this 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



Tract 179
2916 Torrence Tr

**CITY OF SPRING HILL
TENNESSEE
Agreement of Sale**

STATE PROJ. #: 60LPLM-F2-019 COUNTY/S Williamson
FED PROJ. #: STP-M-247(9) TRACT #: 179
PIN #: 103169.00 NEGOTIATOR: Ralph Rhemann DATE PRINTED: _____
OWNERS: John Maher Builders, Inc.

This agreement entered into on 1/15/16
Date
between JOHN MAHER BUILDERS, INC.
Seller Name(s)

herein after called Seller and the CITY OF SPRING HILL hereinafter called CITY shall continue for a period of 90 days under the terms and conditions listed below. This Agreement embodies all considerations agreed to between the Seller and the CITY.

- A. The Seller hereby offers and agrees to convey to the CITY all interest in the lands identified as TRACT 179 on the right-of-way plan for the above referenced project upon the CITY tendering the purchase price of \$ 3,200.00, said tract being further described on the attached legal description, Exhibit A and as depicted on Exhibit B.
- B. The CITY agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The CITY will reimburse the Seller for expenses incident to the transfer of the property to the CITY. Real Estate Taxes will be prorated.

The following terms and condition will also apply unless otherwise indicated:

- C. Retention of Improvements Does not Retain Improvements Not applicable
Seller agrees to retain improvements under the terms and conditions stated in ROW Form-32A attached to this document and made a part of this Agreement of Sale.
- D. Utility Adjustment Not Applicable
The Seller agrees to make at his expense the below listed repair, relocation or adjustment of utilities owned by him. The purchase price offered includes \$ _____, to compensate the owner for his expenses.
- E. Other

F. The Seller states in the following space the name of any Lessee of any part of the property to be conveyed and the name of any other parties having any interest of any kind in said property;

G. The seller agrees to comply with the requirements of the Statewide Storm Water Management Plan and understands that mitigation costs due to non-compliance are the responsibility of the seller.

1-15-16 [Signature]
Date Signature of Seller

Date Signature of Seller

Date Signature of Seller

Date Signature of Seller

DUPLEX ROAD
PROPERTY ACQUISITION

Exhibit A

TRACT NO. 179

BEING a tract of land situated in the Eleventh Civil District of Williamson County, Tennessee, being a portion of CLT Map 166P, Group D, Parcel 38.00, which is currently standing in the name of John Maher Builders, Inc., recorded in Deed Book 1868, Page 601 in the Register's Office of Williamson County, Tennessee, being designated as Tract 179 as shown on the 2013 Right of Way Plans of S.R. 247 (Duplex Road) From S.R. 6 (Main Street) to 0.11 Miles West of I-65, prepared by CDM Smith, 1100 Marion Street, Suite 200, Knoxville, Tennessee 37921, which is of record in the City of Spring Hill Engineering Department and being more particularly described as follows:

BOUNDARY DESCRIPTION

BEGINNING at an existing iron pin on the south existing right of way line of S.R. 247 (Duplex Road) and being a common corner with Melissa and Charles Gregory (D.B. 2896 PG. 339) and being located 27.65 feet right of centerline station 120+87.23; thence with the existing right of way line North 89 deg. 10 min. 57 sec. East for a distance of 79.87 feet to an existing iron pin being a common corner with Joseph D. Smotherman and Megan N. Cavett (D.B. 5351 PG. 218); thence with the common line South 01 deg. 00 min. 08 sec. East for a distance of 5.24 feet to a point on the south proposed right of way line of S.R. 247 (Duplex Road); thence with the proposed right of way line South 89 deg. 49 min. 00 sec. West for a distance of 79.89 feet to a point on the common line with Gregory; thence with the common line North 00 deg. 56 min. 55 sec. West for a distance of 4.35 feet to the Point of **BEGINNING**.

Containing 383 square feet, more or less

EASEMENTS

PERMANENT SLOPE

Being an easement lying outside and adjacent to the south proposed right of way line of S.R. 247 (Duplex Road) and extending from the common line with Melissa and Charles Gregory (D.B. 2896 PG. 339) to the common line with Joseph D. Smotherman and Megan N. Cavett (D.B. 5351 PG. 218) and varying in width from 1 foot, more or less to 4 feet, more or less.

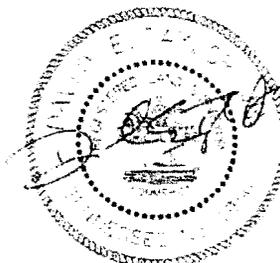
Containing 162 square feet, more or less.

TEMPORARY CONSTRUCTION

Being an easement lying outside and adjacent to the proposed slope easement line and extending from the common line with Melissa and Charles Gregory (D.B. 2896 PG. 339) to the common line with Joseph D. Smotherman and Megan N. Cavett (D.B. 5351 PG. 218) and being 10 feet in width, more or less.

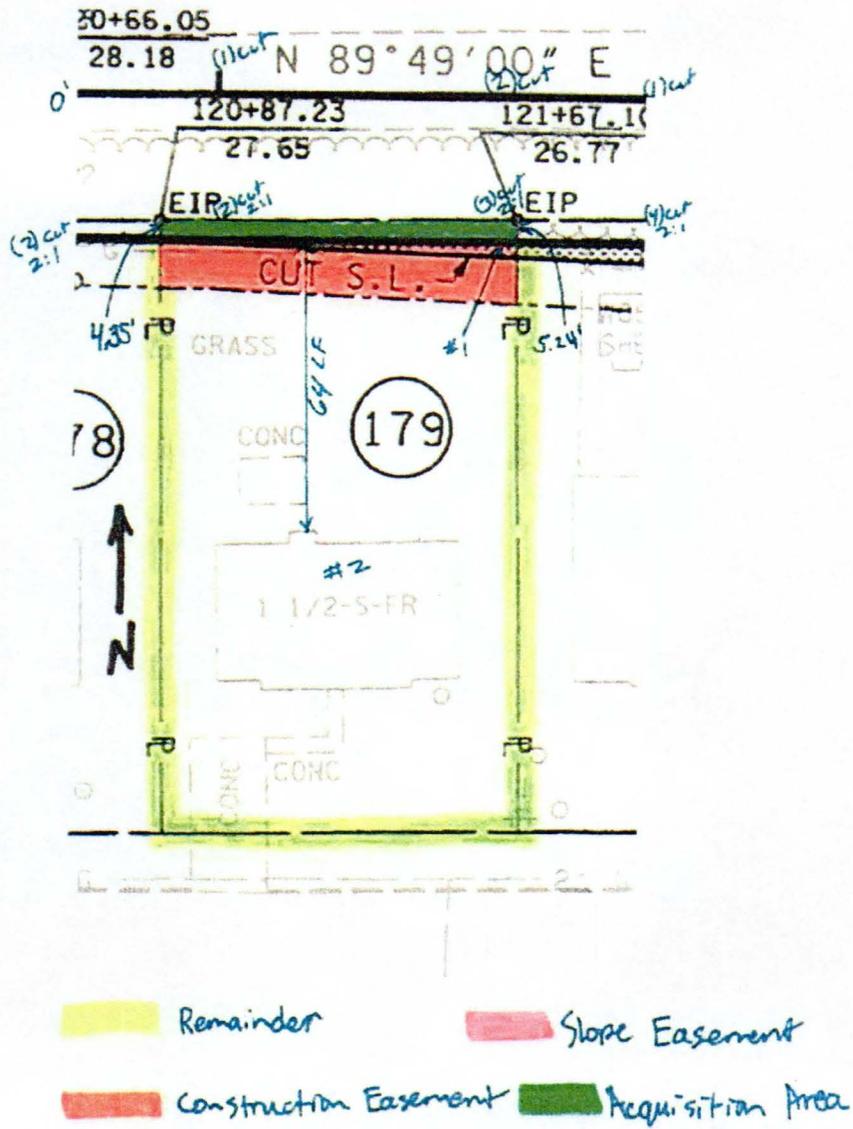
Containing 800 square feet, more or less.

Je We Pres
1-15-16



6-19-15

Exhibit B



Joe M. Res
1-15-16

CITY OF SPRING HILL
APPROVED OFFER - BASIS, SUMMARY & AUTHORIZATION

(THIS FORM MAY BE USED FOR STAFF NPP)

(2)STATE PROJECT NO: 60LPLM-F2-019 (3)FEDERAL PROJECT NO: STP-M-247(9)

(4)PROJECT ID NUMBER: N/A (5)TRACT NUMBER: 179

(6)PROPERTY OWNERSHIP: John Maher Builders, Inc.

(7)COUNTY: Williamson (8)MAP/PARCEL NUMBER: 166P-D-038.00

(9)APPRAISER: Randy Button, MAI, SRA, AI-GRS (CG#03)

(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER: \$3,150

(11)EFFECTIVE DATE OF VALUATION: 12/18/14 (12)APPRAISAL TYPE (FORMAL, FPA, or NPP): FPA

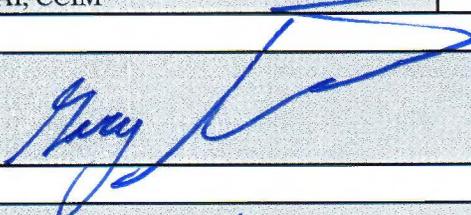
ACQUISITION AREAS & APPROVED COMPENSATIONS

| | ACQ. AREAS | | COMPENSATIONS | (13)ALTERNATE OFFER | |
|---------------------------------|------------|--------|----------------|---|-----|
| | AREA | ACS/SF | (Rounded) | Partial-Acquisition Remainder Declared Uneconomic Remnant | N/A |
| INTERESTS ACQUIRED | | | | | |
| (14)FEE-SIMPLE | 383 | SF | \$1,575 (R) | | |
| (15)PERM. DRNGE. ESM'T. | | | | | |
| (16)SLOPE ESM'T. | 162 | SF | \$ 475 (R) | | |
| (17)AIR RIGHTS | | | | | |
| (18)TEMP. CONST. ESM'T. | 800 | SF | \$1,000 (R) | | |
| (19)LNDOWNR IMPRVMTS. | | | \$150 | | |
| TOTL ACQUISITIONS | | | \$3,200 | | |
| (20)DAMAGES | | | | | |
| (21)SPECIAL BENEFITS | | | | | |
| NET DAMAGES | | | | | |
| (22)UTILITY ADJUSTMENT | | | | | |
| TOTL LNDOWNR COMP. | | | \$3,200 | | |
| (23)TENANT IMPRVMTS. | | | | | |
| TOTAL TRACT COMPENSATION | | | \$3,200 | | |

(24)COMMENTS & EXPLANATIONS AS NECESSARY

Any difference due to rounding.

OFFER PREPARED BY: Gary Standifer, MAI, CCIM 4/18/2015

SIGNATURE OF PREPARER: 

AGENCY AUTHORIZATION BY: 
 Date & Signature Of Authorizing Party

**TENNESSEE DEPARTMENT OF TRANSPORTATION
REAL PROPERTY EMINENT DOMAIN
APPRAISAL REVIEW REPORT
(RIGHT OF WAY ACQUISITION)**

This appraisal review has been conducted in accordance with the Scope of Work Rule and Standard 3 of the *Uniform Standards of Professional Appraisal Practice*, as promulgated by the Appraisal Foundation. This review and this review report are intended to adhere to the Standard 3 in effect as of the date of this review was prepared. The appraisal and appraisal report have been considered in light of the Standards 1 & 2 in effect as of the date the appraisal was prepared - not necessarily the effective date of valuation.

The purpose of this technical review is to develop an opinion as to the compliance of the appraisal report identified herein to the *Uniform Standards of Professional Appraisal Practice*, the *Uniform Relocation Assistance & Real Property Acquisition Act*, and the Tennessee Department of Transportation's *Guidelines for Appraisers*; and further develop opinions as to the completeness, accuracy, adequacy, relevance, reasonableness, and appropriateness of opinions presented in the appraisal report as advice to the acquiring agency in its development of a market value offer to the property owner. This review is conducted for the Tennessee Department of Transportation and is the intended user.

City of Spring Hill

All estimates of value prepared for agency acquisitions shall be based on "market value" - as defined and set forth in the Tennessee Pattern Jury Instructions to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied." Compensations are in compliance with the Tennessee State Rule.

Section (A) Identification & Base Data:

(1) State Project Number: 60LPLM-F2-019 (2) County: Williamson (3) Tract No.: 179
 Federal: STP-M-247(9)
 Pin: 103169.00

(4) Owner(s) of Record: John Maher Builders, Inc.
P.O. Box 681727, Franklin, TN 37068

(5) Address/Location of Property Appraised: 2916 Torrence Trail, Spring Hill, Williamson County, TN.

(6) Effective Date of the Appraisal: 12-18-14

(7) Date of the Report: 3-26-15

(8) Type of Appraisal: Formal : (9) Type of Acquisition: Total
 :
 Formal Part-Affected : Partial

(10) Type of Report Prepared: : (11) Appraisal & Review Were Based On:
 :
 Appraisal Report : Original Plans (Assumed)
 :
 Restricted Appraisal Report : Plan Revision Dated: _____

(12) Author(s) of Appraisal Report: Randy Button, MAI, SRA, AI-GRS (CG#03)

(13) Effective Date of Appraisal Review: 3-30-2015

(14) Appraisal Review Conducted By: Gary R. Standifer, MAI, CCIM
STANDIFER & ASSOCIATES, INC.

Section (G) Review Comments

“Before” & “After” Valuation (include Comments for “NO” Responses to Questions 1 - 7 & “YES” Response to Question 8).

(1) Are the conclusions of highest and best use (before & after) reasonable and adequately supported?

Conclusions of highest and best use in the before and after situations appear reasonable and adequately supported. FPA - Assignment.

(2) Are the valuation methodologies (before & after) appropriate?

Valuation methodologies used by the appraiser in the before and after situations are adequate. FPA - Assignment.

(3) Are the data employed relevant & adequate to the (before & after) appraisal problems?

Data employed by the appraiser appears to be relevant and adequate to the before and after situations appraisal problem. FPA - Assignment.

(4) Are the valuation techniques (before & after) appropriate and properly applied?

The valuation techniques in the before and after situations were adequate. FPA - Assignment.

(5) Are the analyses, opinions, and conclusions (before & after) appropriate and reasonable?

Analyses, opinions and conclusions in the before and after situations appear appropriate. FPA - Assignment.

(6) Is the report sufficiently complete to allow proper review, and is the scope of the appraisal assignment broad enough to allow the appraiser to fully consider the property and proposed acquisitions?

The submitted FPA report is sufficiently complete to allow proper review. The scope of this assignment is broad enough to allow the appraiser to fully consider the property as appraised and the proposed acquisition.

(7) Is the appraisal report under review generally compliant with *USPAP*, the *Uniform Act*, and TDOT's *Guidelines for Appraisers*?

The submitted appraisal report appears to be generally compliant with USPAP, the Uniform Act, and TDOT's Guidelines for Appraisers. Please note this was an FPA - Assignment.

(8) Do the general and special “Limiting Conditions and Assumptions” outlined in the appraisal report limit the valuation to the extent that the report cannot be relied on for the stated use?

The general and special “Contingent and Limiting Conditions” in the submitted appraisal report do not limit the appraiser's valuation of the subject property. FPA - Assignment.

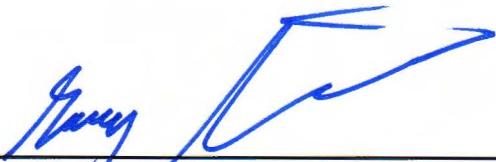
Appraisal Report Conclusions – Amounts Due Owner

| | | |
|-----|-------------------------------------|-----------------------------|
| (a) | Fee Simple: | <u>\$ 1,559</u> |
| (b) | Permanent Drainage Easement: | <u> </u> |
| (c) | Slope Easement: | <u>\$ 462</u> |
| (d) | Air Rights: | <u> </u> |
| (e) | Temporary Construction Easement: | <u>\$ 976</u> |
| (f) | _____ | <u> </u> |
| (g) | Improvements: | <u>\$ 150</u> |
| (h) | Compensable Damages: | <u> </u> |
| (i) | Special Benefits: | <u> </u> |
| (j) | Total Amount Due Owner by Appraisal | <u>\$ 3,150 (R)</u> |

- I DO Recommend Approval of this Report
- I DO NOT Recommend Approval of this Report

Comments:

Mr. Button's value conclusions are approved for the purpose of negotiation.



 Appraisal Review Consultant(s)
Gary R. Standifer, MAI, CCIM

CG-28

 State License/Certification No(s):

- Consultant Staff

3-30-2015
 Date of Appraisal Review Report

Additional Comments:

The reviewer received an electronic copy of Tract 179 appraisal report. Mr. Button was asked to correct the project numbers within the footer of his Appraisal Report. It is assumed the corrections were made and the proper Federal and State project numbers are included within the Appraisal Report submitted. It is assumed the report utilized for the purpose of this appraisal review assignment is the report that has been submitted to the City of Spring Hill and to the owner of the subject parcel. The reviewer has printed the appraisal report received electronically from Mr. Button and retains it in the file for Tract 179.

Section (H) Certification

I certify to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.

My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

My analyses, opinions and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP). In addition, my analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the *Code of Professional Ethics* and the *Standards of Professional Practice of the Appraisal Institute*.

I did personally inspect the exterior of the subject property of the work under review.

No one provided significant appraisal or appraisal review assistance to the person signing this certification.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Gary R. Standifer has completed the continuing education program of the Appraisal Institute.



Appraisal Review Consultant(s)
Gary R. Standifer, MAI, CCIM

Consultant

Staff

3-30-2015

Date of Appraisal Review Report

Section (I) Limiting Conditions & Assumptions

This appraisal review report has been made with the following general limiting conditions and assumptions:

- (1) Unless stated herein to the contrary, it is specifically assumed that the author of the appraisal report under review made the required contact with the property owner, and conducted the appropriate inspections and investigations.
- (2) Unless stated herein to the contrary, it is specifically assumed that the right-of-way plans upon which the appraisal was based are accurate.
- (3) Unless stated herein to the contrary, it is specifically assumed that all property (land & improvement) descriptions are accurate.
- (4) Unless stated herein to the contrary, no additional research was conducted by the review appraiser.
- (5) Unless stated herein to the contrary, all specific and general limiting conditions and assumptions outlined in the appraisal report submitted for review are adopted herein.

APPRAISAL REPORT CITY OF SPRING HILL, TENNESSEE

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR HIGHWAY RIGHT-OF-WAY PURPOSES

1. Name, Address & Telephone Numbers:

(A) **Owner:** John Maher Builders Inc.
P.O. Box 681727
Franklin, TN 37068
Randy Aydelotte: 615-857-1980

(B) **Tenant:** Mike and Hilari Boggess

(C) **Address and/or location of subject:** 2916 Torrence Trail, Spring Hill, Williamson County, TN

2. Detail description of entire tract:

The subject site is a rectangular shaped site with 79.87 rear feet fronting the south side of Duplex Road and a depth of 139.35 feet, containing 0.248 acres or 10,803 SF. The property is level. The site is improved: Improvement 1 is landscaping containing one cedar tree; Improvement 2 is a single unit residential dwelling that is not impacted by the proposed road project.

3. (A) **Tax Map and Parcel No.** 166P-D-038.00 (B) **Is Subject in a FEMA Flood Hazard Area?** Yes No
If yes, Show FEMA Map/Zone No. _____

4. **Interest Acq.:** Fee Drainage Easement Construction Easement Slope Easement Other: _____

5. **Acquisition:** Total Partial

6. **Type of Appraisal:** Formal Formal Part Affected

Intended Use of Report – This “Formal Part-Affected” appraisal of a 100% ownership position is intended for the sole purpose of assisting the City of Spring Hill, Tennessee in the acquisition of land for right-of-way purposes. This appraisal pursuit excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

This is an appraisal report, which is intended to comply with Standard Rule 2-2(a). As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process. Supporting documentation that is not provided within the report is retained in the appraiser’s work file or can be obtained from the Market Data Brochure. The depth of discussion contained in this report is specific to the needs of the client.

7. Detail Description of land acquired:

BEGINNING at an existing iron pin on the south existing right of way line of S.R. 247 (Duplex Road) and being a common corner with Melissa and Charles Gregory (D.B. 2896 PG. 339) and being located 27.65 feet right of centerline station 120+87.23; thence with the existing right of way line North 89 deg. 10 min. 57 sec. East for a distance of 79.87 feet to an existing iron pin being a common corner with Joseph D. Smotherman and Megan N. Cavett (D.B. 5351 PG. 218); thence with the common line South 01 deg. 00 min. 08 sec. East for a distance of 5.24 feet to a point on the south proposed right of way line of S.R. 247 (Duplex Road); thence with the proposed right of way line South 89 deg. 49 min. 00 sec. West for a distance of 79.89 feet to a point on the common line with Gregory; thence with the common line North 00 deg. 56 min. 55 sec. West for a distance of 4.35 feet to the Point of **BEGINNING**.

Containing 383 square feet, more or less.

The acquisition area is rectangular (4.35 LF from the western rear proptery line; 79.87 LF along the northern present right-of-way; 5.24 LF along the eastern property line; and 79.89 LF moving west to the point-of-beginning as described above).

Slope Easement: The ROW plans call for a slope easement on the subject site along the south side of the proposed right-of-way. This strip of land has a maximum width of 4 feet and a minimum width of 1 feet, and contains 162 sq. ft., more or less.

8. Sales of Subject: (Show all recorded sales of subject in past 5 years; show last sale of subject if no sale in past 5 years.)

| Sale Date | Grantor | Grantee | Book Page | Verified Consideration | How Sale Amount Verified |
|--------------|--------------------|------------------------------------|-----------------------|------------------------------|-----------------------------|
| 7/1/1999 | Cochran Trace, LLC | John Maher Builders, Inc. | 1868/ 601 | \$250,000 Multiple Parcls | Public Affidavit |
| Existing Use | Zoning | Utilities Available | Off Site Improvements | | Area Lot or Acreage |
| Residential | R2 | Water, Sewer, Electric, Gas, Tele. | Paved Street and Curb | | 0.248 Acres or 10,803 SF |

State Project No. 60-LPLM-F2-019 County Maury and Williamson Tract No. 179
Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

ADDITIONAL COMMENTS

7. Detailed description of land acquired: Continued from preceding page.....

Construction Easement

The plans also call for a construction easement containing 800 SF, in effect renting this portion for 3 years (length of construction). The construction easement is an approximate 10 foot wide strip of land running parallel with the right-of-way or slope easement and providing silt control or work space for the road contractors.

9. Highest and Best Use: Before Acquisition)(If different from existing make explanation supporting same.)

In order to estimate an opinion of value for the subject property I needed to determine the highest and best use or “the reasonably probable use of property that results in the highest value” (definition of *highest and best use* in The Appraisal of Real Estate, 14th ed. Chicago: Appraisal Institute 2013, page 332).

The larger parcel issue is the first step in condemnation valuation. Larger parcel includes three considerations: unity of ownership, contiguity, and unity of use. Larger Parcel is an assemblage issue and not a highest and best use analysis. I feel the Larger Parcel is Tract 179 in its entirety.

Considering subject as a Larger Parcel, it is important to identify the conditions that are “reasonably probable” including what is (1) legally permissible on the site, (2) physically possible, and (3) financially feasible. In testing the economic productivity of the site I was able to identify what is (4) maximally productive, and therefore the highest and best use.

(1) Looking at the subject property prior to the proposed acquisition, I found the site to be zoned Medium Density Residential (R2). R2 Districts allow for single-unit residential dwellings with good access to public utilities and facilities. Buildable sites must have a minimum lot area of 10,000 square feet. Restrictions for the Cochran Trace Subdivision were recorded as “Declarations of Covenants, Conditions and Restrictions for Cochran Trace Subdivision” in Williamson County, Tennessee Record Book 1923, Page 62 (and were originally set up in the Cochran Trace, LLC in Book 1923, Page 62). The 7 tracts impacted by the proposed road project that front Torrence Trail exhibited finish home sizes ranging between 1,188 – 1,578 square feet and exhibited a mean value of 1,382 square feet. R2 zoning allows a maximum total building area of 35% of the site size. The subdivision restrictions also preclude any multi-family uses. Additionally, no private restrictions, historic controls, or environmental regulations were found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the current zoning designation is not probable.

(2) Considering the physically possible land attributes, I found that the site had 79.87 rear LF of existing frontage with a depth of approximately 139.35 LF. The site was considered to be level and suitable for residential development. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. Considering the zoning and subdivision restrictions for the development of only single unit residential dwellings, low number of days on the market, and the volume of construction of single unit residential dwellings, I believe the development of a single unit residential unit would appear to be a viable and attractive use for the land. Considering the fact that the neighborhood itself is fully developed, a residential use development on the site (if vacant) is considered appealing to a developer. Therefore, I believe that a residential use for the land provides the highest land value commensurate with the development cost associated with the market’s acceptance of risk. The total area for the site was 10,803 SF which would allow for the development of a residential dwelling with a minimum of 1,250 square feet (to conform to neighborhood standards) and a maximum of 3,781 square feet. I believe the most appealing uses for the site, considering its access and visibility, is for the site to be developed with a residential use.

(4) Considering the subject site’s location and legal constraints, its only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:

The subject property is currently improved with a single-unit residential dwelling that appeared in good condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit residential dwelling represents the highest and best use to the land and improvements.

| | | | |
|---|---|------------------|----------------------|
| This Appraisal Is Based On Original Plans | X | Or Plan Revision | Dated: March 1, 2013 |
|---|---|------------------|----------------------|

OTHER IMPROVEMENTS

11.

Structure No. 1 No. Stories N/A Age N/A Function Landscaping
 Construction Cedar Tree Condition Medium Sq. Ft. Area N/A
 Reproduction Cost \$150 Depreciation \$0 Indicated Value \$ 150

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

According to estimates obtained from Bates Nursery (Nashville, TN), the cost of a Cedar Tree similar to that of the subject was estimated to be \$150/each. The subject tract had one tree that was impacted. Therefore, I estimate the replacement cost of Improvement 1 to be \$150.

Structure No. _____ No. Stories _____ Age _____ Function _____
 Construction _____ Condition _____ Sq. Ft. Area _____
 Reproduction Cost _____ Depreciation _____ Indicated Value \$ _____

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Structure No. _____ No. Stories _____ Age _____ Function _____
 Construction _____ Condition _____ Sq. Ft. Area _____
 Reproduction Cost _____ Depreciation _____ Indicated Value \$ _____

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Structure No. _____ No. Stories _____ Age _____ Function _____
 Construction _____ Condition _____ Sq. Ft. Area _____
 Reproduction Cost _____ Depreciation _____ Indicated Value \$ _____

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Summary of Indicated Values

\$ 150

State Project No. 60-LPLM-F2-019 County Maury and Williamson Tract No. 179
 Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

(A) ANALYSIS OF COMPARABILITY (Insert Comp. Sale No's. from Brochure or Attachments)

| | | | | | | | |
|-------------------------------|------------------------|--------------------------------|-------------|---------------------------------------|-------------|---------------------------------------|-------------|
| Inspection Date: 12/18/2014 | | SALE NO. <u>RL-4</u> | | SALE NO. <u>RL-8</u> | | SALE NO. <u>RL-15</u> | |
| CASH EQUIVALENT Sales Price | | \$54,000 | | \$42,500 | | \$36,500 | |
| Date of Sale | # of Periods | 3/27/2013 | 21 | 5/7/2014 | 8 | 4/18/2014 | 8 |
| % Per Period | Time Adjustment | 0.38% | \$4,316 | 0.38% | \$1,211 | 0.38% | \$1,128 |
| Sales Price Adjusted for Time | | \$58,316 | | \$43,711 | | \$37,628 | |
| Proximity to Subject | | 0.6 mi | | 0.7 mi | | 3.9 mi | |
| Unit Value Land Per Lot: | | \$58,316 | | \$43,711 | | \$37,628 | |
| Elements | SUBJECT | Descriptions | (+)(-) Adj. | Descriptions | (+)(-) Adj. | Descriptions | (+)(-) Adj. |
| Location | Cochran Trace | Dakota Pointe | | Port Royal Estates | | Royalton Woods | |
| Size | SF | 10,322 SF | | 8,464 SF | | 11,763 SF | |
| Shape | | Irregular | | Trapezoid | | Irregular | |
| Site/View | Street | Street | | Street | | Street | |
| Topography | Sloping | Level | | Rolling | | Level | |
| Access | Average | Average | | Average | | Average | |
| Zoning | R-2 | R-2 | | R-2/PUD | | R-2 | |
| Utilities Available | Water/Sewer Elec., Gas | Water/Sewer Elec., Gas | | Water/Sewer Elec., Gas | | Water/Sewer Elec., Gas | |
| Encumbrances Easements, Etc. | Typical | Typical | | Typical | | Typical | |
| Off-Site Improvements | Paved Curbed St. | Paved Streets Curb and Gutters | | Paved Street, Curb, Sidewalk, Gutters | | Paved Street, Curb, Sidewalk, Gutters | |
| On-Site Improvements | None | None | | None | | None | |
| Other: | | | | | | | |
| NET ADJUSTMENTS | | + \$0 | | + \$0 | | + \$0 | |
| ADJUSTED UNIT VALUE | | \$58,316 | | \$43,711 | | \$37,628 | |

INDICATED VALUE OF SUBJECT LAND FOUND ON FOLLOWING PAGE:

Comments:

The range of values per lot for the three sales used were from: \$ 37,628 to \$ 58,316 per Lot.

The mean value based upon the sales applied to this analysis is \$46,551/Lot. The most weight was given toward sale RL-8 with consideration given to the recent lot sales and active listings located in both Port Royal Estates and Laurels at Town Center

Based upon the available sales information the estimated per lot value is \$44,000/Lot for the entire subject site.

ADDITIONAL COMMENTS

14. LAND VALUE ANALYSIS: (Continued from preceding page.....)

My research uncovered a number of vacant residential lot sales. The three sales applied in this analysis were located in three separate neighborhoods: Dakota Pointe, Port Royal Estates, and Royalton Woods. The three sales ranged in size from 8,464 SF to 11,763 SF, exhibiting a mean of 10,183 SF, which brackets the subject tract, which was found to contain 46,551 SF. The three sales occurred between March 2013 and May 2014.

The subject tract is located in the Cochran Trace Subdivision, which was developed around 1997. The lot sizes are typically around 10,800 SF though some are as large as 12,000 SF. The subdivision is fully developed with 1-story and 1-1/2 story homes. Finished homes built when the subdivision was originally developed have been selling near the \$170,000's. Finished homes in Cochran Trace Phase 3 appeared to be selling at higher prices than the active listings and recent sales immediately surrounding the subject tract. However, because the subject's subdivision is fully developed, no vacant residential lot sales were available. For that reason, my research focused on residential land sales that were near the subject site and in subdivisions where new homes are similar to the improvements within Candlewood.

Sale RL-4 is the oldest sale used in the analysis. This sale occurred in Dakota Pointe, which typically exhibits finished home sales between \$280,000 and \$350,000. This sale is located within Williamson County and has similar sized lots as the subject tract. Sale RL-4 also has frontage along Buckner Lane, a busy thoroughfare, giving it some similarity to the subject in terms of location along a main traffic artery within the city. Overall, the subject neighborhood is not considered to have the potential to support finished home values in the \$300,000 and up range at this time. Therefore, this sale is considered superior to the subject neighborhood.

RL-8 is located in a neighborhood that I believe to be similar to the subject. This sale is in Port Royal Estates which is located in a neighboring subdivision located south of the subject and is accessed from Port Royal Road. This subdivision is found in both Maury and Williamson Counties. Vacant land sales within the subdivision are selling at \$42,500 per residential lot in both counties. This was confirmed with the developer, Celebration Homes, LLC, who is actively developing lots within the Williamson County portion of the subdivision with finished homes ranging between \$230,000-\$265,000. This subdivision is located directly south of the subject and is considered significantly similar to the subject tract in terms of overall market appeal and development potential.

Sale RL-15 is located south of the Saturn Parkway, at the intersection of Port Royal Road and Kedron Road, in the Royalton Woods subdivision. This is a subdivision that began development prior to the recession. Lots are consistently selling for \$36,500 per residential lot and finished homes are selling in the \$250,000's. Larger homes built before 2007 sold near \$400,000 (at that time) and had lot values near \$56,000. Due to the inferior proximity to the subject tract and inferior linkage to the area amenities on Main Street/Columbia Pike and Port Royal Road, this sale is considered to represent the bottom of the acceptable value range for the subject tract.

My research suggest that newer homes within Spring Hill are selling for higher prices than the 15-20 year old homes within the Candlewood Subdivision. I believe that if a vacant lot were to be developed within the subject neighborhood the finished home values would be most similar to those presently occurring in the Port Royal Estate Subdivision. RL-8 sold for \$42,500/lot as did many other lots within this subdivision regardless of their location within Maury or Williamson County, suggesting the overall potential finished home value was the driving market force behind lot values. Similar lot values were also soberved in the Reserve at Port Royal (\$45,000/lot) and the Laurels at Town Center (\$42,500/lot).

Lot values appear to go up based upon the finished value of the homes, as exhibited in Sale RL-4. The Royalton Woods subdivision is considered to have slightly inferior overall market appeal and is considered less similar to the subject in terms of location. However, Sale RL-15 is believed to illustrate the lowest value that could be expected of the subject tract.

As a result, I believe the subject tract should fall near the adjusted value to Sale RL-8, which is considered the most similar to the subject tract. The greatest support for values were exhibited in Sale RL-8 and the other sales and active listings within the Port Royal Estate and Laurels at Town Center. Therefore, I believe the most reasonable value for the subject lot, as of the date of my inspection, to be near \$44,000/Lot.

Subject Lot Value: \$44,000

Subject Square Foot Value: \$4.07/SF

(\$44,000 / 10,803 SF = \$4.07/SF)

Note: The square foot value of the subject site will be applied in the following analysis because this reflects the unit measurement being applied to the acquisition areas.

State Project No. 60-LPLM-F2-019 County Maury and Williamson Tract No. 179
 Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

CITY OF SPRING HILL, TENNESSEE

ITEM 17. EXPLANATION and/or BREAKDOWN OF LAND VALUES

(A) VALUATION OF LAND:

| | | | | | | | | | |
|------|--------------|-------------------------------|-------------------------------|-------------------------------|---|---|-----------------|-------------------------|-----------------|
| LAND | <u>1</u> Lot | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input checked="" type="checkbox"/> | @ | <u>\$44,000</u> | (Average) Per Unit = | <u>\$44,000</u> |
| LAND | | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input type="checkbox"/> | @ | | (Average) Per Unit = | <u>\$0</u> |
| LAND | | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input type="checkbox"/> | @ | | (Average) Per Unit = | <u>\$0</u> |
| LAND | | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input type="checkbox"/> | @ | | (Average) Per Unit = | <u>\$0</u> |
| | | | | | | | | Total | <u>\$44,000</u> |

REMARKS: The value indication for the subject land was rounded to \$44,000.

18. APPROACHES TO VALUE CONSIDERED:

| | | | | |
|------------------------|---------------------------------------|---|--------------------------------|-----------------|
| (A) Indicated Value of | <input type="checkbox"/> Entire Tract | <input checked="" type="checkbox"/> Part Affected | from SALES COMPARISON APPROACH | <u>\$44,000</u> |
| (B) Indicated Value of | <input type="checkbox"/> Entire Tract | <input type="checkbox"/> Part Affected | from COST APPROACH | <u>N/A</u> |
| (C) Indicated Value of | <input type="checkbox"/> Entire Tract | <input type="checkbox"/> Part Affected | from INCOME APPROACH | <u>N/A</u> |

RECONCILIATION: (Which approaches were given most consideration?)(Single-point conclusion should be reasonably rounded)

For the purpose of valuing the subject property the Sales Comparison Approach was processed. The Income Capitalization Approach has been considered, however, it has not been processed within this report because most vacant residential land in the market is not leased. The land sales used in this analysis are recent, arm's-length transaction, considered to reflect the present market conditions for vacant residential lots in similar subdivisions with comparable finished home values. The value indication by the Sales Comparison Approach was \$44,000. In Item 11 of the report, there was one improvement calculated to have a value of \$150. The value of the improvement in Item 11 was added to the land value calculated in the Sales Comparison Approach for a combined value of \$44,150. Therefore, I estimate the value for the subject property and the effected improvements to be near \$44,150.

| | | | |
|------------------------------------|--|--|---------------------------|
| 19. FAIR MARKET VALUE | of <input type="checkbox"/> Entire Tract | <input checked="" type="checkbox"/> Part Affected | <u>\$44,150</u> |
| (A) TOTAL AMOUNT DUE OWNER | if <input type="checkbox"/> Entire Tract | <input checked="" type="checkbox"/> Part Affected Acquired | <u>\$3,150</u> |
| (B) AMOUNT ATTRIBUTABLE TO: | Land | <u>\$44,000</u> | Improvements <u>\$150</u> |

REMARKS: Value of Improvements: \$ 150

Improvement 1: \$ 150

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT ...*(Amount in Item 19 carried forward)*..... \$44,000

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

| | | | | | | | | | | |
|--|-----------------------|------|-------------------------------------|-----|--------------------------|---|---------------|---|----------------|----------------|
| A. Land Acquired (Fee) | <u>383</u> | S.F. | <input checked="" type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | <u>\$4.07</u> | = | <u>\$1,559</u> | |
| Land Acquired (Fee) | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | <u>\$0.00</u> | = | <u>\$0</u> | |
| Drainage Easement | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | <u>\$0.00</u> | = | <u>\$0</u> | |
| * Slopes Acquired | <u>162</u> | S.F. | <input checked="" type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | <u>\$2.85</u> | = | <u>\$462</u> | |
| * Construction Easement | <u>800</u> | S.F. | <input checked="" type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | <u>\$1.22</u> | = | <u>\$976</u> | |
| B. Improvements Acquired: <i>(Identify)</i> | <u>Imp. #1: \$150</u> | | | | | | | | | <u>\$150</u> |
| C. Value of Part Acquired Land and Improvements (Sub-Total)..... | | | | | | | | | | <u>\$3,147</u> |
| D. Total Damages <i>(See Explanation, Breakdown and Support on Sheet 2A-9)</i> | | | | | | | | | | <u>\$0</u> |
| E. Sum of A, B, and D..... | | | | | | | | | | <u>\$3,147</u> |
| F. Benefits: <i>(Explain and deduct from D. Amount must not exceed incidental damages)</i> | | | | | | | | | | <u>\$0</u> |
| G. TOTAL AMOUNT DUE OWNER; if only part is Acquired..... | | | | | | | | | | <u>\$3,147</u> |
| TOTAL AMOUNT DUE OWNER (ROUNDED)..... | | | | | | | | | | <u>\$3,150</u> |

ITEM 21. VALUE OF REMAINDER

(See 2A-9 for Documentation of Remainder Value)

A. LAND REMAINDER

| | | | | | Amount Per Unit | | Damages | | Remaining Value | |
|---|---------------|------|-------------------------------------|-----|--------------------------|-------------|---------------|---------------|-----------------|-----------------|
| | | | | | Before Value | After Value | % | \$ | | |
| Left Remainder | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | | | \$0 | \$0 |
| | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | | | \$0 | \$0 |
| Right Remainder | <u>10,420</u> | S.F. | <input checked="" type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | <u>\$4.07</u> | <u>\$4.07</u> | \$0 | <u>\$42,441</u> |
| | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | | | \$0 | \$0 |
| | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | | | \$0 | \$0 |
| REMAINDER VALUE OF LAND..... | | | | | | | | | | <u>\$42,441</u> |
| LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A (Above)..... | | | | | | | | | | <u>\$1,438</u> |
| LESS COST-TO-CURE (Line 20-D)..... | | | | | | | | | | <u>\$0</u> |
| TOTAL REMAINDER VALUE OF LAND..... | | | | | | | | | | <u>\$41,003</u> |

B. IMPROVEMENTS REMAINING

| | Before Value | Damages | | Remaining Value |
|---|--------------|---------|----|-----------------|
| | | % | \$ | |
| REMAINDER VALUE OF IMPROVEMENTS..... | | | | <u>\$0</u> |
| LESS FENCING ACQUIRED..... | | | | <u>\$0</u> |
| TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS..... | | | | <u>\$41,003</u> |
| TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS (ROUNDED)..... | | | | <u>\$41,000</u> |

REMARKS:

* 20A: The value of this slope easement has been estimated at +/- 70% of the fee value. The value of the construction easement has been estimated based on +/- 30% of the fee value. See Item 24 for further explanation.

SUMMARY OF REMAINDER

APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS

(Supplement to Items 20 and 21, Pages 2A-8)

23. HIGHEST AND BEST USE AFTER ACQUISITION:

(1) Looking at the subject property following the proposed acquisition, the site would still be zoned R2, Medium Density with nothing found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (adopted June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the existing classification is not probable.

(2) Considering the physically possible land attributes I found the site post-construction will have 79.89 LF of frontage with a depth of approximately 135.00 LF. The site was considered to be level and suitable for a single unit residential development. Post-construction, the site will be impacted by a slope easement running along the rear portion of the lot, primarily in the northeast corner. The slope easement will be a cut on a 2:1 slope across the rear 1-4 feet of the tract. This will not impede the utility of the site because this area is inside the setback and cannot be developed. The subject's residential improvement will continue to be located on a lot greater than 10,000 square feet and will comply with rear set back requirements. Therefore, the proposed changes are not expected to change the site's overall utility of present use. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps, making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. I believe a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site post-construction will be 10,420 SF, which is adequate for the development of a residential building.

(4) Considering the subject site's location and legal constraints, the only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:

The subject property is currently improved with a single unit residential dwelling that is in average condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit dwelling represents the present highest and best use of the site in the present "as-is" condition.

24. DESCRIBE REMAINDER (S):

The remainder will have essentially the same shape and topography as before the acquisition. The fee acquisition area does reduce the size of the site to 96.5 % of the size of the tract before the acquisition. The permanent slope easement does not further reduce the size of the tract and is not considered to reduce the utility as the slope is located within the setback of the proposed property line.

Post-construction, the rear of the remainder lot will continue to backup to Duplex Road. The new roadway will have two traffic lanes plus a center turning lane (12 feet wide/each), making the new roadway approximately 36 feet wide. The right-of-way will be located approximately 16 LF from the asphalt along the north side of the road (project left) and will have a 9 LF wide shared-use path. The right-of-way will be located approximately 16 LF from the asphalt along the south side of the road (project right) and will have a 5 LF wide sidewalk. Each side of the road will have a concrete curb and gutter system which will capture rainwater runoff and dispose of the water without causing issues to any existing or potential improvements. Slope easements along the entire project are not to exceed a 2:1 ratio.

The remainder will have a depth of 13.500 LF and the proposed right-of-way will be located approximately +/- 64 LF from the closest living wall of the subject's single unit residential dwelling. Present zoning for the subject property calls for a rear setback of 25 LF. Damages are not considered appropriate and are not applied to the remaining site or remaining improvements since the improvements are legally conforming.

As shown in the following chart, the new roadway will generally be below grade with the subject site. Post construction the site will contain 10,420 SF and zoned R2 District, which allows for the development of a single unit residential dwelling on the remainder site. As described above and in Item 9 of this report, there is minimal demonstrated demand for the development of units, other than single unit dwellings.

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

The following chart illustrates the elevation of the new roadway and grade of the slope easements.

| Duplex Road Center Line Station | Fill (Cut) at Centerline (Feet) | Fill (Cut) at Right Shoulder (Feet) | Remarks |
|---------------------------------|---------------------------------|-------------------------------------|-----------|
| 120+50.00 | 0 | (2) | 2:1 Slope |
| 120+87.23 (Begin) | -- | -- | -- |
| 121+00.00 | (1) | (2) | 2:1 Slope |
| 121+50.00 | (2) | (3) | 2:1 Slope |
| 121+67.10 (End) | -- | -- | -- |
| 122+00.00 | (1) | (4) | 2:1 Slope |

Slope Easement: A slope easement is a non-possessory acquired interest in land that provides the city the right to use a portion of the tract for the purpose of building up (fill) or removing land (cut) in order to establish the proper grade for a public right-of-way. This restrictive covenant is established for public use and runs with the land thereby restricting the owner's bundle of rights. This is because the slope easement changes the character of the property, limits the utilization of the tract, impedes the right of control, right of exclusion, and the right of enjoyment. Therefore, I estimate the value of the slope easement and its impact on the site to be approximately 70% of the before value of the land.

Construction Easement: On December 17, 2014, the Federal Reserve Prime Interest Rate yield was 3.25%. TDOT is required by statute to pay 2% in excess of the Federal Reserve Prime Interest Rate to a property owner on any award above that posted on the date of acquisition. The current [December 2014] TDOT rate is 5 ¼ %. I have used a 10% rate of return as the appropriate return on the land for use as a construction easement for a period of 3 years.

Improvements Acquired: This appraisal is a formal part affected report. The improvements impacted by the project were valued and improvements not impacted by the project were not valued. There were a total of one improvement impacted by the project: (1) cedar tree. The calculations for this value estimate is detailed in Item 11. The following chart illustrates the before and after values of each improvement:

| | Before Value | Damages (%) | Remainder Value | Damages |
|---------------|-----------------|-------------|---------------------|------------|
| Improvement 1 | \$150 | - | - | - |
| Land | \$44,000 | - | \$41,003 | - |
| Total | \$44,150 | - | \$41,000 [R] | \$0 |

25. Amount of DAMAGE This Page To--2A-8, Item 20-D _____ \$0
 (A) Amount of BENEFITS This Page To--2A-8, Item 20-F _____ \$0

State Project No. 60-LPLM-F2-019 County Maury and Williamson Tract No. 179
 Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

PHOTOGRAPHS

26.

An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



94092-1224-14
STP/HHP-247 (10)
TRACT #179
SUBJECT
12/18/2014
APPROXIMATE
ACQUISITION AREA
CONSTRUCTION
EASEMENT AND
SLOPE EASEMENT

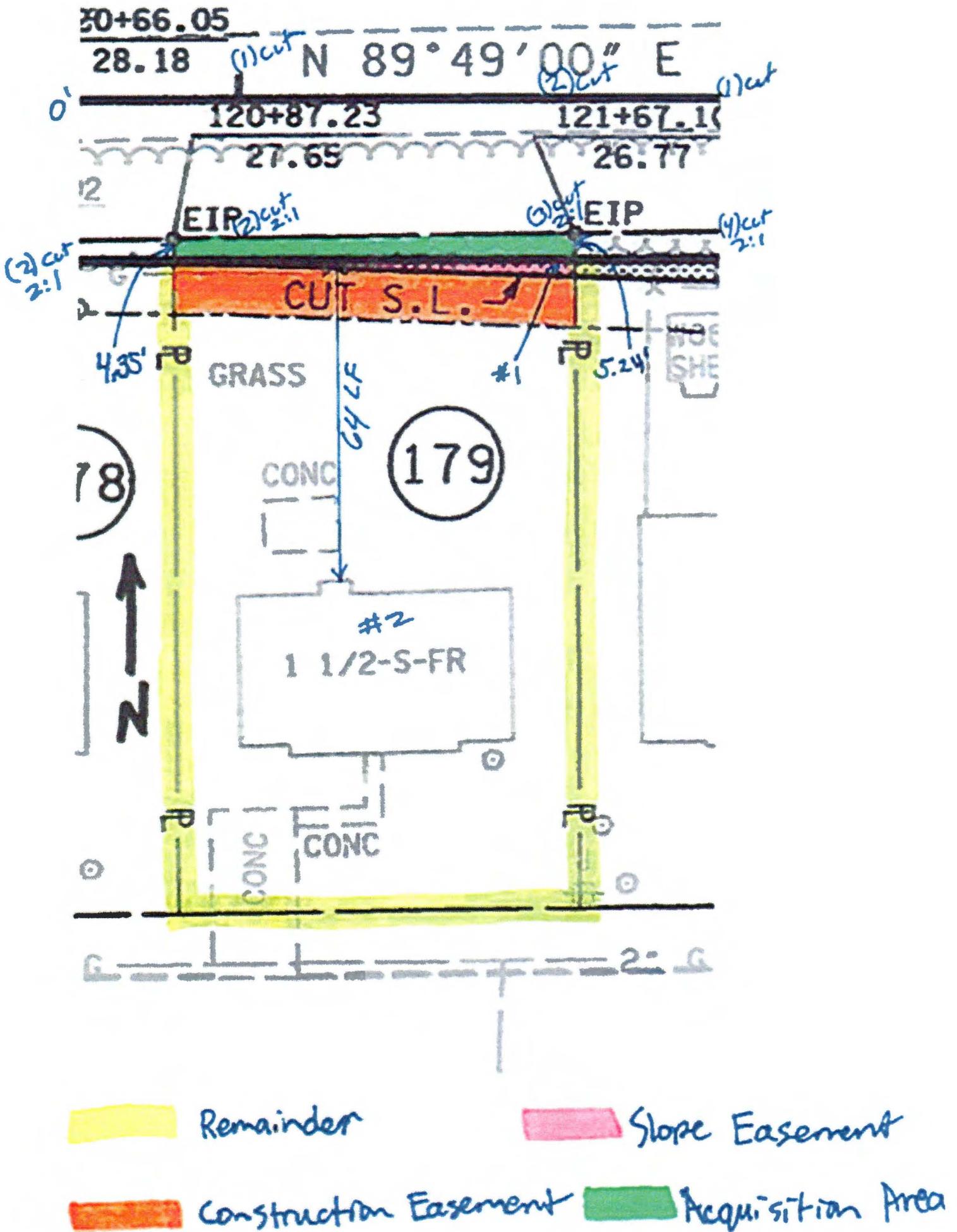


94092-1224-14
STP/HHP-247 (10)
TRACT #179
SUBJECT
12/18/2014
APPROXIMATE
ACQUISITION
CONSTRUCTION
EASEMENT AND
SLOPE EASEMENT



94092-1224-14
STP/HHP-247 (10)
TRACT #179
SUBJECT
12/18/2014
IMPROVEMENT #1

RIGHT-OF-WAY MAP



PURPOSE OF APPRAISAL

The purpose of the appraisal is to estimate the amount due the property owner as a result of acquisition of all, or a portion of, the property for a proposed highway right-of-way project. The value estimate in this report is based on market value. See "Definition of Market Value" below.

DEFINITION OF MARKET VALUE

All estimates of value prepared for agency acquisitions shall be based on "market value" –as defined and set forth in the *Tennessee Pattern Jury Instructions* 2nd Edition to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied".

PROPERTY RIGHTS APPRAISED

Basic underlying property rights considered herein are those of a 100% ownership position in Fee Simple, defined as: "absolute ownership, unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." *The Appraisal of Real Estate, 14th ed. Chicago, IL.*

The proposed acquisition consists of a fee acquisition and/or easement rights for the proposed construction of a highway. The easement rights, if any, consist of the acquisition of less than fee simple title and in these cases the extent of the property rights conveyed have been considered in arriving at the estimate of value.

Any and all liens have been disregarded. The property is assumed to be free and clear of all encumbrances except easements or other restrictions as noted on the title report or during physical inspection of the property and mentioned in this report.

INTENDED USE

The intended use of this appraisal is to assist the City of Spring Hill in Right-of-Way acquisition or disposition.

INTENDED USER

The intended user of this report is the City of Spring Hill.

NOTE: If this appraisal is limited to the area affected by the acquisition for the proposed project and consists of only a part of the whole property, the value for the portion appraised cannot be used to estimate the value of the whole by mathematical extension.

Plans for the proposed construction, including cross sections of cuts and fills for the subject property, have been considered in arriving at the estimates of market value.

SCOPE OF WORK

The City of Spring Hill has requested an appraisal to estimate the market value of the property described herein for the purpose of acquisition or disposition. In accordance with the client's request, appropriate/required inspections and investigations have been conducted to gain familiarity with the subject of this report and the market in which it would compete if offered for sale.

Reliable data-subscription services have been utilized as the primary search tool for transfers of vacant land as well as improved properties. Deeds have been read and interviews with property owners and project-area real estate professionals conducted to the extent necessary to gain clarity and market perspective sufficient to develop credible opinions of use and value. Where construction costs are an integral part of the valuation pursuit, national cost services have been employed, but supplemented by local suppliers and contractors where necessary.

Applicable and customary approaches to value have been considered. Each of the traditional approaches to value has been processed or an explanation provided for the absence of one or more in the valuation of the subject property. For acquisition appraisals, furnished Right-of-Way plans have been utilized to visualize the property in an after-state where there is a remainder. Damages and/or special benefits have been considered for all remainders. As well, for acquisition appraisals, a "Formal" appraisal includes all real property aspects of the "Larger Parcel" as defined in this report or the tract as shown on the right-of-way plans, in the acquisition table, or extant on the ground at the time of inspection or date of possession. A "Formal Part-Affected" appraisal generally constitutes something less than a consideration of the entire tract, but in no way eliminates appropriate analyses, or diminishes the amount due owner had a "Formal" appraisal been conducted.

ATTACHMENTS

Sales information and/or other pertinent information, which is part of this appraisal report and referenced in the text of this appraisal, can be found:

- attached at the end of this report.
- in a related market data brochure prepared for this project and which becomes a part of this report.

SCOPE OF WORK (Continued)

Acquisition appraisals are conducted in accordance with Tennessee’s State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages. Further, the public improvement project or its anticipation cannot be considered in the “before” value estimate; however, when there is a “remainder”, the public improvement project must be considered as to its influence on said remainder.

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

This appraisal report has been made with the following general limiting conditions and assumptions:

- (1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be dismissed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) The value estimate is based on building sizes and land areas calculated by the appraiser from exterior dimensions taken during the inspection of the subject property.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- (10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- (12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- (13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
- (14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- (15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- (16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde, foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.
- (17) The public improvement project or its anticipation cannot be considered in the “before” value estimate; however, when there is a “remainder”, the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).
- (18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.
- (19) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

CERTIFICATE OF APPRAISER

I hereby certify that to the best of my knowledge and belief:

- (1) That I have made a personal inspection of the property that is the subject of this report and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.
- (2) The statements of fact contained in this appraisal are true and correct.
- (3) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analysis, opinions, and conclusions.
- (4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the City of Spring Hill with without , the assistance of Federal-aid highway funds, or other Federal funds.
- (5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.
- (6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.
- (7) That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- (8) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- (9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill and I will not do so until so authorized by City of Spring Hill officials, or until I am released from this obligation by having publicly testified to such findings.
- (10) Adam L. Hill (Registered Trainee #4698) provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Hill assisted in the compilation of the Market Data Brochure, property inspections, communications with property owners, and in compiling this report.
- (11) That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- (12) I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- (13) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- (14) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- (15) To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- (16) As of the date of this report I, Randy Button, MAI, SRA, AI-GRS, have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

(17) THAT the OWNER (Name) John Maher Builders, Inc. was contacted on (Date) 11/20/2014 .

In Person By Phone *By Mail, and was given an opportunity for he or his designated representative

(Name) Randy Aydelotte w/ John Maher Builders to accompany the appraiser during his or her inspection of the subject

property. The owner or his representative Declined Accepted to accompany appraiser on (Date) 12/18/14 .

If by mail attach copy to 2A-12

Date(s) of inspection of subject December 18th, 2014

Date(s) of inspection of comparable sales October 17th, 2014 and February 6th, 2015

- (18) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.
- (19) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.
- (20) That my opinion of the fair market value of the acquisition as of the 18th day of December , 2014.

is \$3,150 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature  Date of Report 3/26/2015

State of Tennessee Certified General Real Estate Appraiser License Number CG #003

State Project No. 60-LPLM-F2-019 County Maury and Williamson Tract No. 179
Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

COPY OF FORM 4 LETTER

APPRAISAL NOTICE

Randy Button and Associates, Inc.
223 Rosa L. Parks Avenue, Suite 402
Nashville, Tennessee 37203

November 20, 2014

JOHN MAHER BUILDERS, INC
Po Box 681727
Franklin, TN 37068

Dear Property Owner,

I have been engaged to perform a real estate appraisal on a property shown to be in your ownership. The purpose of this appraisal is to establish a basis for possible compensation related to the acquisition of a portion of your property resulting from the widening of Duplex Road (S.R. 247)/State Project 94092-1224-14.

This letter is to afford you, or your representative, the opportunity to accompany me during my inspection of:

- Tract 179: 2916 Torrence Trl, Spring Hill, TN 37174 with a site containing ± 0.248 acres of land. This tract is also known for tax purposes as Tax Map and Parcel 166P-D-38.00

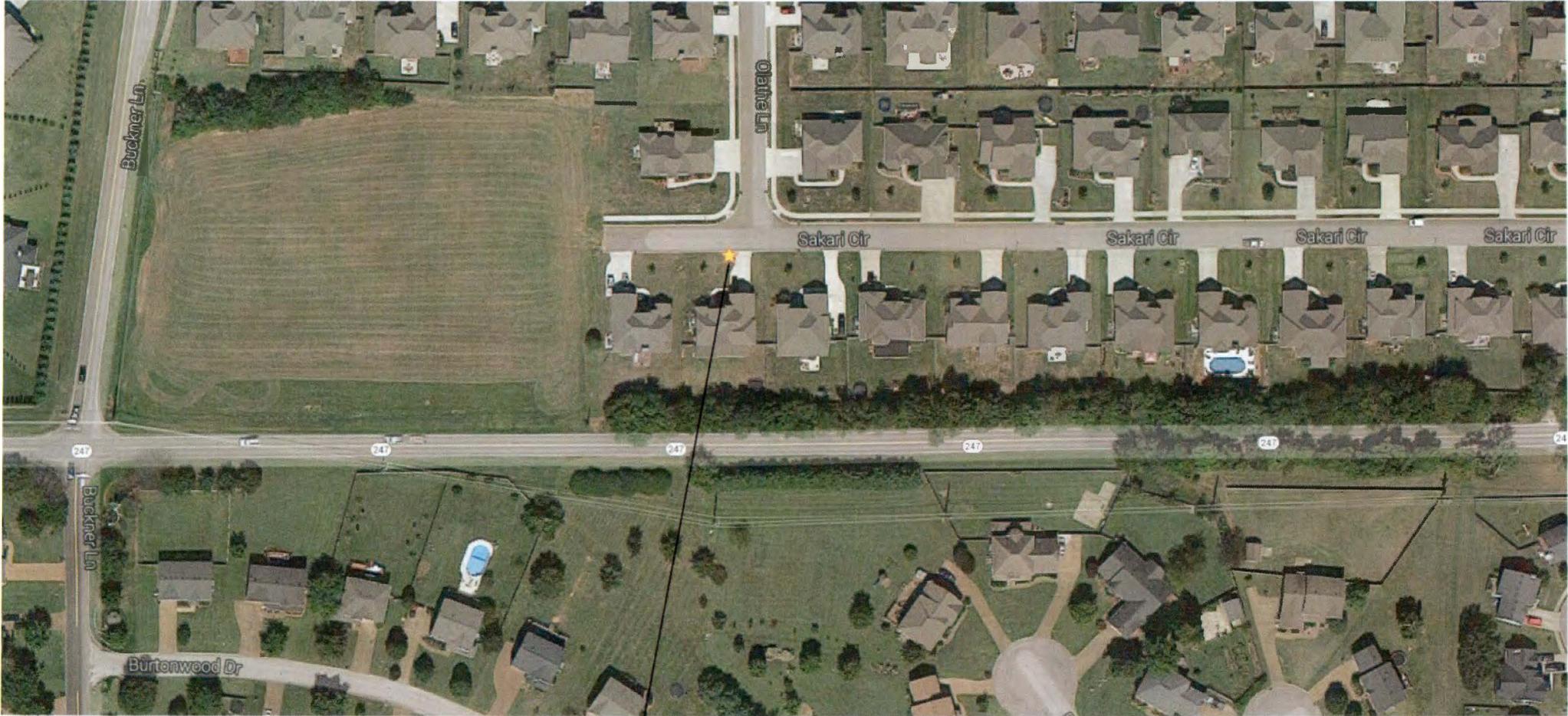
Since the above referenced parcel(s) will be impacted by the public right-of-way improvement project, a land surveyor will be placing wooden stakes in your yard to indicate the impacted areas.

Please contact my office within the next fourteen (14) days to schedule an appointment for us to come to meet you or your representative at the above referenced property. During this visit I will provide you with information, and explain how this project will affect your property. Also we can go over what the surveying stakes mean and as we perform our inspection of the area affected by acquisition. Please do not remove the stakes until we are able to come to your property.

To ensure that we establish a date and time of mutual convenience, please call or text Adam Hill at 615-348-7980. We are happy to schedule a convenient time to meet with you. Our office will be closed December 1 -- December 5th. If you leave us a message please provide your name, a good number and time for us to return your call, your preferred time to meet with us, and that you are calling about Tract No. 179.

Sincerely,

Randy Button, President
Randy Button and Associates, Inc.



Tract 24
3109 Sakari Cir

RESOLUTION 16-413

**TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 214
OF THE DUPLEX ROAD WIDENING PROJECT**

WHEREAS, the City of Spring Hill is in the process of widening Duplex Road;
and

WHEREAS, in order to complete the project, the City must acquire land in the
form of right-of-ways and easements from property owners along Duplex Road; and

WHEREAS, the City is working with Tennessee Department of Transportation
on this project, known as State Project Number 60LPLM-F2-019 and Federal Project
Number STP-M-247(9); and

WHEREAS, the cost of the acquisition will be \$7,300.00 to the tract owner
(Patrick Jose McDaniel) and \$500.00 to the closing agent (Southeast Title of Tennessee,
Inc.) for closing costs.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board
of Mayor and Aldermen authorizes a total land acquisition purchase in the amount of
\$7,800.00 to Southeast Title of Tennessee, Inc., 40 Middleton Street, Nashville, TN
37210 for Tract number 214 of the Duplex Road widening project.

Passed and adopted this 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

RESOLUTION 16-413

**TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 214
OF THE DUPLEX ROAD WIDENING PROJECT**

WHEREAS, the City of Spring Hill is in the process of widening Duplex Road;
and

WHEREAS, in order to complete the project, the City must acquire land in the
form of right-of-ways and easements from property owners along Duplex Road; and

WHEREAS, the City is working with Tennessee Department of Transportation
on this project, known as State Project Number 60LPLM-F2-019 and Federal Project
Number STP-M-247(9); and

WHEREAS, the cost of the acquisition will be \$7,300.00 to the tract owner
(Patrick Jose McDaniel) and \$500.00 to the closing agent (Southeast Title of Tennessee,
Inc.) for closing costs.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board
of Mayor and Aldermen authorizes a total land acquisition purchase in the amount of
\$7,800.00 to Southeast Title of Tennessee, Inc., 40 Middleton Street, Nashville, TN
37210 for Tract number 214 of the Duplex Road widening project.

Passed and adopted this 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

**ADMINISTRATIVE
SETTLEMENT
City of Spring Hill
Tennessee
Agreement of Sale**

STATE PROJ. #: 60LPLM-F2-019 COUNTY/S Williamson

FED PROJ. #: STP-M-247(9) TRACT #: 214

PIN #: 103169.00 NEGOTIATOR: Yolanda Cortez DATE PRINTED: 12/28/15

OWNERS: Patrick Jose McDaniel

This agreement entered into on 02/10/16

Date

between Patrick Jose McDaniel

Seller Name(s)

herein after called Seller and the CITY OF SPRING HILL hereinafter called CITY shall continue for a period of 90 days under the terms and conditions listed below. This Agreement embodies all considerations agreed to between the Seller and the CITY.

- A. The Seller hereby offers and agrees to convey to the CITY all interest in the lands identified as TRACT 214 on the right-of-way plan for the above referenced project upon the CITY tendering the purchase price of \$ 7,300.00, said tract being further described on the attached legal description
- B. The CITY agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The CITY will reimburse the Seller for expenses incident to the transfer of the property to the CITY. Real Estate Taxes will be prorated.

The following terms and condition will also apply unless otherwise indicated:

- C. Retention of Improvements Does not Retain Improvements Not applicable
Seller agrees to retain improvements under the terms and conditions stated in ROW Form-32A attached to this document and made a part of this Agreement of Sale.
- D. Utility Adjustment Not Applicable
The Seller agrees to make at his expense the below listed repair, relocation or adjustment of utilities owned by him. The purchase price offered includes \$ _____, to compensate the owner for his expenses.
- E. Other

- F. The Seller states in the following space the name of any Lessee of any part of the property to be conveyed and the name of any other parties having any interest of any kind in said property;

- G. The seller agrees to comply with the requirements of the Statewide Storm Water Management Plan and understands that mitigation costs due to non-compliance are the responsibility of the seller.

02/10/16 Patrick McDaniel
Date Signature of Seller

Date Signature of Seller

02 00 16 Yolanda Cortez
Date Signature of Seller

Date Signature of Seller

**CITY OF SPRING HILL TENNESSEE
ADMINISTRATIVE SETTLEMENT REQUEST**

TO: City of Spring Hill Tennessee **DATE:** 12/15/2015
FROM: Randy Button and Associates, Inc. **TRACT:** 214

| | |
|--|--|
| OWNER: <u>Patrick Jose McDaniel</u> | FEDERAL ROW: <u>STP-M-247 (9)</u> |
| COUNTY: <u>Maury / Williamson</u> | STATE ROW: <u>60LPLM-F2-019</u> |

APPROVED OFFER

Appraiser: Randy Button, MAI, SRA, AI-GRS
Amount: \$ 6,300 **Proposed Take:** 0 SF
Before Acreage: 0.232 **Remainder Acreage:** 0.232

COUNTEROFFER: \$ 7,300 **AMOUNT INCREASE:** \$ 1,000

JUSTIFICATIONS FOR SETTLEMENT

PERCENTAGE INCREASE: 15.9%

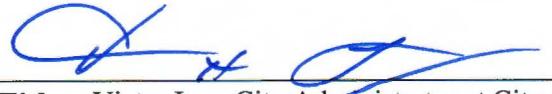
The increase of \$ 1,000 which is less than the administrative costs required to acquire the property through condemnation procedures. It is in the City's best interest to accept the owner's counter proposal (shown above) rather than take the risk of proceeding to condemnation, which could result in a jury's award consideration of a much greater amount.

ADDITIONAL INFORMATION

See enclosure for additional support and details on negotiations leading to this Administrative Settlement.

COUNTEROFFER APPROVED AS FOLLOWS:

| | |
|--|---|
| LAND: \$ <u>0</u> | IMPROVEMENTS: \$ <u>2,150</u> |
| SLOPE EASEMENT: \$ <u>1,850</u> | CONSTRUCTION EASEMENT: \$ <u>1,700</u> |
| DAMAGES TO REMAINDER: \$ <u>1,600</u> | UTILITY ADJUSTMENT: \$ <u>0</u> |
| GRAND TOTAL: \$ <u>7,300</u> | CITY OF: <u>Spring Hill</u> |

 12/21/15
Title: Victor Lay, City Administrator at City of Spring Hill

12/21/15
Date

AMENDED

**CITY OF SPRING HILL
APPROVED OFFER - BASIS, SUMMARY & AUTHORIZATION**

(THIS FORM MAY BE USED FOR STAFF NPP)

(2)STATE PROJECT NO: 60LPLM-F2-019 (3)FEDERAL PROJECT NO: STP-M-247(9)

(4)PROJECT ID NUMBER: (5)TRACT NUMBER: 214

(6)PROPERTY OWNERSHIP: Patrick Jose McDaniel

(7)COUNTY: Williamson (8)MAP/PARCEL NUMBER: 166O-F-009.00

(9)APPRAISER: Randy Button, MAI, SRA, AI-GRS (CG#03)

(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER: \$5,250

(11)EFFECTIVE DATE OF VALUATION: 3/11/15 (12)APPRAISAL TYPE (FORMAL, FPA, or NPP): FPA

ACQUISITION AREAS & APPROVED COMPENSATIONS

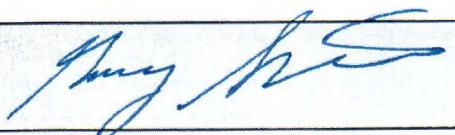
| | ACQ. AREAS | | COMPENSATIONS | (13)ALTERNATE OFFER | |
|---------------------------------|------------|--------|----------------|---|-----|
| | AREA | ACS/SF | (Rounded) | Partial-Acquisition Remainder Declared Uneconomic Remnant | N/A |
| INTERESTS ACQUIRED | | | | | |
| (14)FEE-SIMPLE | | | | | |
| (15)PERM. DRNGE. ESM'T. | | | | | |
| (16)SLOPE ESM'T. | 352 | SF | \$1,850 (R) | | |
| (17)AIR RIGHTS | | | | | |
| (18)TEMP. CONST. ESM'T. | 802 | SF | \$1,700 (R) | | |
| (19)LNDOWNR IMPRVMTS. | | | \$1,150 | | |
| TOTL ACQUISITIONS | | | \$4,700 | | |
| (20)DAMAGES | | | \$1,600 | | |
| (21)SPECIAL BENEFITS | | | | | |
| NET DAMAGES | | | | | |
| (22)UTILITY ADJUSTMENT | | | | | |
| TOTL LNDOWNR COMP. | | | \$6,300 | | |
| (23)TENANT IMPRVMTS. | | | | | |
| TOTAL TRACT COMPENSATION | | | \$6,300 | | |

(24)COMMENTS & EXPLANATIONS AS NECESSARY

Temporary fencing will be included by the reviewer. Temporary fencing will be provided during the construction easement. Four foot high chain-link fencing with top rail will be estimated. A survey was conducted of local fencing contractors within the area of the project. Several estimates were obtained and reviewed. One estimate will be utilized, which was the best documented estimate by the provider. Also, the provider seemed to be knowledgeable and experienced with this type of fencing. This estimate was in the mid-range of the estimates collected. This estimate includes an amount to remove the fencing at the end of the construction easement. And an amount for management and coordination. It is estimated that there are 80 linear feet that require temporary fencing. See below.

80 linear feet @ \$13.12 per S.F. = \$1,050 (R)

OFFER PREPARED BY: Gary Standifer, MAI, CCIM DATE: 9/4/2015

SIGNATURE OF PREPARER: 

AGENCY AUTHORIZATION BY: 
Date & Signature Of Authorizing Party

**TENNESSEE DEPARTMENT OF TRANSPORTATION
REAL PROPERTY EMINENT DOMAIN
APPRAISAL REVIEW REPORT
(RIGHT OF WAY ACQUISITION)**

This appraisal review has been conducted in accordance with the Scope of Work Rule and Standard 3 of the *Uniform Standards of Professional Appraisal Practice*, as promulgated by the Appraisal Foundation. This review and this review report are intended to adhere to the Standard 3 in effect as of the date of this review was prepared. The appraisal and appraisal report have been considered in light of the Standards 1 & 2 in effect as of the date the appraisal was prepared - not necessarily the effective date of valuation.

The purpose of this technical review is to develop an opinion as to the compliance of the appraisal report identified herein to the *Uniform Standards of Professional Appraisal Practice*, the *Uniform Relocation Assistance & Real Property Acquisition Act*, and the Tennessee Department of Transportation's *Guidelines for Appraisers*; and further develop opinions as to the completeness, accuracy, adequacy, relevance, reasonableness, and appropriateness of opinions presented in the appraisal report as advice to the acquiring agency in its development of a market value offer to the property owner. This review is conducted for the Tennessee Department of Transportation and is the intended user.

City of Spring Hill

All estimates of value prepared for agency acquisitions shall be based on "market value" - as defined and set forth in the Tennessee Pattern Jury Instructions to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied." Compensations are in compliance with the Tennessee State Rule.

Section (A) Identification & Base Data:

(1) State Project Number: 60LPLM-F2-019 (2) County: Williamson (3) Tract No.: 214
 Federal: STP-M-247(9)
 Pin: 103169.00

(4) Owner(s) of Record: Patrick Jose McDaniel
3109 Sakari Circle, Spring Hill, TN 37174

(5) Address/Location of Property Appraised: 3109 Sakari Circle, Spring Hill, Williamson County, TN.

(6) Effective Date of the Appraisal: 3-11-15

(7) Date of the Report: 3-26-15

(8) Type of Appraisal: Formal
 Formal Part-Affected

(9) Type of Acquisition: Total
 Partial

(10) Type of Report Prepared:
 Appraisal Report
 Restricted Appraisal Report

(11) Appraisal & Review Were Based On:
 Original Plans (Assumed)
 Plan Revision Dated: 3-11-2015

(12) Author(s) of Appraisal Report: Randy Button, MAI, SRA, AI-GRS (CG#03)

(13) Effective Date of Appraisal Review: 3-30-2015

(14) Appraisal Review Conducted By: Gary R. Standifer, MAI, CCIM
STANDIFER & ASSOCIATES, INC.

(15) Ownership Position & Interest Appraised: (Unless indicated herein to the contrary, the appraisal is of a 100% ownership position in fee simple. (Confirm 100% or state the specifics otherwise.))

Ownership Position & Interest Appraised is Fee Simple according to Appraisal Report, Right-of-Way Plans and Title Report.

(16) Scope of Work in the Performance of this Review: (Review must comply with all elements and requirements of the Scope of Work Rule and Standard 3 of USPAP, and must include field inspection (at least an exterior inspection of the subject property and all comparable data relied on in the appraisal report.)) **Development of an independent estimate of value is not a part of this review assignment.**

Upon receipt of the appraisal report, all comparable sales were visually inspected from the public right of way and confirmed using available data services (CRS data and actual courthouse records). Additionally, narrative descriptions (in the Market Data Brochure) of the subject neighborhood/market area were reviewed for accuracy. A field review of the subject property was conducted to verify the descriptions in the appraisal report and to more closely inspect the areas being directly affected by the proposed acquisition. Analyses and conclusions contained within the appraisal report were also reviewed as to their applicability to the subject property, the area being acquired, and to the impact, if any, on the remainder property. Additionally, a search was conducted using the information services noted above to see if any comparable sales had been overlooked by the appraiser. Additionally, listings on the project and in the general area were collected and inspected. The plans and cross sections were obtained from the City of Spring Hill. These plans have been reviewed and compared to the plans and cross sections included and/or referenced in Mr. Button's appraisal report. It is assumed the plans provided by the City of Spring Hill are the most current plans available as of the date of this appraisal review. Having reviewed the appraisal report and available data, this review report has been completed by the review appraiser.

Section (B): Property Attributes:

(1) Total Tract Size as Taken From the Acquisition Table: .232 Acres (s)

(2) Does the Appraisal Identify One or More "Larger Parcels" That Differ in Total Size From the Acquisition Table? (If "Yes," what is it and is it justified?)(Explain)(Describe Land)

No.

(3) List/Identify Affected Improvements (If appraisal is "Formal," then all improvements must have been described in the appraisal report and must be listed here. If the appraisal is "Formal Part-Affected," then only those affected improvements should have been described in the appraisal report and listed here.) Listing by Improvement Number & Structure Type is adequate here.)

- 1- Wood Fencing
- 2- _____
- 3- _____
- 4- _____
- 5- _____
- 6- _____
- 7- _____
- 8- _____
- 9- _____
- 10- _____
- 11- _____
- 12- _____
- 13- _____
- 14- _____
- 15- _____
- 16- _____

Section (C) Valuation Approaches Processed and Reconciled "Before Value" Estimates

Approaches Utilized: Cost Sales Comparison Income

Reconciled Value Estimates (Total Tract or Larger Parcel(s)):

Land: \$70,500

Improvements: \$ 1,150

Total: \$71,650

Comments: **FPA - Assignment**

Section (D) Acquisitions:

(1) Proposed Land Acquisition Areas (As taken from the appraisal report):

| | | | |
|-----|----------------------------------|------------|--------------|
| [a] | Fee Simple: | _____ | S.F. Acre(s) |
| [b] | Permanent Drainage Easement: | _____ | S.F. Acre(s) |
| [c] | Slope Easement | 352 | S.F. |
| [d] | Air Rights: | _____ | S.F./Acre(s) |
| [e] | Temporary Construction Easement: | 802 | S.F. |
| [f] | _____ | _____ | S.F./Acre(s) |

(2) Proposed Improvement Acquisition(s): Improvement Number & Structure Type

| | | |
|------------------------|----------------|-----------|
| 1- Wood Fencing | \$1,150 | 2- _____ |
| 3- _____ | | 4- _____ |
| 5- _____ | | 6- _____ |
| 7- _____ | | 8- _____ |
| 9- _____ | | 10- _____ |
| 11- _____ | | 12- _____ |
| 13- _____ | | 14- _____ |
| 15- _____ | | 16- _____ |
| 17- _____ | | 18- _____ |
| 19- _____ | | 20- _____ |

Section (E) Damages/Special Benefits:

There are no special benefits identified by the appraiser. Mr. Button provides a cost-to-cure to re-enclose the wood privacy fence in the after situation. FPA - Assignment.

Section (F) Valuation Approaches Processed and Reconciled "After-Value" Estimates

Approaches Utilized: Cost Sales Comparison Income

Reconciled Value Estimates (Total Tract or Larger Parcel(s)):

| | |
|---------------|---|
| Land: | <u> \$66,433 </u> |
| Improvements: | <u> \$ 0 </u> |
| Total: | <u> \$66,400(R) </u> |

Comments: **FPA - Assignment**

Section (G) Review Comments

“Before” & “After” Valuation (include Comments for “NO” Responses to Questions 1 - 7 & “YES” Response to Question 8).

(1) Are the conclusions of highest and best use (before & after) reasonable and adequately supported?

Conclusions of highest and best use in the before and after situations appear reasonable and adequately supported. FPA - Assignment.

(2) Are the valuation methodologies (before & after) appropriate?

Valuation methodologies used by the appraiser in the before and after situations are adequate. FPA - Assignment.

(3) Are the data employed relevant & adequate to the (before & after) appraisal problems?

Data employed by the appraiser appears to be relevant and adequate to the before and after situations appraisal problem. FPA - Assignment.

(4) Are the valuation techniques (before & after) appropriate and property applied?

The valuation techniques in the before and after situations were adequate. FPA - Assignment.

(5) Are the analyses, opinions, and conclusions (before & after) appropriate and reasonable?

Analyses, opinions and conclusions in the before and after situations appear appropriate. FPA - Assignment.

(6) Is the report sufficiently complete to allow proper review, and is the scope of the appraisal assignment broad enough to allow the appraiser to fully consider the property and proposed acquisitions?

The submitted FPA report is sufficiently complete to allow proper review. The scope of this assignment is broad enough to allow the appraiser to fully consider the property as appraised and the proposed acquisition.

(7) Is the appraisal report under review generally compliant with *USPAP*, the *Uniform Act*, and TDOT's *Guidelines for Appraisers*?

The submitted appraisal report appears to be generally compliant with USPAP, the Uniform Act, and TDOT's Guidelines for Appraisers. Please note this was an FPA - Assignment.

(8) Do the general and special “Limiting Conditions and Assumptions” outlined in the appraisal report limit the valuation to the extent that the report cannot be relied on for the stated use?

The general and special “Contingent and Limiting Conditions” in the submitted appraisal report do not limit the appraiser's valuation of the subject property. FPA - Assignment.

Appraisal Report Conclusions – Amounts Due Owner

| | | |
|-----|-------------------------------------|---------------------|
| (a) | Fee Simple: | <hr/> |
| (b) | Permanent Drainage Easement: | <hr/> |
| (c) | Slope Easement: | \$ 1,841 |
| (d) | Air Rights: | <hr/> |
| (e) | Temporary Construction Easement: | \$ 1,676 |
| (f) | <hr/> | <hr/> |
| (g) | Improvements: | \$ 1,150 |
| (h) | Compensable Damages: | \$ 550 |
| (i) | Special Benefits: | <hr/> |
| (j) | Total Amount Due Owner by Appraisal | \$ 5,250 (R) |

- I **DO** Recommend Approval of this Report
- I **DO NOT** Recommend Approval of this Report

Comments:

Mr. Button's value conclusions are approved for the purpose of negotiation. Mr. Button provides a cost-to-cure to re-enclose the wood privacy fence in the after situation. This is considered appropriate.



 Appraisal Review Consultant(s)
Gary R. Standifer, MAI, CCIM

CG-28

 State License/Certification No(s):

- Consultant Staff

3-30-2015
 Date of Appraisal Review Report

Additional Comments:

The reviewer received an electronic copy of Tract 214 appraisal report. Please note, Mr. Button was asked to correct the project numbers within the footer of his Appraisal Report. It is assumed the corrections were made and the proper Federal and State project numbers are included within the Appraisal Reports submitted. It is assumed the report utilized for the purpose of this appraisal review assignment is the report that has been submitted to the City of Spring Hill and to the owner of the subject parcel. The reviewer has printed the appraisal report received electronically from Mr. Button and retains it in the file for Tract 214.

Section (H) Certification

I certify to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.

My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

My analyses, opinions and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)*. In addition, my analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the *Code of Professional Ethics* and the *Standards of Professional Practice of the Appraisal Institute*.

I did personally inspect the exterior of the subject property of the work under review.

No one provided significant appraisal or appraisal review assistance to the person signing this certification.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Gary R. Standifer has completed the continuing education program of the Appraisal Institute.



Appraisal Review Consultant(s)
Gary R. Standifer, MAI, CCIM

Consultant Staff

3-30-2015
Date of Appraisal Review Report

Section (I) Limiting Conditions & Assumptions

This appraisal review report has been made with the following general limiting conditions and assumptions:

- (1) Unless stated herein to the contrary, it is specifically assumed that the author of the appraisal report under review made the required contact with the property owner, and conducted the appropriate inspections and investigations.
- (2) Unless stated herein to the contrary, it is specifically assumed that the right-of-way plans upon which the appraisal was based are accurate.
- (3) Unless stated herein to the contrary, it is specifically assumed that all property (land & improvement) descriptions are accurate.
- (4) Unless stated herein to the contrary, no additional research was conducted by the review appraiser.
- (5) Unless stated herein to the contrary, all specific and general limiting conditions and assumptions outlined in the appraisal report submitted for review are adopted herein.

**APPRAISAL REPORT
CITY OF SPRING HILL, TENNESSEE**

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR HIGHWAY RIGHT-OF-WAY PURPOSES

1. Name, Address & Telephone Numbers:

(A) Owner: Patrick Jose McDaniel
3109 Sakari Circle
Spring Hill, TN 37174

(B) Tenant: Owner Occupant
704-962-2226

(C) Address and/or location of subject: 3109 Sakari Circle, Spring Hill, Williamson County, TN

2. Detail description of entire tract:

The subject site is a rectangular site with 80.10 rear feet fronting the north side of Duplex Road and a depth of 126.00 feet, containing 0.232 acres or 10,106 SF. The property is level. The site is improved: Improvement 1 is a portion of a six-foot wooden privacy fence; Improvement 2 is a single unit residential dwelling that is not impacted by the proposed road project.

3. (A) Tax Map and Parcel No. 166O-F-009.00 **(B) Is Subject in a FEMA Flood Hazard Area?** Yes No
If yes, Show FEMA Map/Zone No. _____

4. Interest Acq.: Fee Drainage Easement Construction Easement Slope Easement Other: _____

5. Acquisition: Total Partial

6. Type of Appraisal: Formal Formal Part Affected

Intended Use of Report – This “Formal Part-Affected” appraisal of a 100% ownership position is intended for the sole purpose of assisting the City of Spring Hill, Tennessee in the acquisition of land for right-of-way purposes. This appraisal pursuit excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

This is an appraisal report, which is intended to comply with Standard Rule 2-2(a). As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process. Supporting documentation that is not provided within the report is retained in the appraiser’s work file or can be obtained from the Market Data Brochure. The depth of discussion contained in this report is specific to the needs of the client.

7. Detail Description of land acquired:

Slope Easement

The ROW plans call for a slope easement on the subject site along the north side of the proposed right-of-way. This strip of land has a maximum width of 6 feet and a minimum width of 3 feet, and contains 352 sq. ft., more or less.

Construction Easement

The plans also call for a construction easement containing 802 SF, in effect renting this portion for 3 years (length of construction). The construction easement is an approximate 10 foot wide strip of land running parallel with the right-of-way or slope easement and providing silt control or work space for the road contractors.

8. Sales of Subject: (Show all recorded sales of subject in past 5 years; show last sale of subject if no sale in past 5 years.)

| Sale Date | Grantor | Grantee | Book Page | Verified Consideration | How Sale Amount Verified |
|--------------|------------------------|------------------------------------|-----------------------|------------------------|--------------------------|
| 10/30/2012 | R.G. Custom Homes, LLC | Patrick Jose McDaniel | 5751/355 | \$305,000 | Public Affidavit |
| Existing Use | Zoning | Utilities Available | Off Site Improvements | | Area Lot or Acreage |
| Residential | R2 | Water, Sewer, Electric, Gas, Tele. | Paved Street and Curb | | 0.232 Acres or 10,106 SF |

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 214
Federal Project No. STP-M -247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

ADDITIONAL COMMENTS

9. Highest and Best Use: *Before Acquisition*(If different from existing make explanation supporting same.)

In order to estimate an opinion of value for the subject property I needed to determine the highest and best use or "the reasonably probable use of property that results in the highest value" (definition of *highest and best use* in The Appraisal of Real Estate, 14th ed. Chicago: Appraisal Institute 2013, page 332).

The larger parcel issue is the first step in condemnation valuation. Larger parcel includes three considerations: unity of ownership, contiguity, and unity of use. Larger Parcel is an assemblage issue and not a highest and best use analysis. I feel the Larger Parcel is Tract 214 in its entirety.

Considering subject as a Larger Parcel, it is important to identify the conditions that are "reasonably probable" including what is (1) legally permissible on the site, (2) physically possible, and (3) financially feasible. In testing the economic productivity of the site I was able to identify what is (4) maximally productive, and therefore the highest and best use.

(1) Looking at the subject property prior to the proposed acquisition, I found the site to be zoned Medium Density Residential (R2). R2 Districts allow for single-unit residential dwellings with good access to public utilities and facilities. Buildable sites must have a minimum lot area of 10,000 square feet. Restrictions for the Dakota Pointe Subdivision were recorded as "Declarations of Covenants, Conditions and Restrictions for Buckner Crossing Subdivision" in Williamson County, Tennessee Record Book 3557, Page 101-160. These subdivision restrictions require a minimum single-story total floor area of 1,600 square feet (excluding garages, unfinished basements, decks, patios, etc.) and a minimum two-story total floor area of 2,000 square feet (with the same exclusions). R2 zoning allows a maximum total building area of 35% of the site size. The subdivision restrictions also preclude any multi-family or commercial structures. However, office use by residences is permissible. Additionally, no private restrictions, historic controls, or environmental regulations were found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the current zoning designation is not probable.

(2) Considering the physically possible land attributes, I found that the site had 80.10 LF of existing rear frontage with a depth of approximately 126.00 LF. The site was considered to be level and suitable for residential development. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. Considering the zoning and subdivision restrictions for the development of only single unit residential dwellings, low number of days on the market, and the volume of construction of single unit residential dwellings, I believe the development of a single unit residential unit would appear to be a viable and attractive use for the land. Considering the fact that the neighborhood itself is comprised of new residential construction, such a use is considered appealing to a developer. Therefore, I believe that a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site was 10,106 SF which would allow for the development of a residential dwelling with a minimum of 1,000 square feet and a maximum of 3,537 square feet. I believe the most appealing uses for the site, considering its access and visibility, is for the site to be developed with a residential use.

(4) Considering the subject site's location and legal constraints, its only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:

The subject property is currently improved with a single unit residential dwelling that appeared in good condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit residential dwelling represents the highest and best use to the land and improvements.

| | | | | |
|---|---|------------------|--|----------------------|
| This Appraisal Is Based On Original Plans | X | Or Plan Revision | | Dated: March 1, 2103 |
|---|---|------------------|--|----------------------|

OTHER IMPROVEMENTS

11.

| | | | | | | | |
|-------------------|----------------|--------------|----------------|--------------------|------------------|----------|----------------|
| Structure No. | <u>1</u> | No. Stories | <u>N/A</u> | Age | <u>3 EA</u> | Function | <u>Fencing</u> |
| Construction | <u>Wood</u> | Condition | <u>Average</u> | Linear Ft. | <u>100</u> | | |
| Reproduction Cost | <u>\$1,400</u> | Depreciation | <u>\$280</u> | Indicated Value \$ | <u>1,150 [R]</u> | | |

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Improvement 1 is a 6-foot wooden privacy fence in average condition. According to Franklin Fence and Deck Company a similar fence has a replacement value of \$14.00/LF and an estimated economic life of 15-years. The subject fence is considered to have an effective age of 3 years as it is new and 20% depreciation. The value of this improvement located on the subject tract was calculated as follows:

$\$14/LF \times 100 LF = \$1,400$ cost new - $\$280$ depreciation = $\$1,120$ as is = **\$1,150 Rounded**

This calculation will be used in the cost-to-cure (cost to re-enclose fencing post-construction) in Item 24.

| | | | | | | | |
|-------------------|-------|--------------|-------|--------------------|-------|----------|-------|
| Structure No. | _____ | No. Stories | _____ | Age | _____ | Function | _____ |
| Construction | _____ | Condition | _____ | Sq. Ft. Area | _____ | | |
| Reproduction Cost | _____ | Depreciation | _____ | Indicated Value \$ | _____ | | |

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

| | | | | | | | |
|-------------------|-------|--------------|-------|--------------------|-------|----------|-------|
| Structure No. | _____ | No. Stories | _____ | Age | _____ | Function | _____ |
| Construction | _____ | Condition | _____ | Sq. Ft. Area | _____ | | |
| Reproduction Cost | _____ | Depreciation | _____ | Indicated Value \$ | _____ | | |

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

| | | | | | | | |
|-------------------|-------|--------------|-------|--------------------|-------|----------|-------|
| Structure No. | _____ | No. Stories | _____ | Age | _____ | Function | _____ |
| Construction | _____ | Condition | _____ | Sq. Ft. Area | _____ | | |
| Reproduction Cost | _____ | Depreciation | _____ | Indicated Value \$ | _____ | | |

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Summary of Indicated Values

\$ 1,150

| | | | | | |
|---------------------|-----------------------|-------------------|---|-----------|------------|
| State Project No. | <u>60LPLM-F2-019</u> | County | <u>Maury and Williamson</u> | Tract No. | <u>214</u> |
| Federal Project No. | <u>STP-M -247 (9)</u> | Name of Appraiser | <u>Randy Button, MAI, SRA, AI-GRS (CG#03)</u> | | |

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

(A) ANALYSIS OF COMPARABILITY (Insert Comp. Sale No's. from Brochure or Attachments)

| | | | | | | | |
|-------------------------------|-----------------------------------|-----------------------------------|-------------|-----------------------------------|-------------|-----------------------------------|-------------|
| Inspection Date: 3/11/2015 | | SALE NO. <u>RL-12</u> | | SALE NO. <u>RL-18</u> | | SALE NO. <u>RL-19</u> | |
| CASH EQUIVALENT Sales Price | | \$57,500 | | \$70,000 | | \$65,000 | |
| Date of Sale | # of Periods | 7/16/2014 | 8 | 10/22/2014 | 5 | 10/22/2014 | 5 |
| % Per Period | Time Adjustment | 0.38% | \$1,733 | 0.38% | \$1,241 | 0.38% | \$1,153 |
| Sales Price Adjusted for Time | | \$ 59,233 | | \$ 71,241 | | \$ 66,153 | |
| Proximity to Subject | | 1.1 mi | | 3.3 mi | | 3.9 mi | |
| Unit Value Land Per Lot: | | \$ 59,233 | | \$ 71,241 | | \$ 66,153 | |
| Elements | SUBJECT | Descriptions | (+)(-) Adj. | Descriptions | (+)(-) Adj. | Descriptions | (+)(-) Adj. |
| Location | Dakota Pointe | Benevento | | Arbors at Autumn Ridge | | Arbors at Autumn Ridge | |
| Size | 10,106 SF | 12,105 SF | | 10,390 SF | | 7,714 SF | |
| Shape | Rectangular | Rectangular | | Irregular | | Rectangular | |
| Site/View | Street | Street | | Street | | Street | |
| Topography | Level | Rolling | | Level | | Level | |
| Access | Average | Average | | Average | | Average | |
| Zoning | R-2 | R-2 | | R-2 | | R-2 | |
| Utilities Available | Water/Sewer Elec., Gas | Water/Sewer Elec., Gas | | Water/Sewer Elec., Gas | | Water/Sewer Elec., Gas | |
| Encumbrances Easements, Etc. | Typical | Typical | | Typical | | Typical | |
| Off-Site Improvements | Paved St, Curb, Sidewalk, Gutters | Paved St, Curb, Sidewalk, Gutters | | Paved St, Curb, Sidewalk, Gutters | | Paved St, Curb, Sidewalk, Gutters | |
| On-Site Improvements | | None | | None | | None | |
| Other: | | | | | | | |
| NET ADJUSTMENTS | | + \$0 | | + \$0 | | + \$0 | |
| ADJUSTED UNIT VALUE | | \$ 59,233 | | \$ 71,241 | | \$ 66,153 | |

INDICATED VALUE OF SUBJECT LAND FOUND ON FOLLOWING PAGE:

Comments:

The range of values per lot for the three sales used were from: \$ 59,233 to \$ 71,241 per Lot.

The mean value based upon the sales applied to this analysis is \$65,542/Lot. The most weight was given toward sales RL18 as it is considered the most similar to the subject tract.

Based upon the available sales information the estimated per lot value is \$70,500/Lot for the entire subject site.

ADDITIONAL COMMENTS

14. LAND VALUE ANALYSIS: (Continued from preceding page.....)

My research uncovered a number of vacant land sales that I feel are similar to the subject property. My research uncovered a number of neighborhoods throughout the city in which recent residential lots are being sold for the development of new single unit residential dwellings. In reviewing this data and speaking to individuals actively developing these residential units, I feel that the Arbors at Autumn Ridge presently represent the most similar neighborhood characteristics and quality of home finishes within the city of Spring Hill.

I also researched two sales that occurred within Dakota Pointe: Sale RL 4 located at 3001 Sakari Circle sold in March 2013 for \$54,000/Lot and Sale RL 3 located at 3055 Sakari Circle sold in April 2013 for \$54,000/Lot. Sale RL 4 was sold to an individual who purchased the lot to build their residence. RL 3 was sold to an investor who constructed a single unit residential dwelling and resold the improved lot for \$265,000 in August 2013. The finished residential dwelling constructed on both RL 3 and RL 4 were very similar and are considered to have similar values. However, these homes are not considered similar to the home located on the subject lot or any of the homes that surround the subject lot. Therefore, sales RL 3 and RL 4 were excluded from further consideration.

In an effort to locate lots similar to the subject lot but outside of the Arbors of Autumn Ridge, I was able to find a bulk sale that occurred in June 2014. Sale RL 2 involved 6 lots within the Benevento East subdivision that ranged in size from 10,000 square feet to 21,534 square feet. Four of the sales were in the 10,000 square foot range and two lots, located at the end of the cul-de-sac, were near 20,000 square feet each. The six sales had an average lot value of \$63,000/Lot. The Benevento East subdivision is considered slightly inferior to Dakota Pointe and the bulk sale is believed to have occurred at a slight discount. Therefore, the sale supports the lot values exhibited in sales RL 18 and RL 19.

The three sales used in this analysis ranged in size from 7,714 SF to 12,105 SF bracketing the size of the subject tract, which was found to contain 10,106 SF. All of the lots were rectangular. The three sales occurred between July 2014 and mid-October 2014. Sale RL-12 was the oldest sale and occurred in Benevento East subdivision. The topography of this site was tiered and therefore slightly less desirable than a relatively level site, such as the subject tract. This site was also larger than the subject site but is considered to have very similar width (80.00 LF wide lot). The site was developed with a single unit residential dwelling, which was reported to be under contract at \$385,000 prior to upgrades. This value is considered to be in line with expectations for the subject tract or neighboring tracts.

Sale RL-18 and RL-19 occurred in the Arbors at Autumn Ridge. These two lots are both relatively level and are the most similar to the subject. Sale RL-18 contains 10,390 SF and RL-19 contains 7,714 SF. The subject site contains 10,019 SF. The values of these two sales have a direct correlation to size. RL-18 sold for \$70,000/Lot and RL-19 sold for \$65,000/Lot. In my discussion with the developers of single unit residential dwellings in both the subject neighborhood and Arbors and Autumn Ridge, the primary driver of lot value was reported to be the size of the site because this also dictates the maximum development potential of the site.

After investigating the recent sale of subdivision lots within the city of Spring Hill, I am of the opinion that the recent sales within the Arbors of Autumn Ridge represent the most similar lots, improved homes, and most probable values that the subject tract could command under present market conditions. Therefore, the most weight was given to sale RL-18 which is similar in size and topography. Considering the subject tract as a vacant site, it would be in direct competition in the current market with the lots valued at \$70,000 located within the Arbors of Autumn Ridge. The largest difference between the subject neighborhood lots and the +/- 10,000 SF lots located within the Arbors of Autumn Ridge is the width of the Dakota Pointe tracts which typically have 80 front feet where the Arbors of Autumn Ridge lots typically have 60-70 front foot range. The wider lot provides for more options in the floor plans of a residential unit. Therefore, the wider lot on the subject tract is considered slightly more desirable.

Following adjustments to the three sales used in this analysis, the indicated lot values of the three sales ranged from \$59,233 to \$71,241 and exhibited a mean indication of \$65,542 per lot. The subject lot value should fall near the top of the range of the three adjusted sales. Therefore, I believe an appropriate estimate of land value for the subject site would fall near \$70,500/Lot. Calculated as follows:

Subject Lot Value: \$70,500

Subject Square Foot Value: \$6.98

(\$70,500/Lot ÷ 10,106 SF = \$6.98/SF)

Note: The square foot value of the subject site will be applied in the following analysis because this reflects the unit measurement being applied to the acquisition areas.

| | | | | | |
|---------------------|----------------|-------------------|--|-----------|-----|
| State Project No. | 60LPLM-F2-019 | County | Maury and Williamson | Tract No. | 214 |
| Federal Project No. | STP-M -247 (9) | Name of Appraiser | Randy Button, MAI, SRA, AI-GRS (CG#03) | | |

CITY OF SPRING HILL, TENNESSEE

ITEM 17. EXPLANATION and/or BREAKDOWN OF LAND VALUES

(A) VALUATION OF LAND:

| | | | | | | | | | |
|------|--------------|-------------------------------|-------------------------------|-------------------------------|---|---|-----------------|----------------------|-----------------|
| LAND | <u>1</u> Lot | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input checked="" type="checkbox"/> | @ | <u>\$70,500</u> | (Average) Per Unit = | <u>\$70,500</u> |
| LAND | | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input type="checkbox"/> | @ | | (Average) Per Unit = | <u>\$0</u> |
| LAND | | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input type="checkbox"/> | @ | | (Average) Per Unit = | <u>\$0</u> |
| LAND | | S.F. <input type="checkbox"/> | F.F. <input type="checkbox"/> | Acre <input type="checkbox"/> | Lot <input type="checkbox"/> | @ | | (Average) Per Unit = | <u>\$0</u> |
| | | | | | | | | Total | <u>\$70,500</u> |

REMARKS: The value indication for the subject land was rounded to \$70,500

18. APPROACHES TO VALUE CONSIDERED:

| | | | | |
|------------------------|---------------------------------------|---|--------------------------------|-----------------|
| (A) Indicated Value of | <input type="checkbox"/> Entire Tract | <input checked="" type="checkbox"/> Part Affected | from SALES COMPARISON APPROACH | <u>\$70,500</u> |
| (B) Indicated Value of | <input type="checkbox"/> Entire Tract | <input type="checkbox"/> Part Affected | from COST APPROACH | <u>N/A</u> |
| (C) Indicated Value of | <input type="checkbox"/> Entire Tract | <input type="checkbox"/> Part Affected | from INCOME APPROACH | <u>N/A</u> |

RECONCILIATION: (Which approaches were given most consideration?)(Single-point conclusion should be reasonably rounded)

For the purpose of valuing the subject property the Sales Comparison Approach was processed. The Income Capitalization Approach has been considered, however, it has not been processed within this report because most vacant residential land in the market is not leased. The value indication by the Sales Comparison Approach was \$70,500. In Item 11 of the report, one improvement was calculated to have a value of \$1,150. The value of the improvements in Item 11 were added to the land value calculated in the Sales Comparison Approach for a combined value of \$71,650. After researching a number of vacant residential lot sales and discussion with market participants, I feel the three comparable sales used in this analysis best represent the market value of the subject tract. These values are further supported by recent market data, as discussed in detail in Item 14 of this report. Therefore, I estimate the value for the subject property and the effected improvements to be near \$71,650.

| | | | |
|------------------------------------|--|--|-----------------------------|
| 19. FAIR MARKET VALUE | of <input type="checkbox"/> Entire Tract | <input checked="" type="checkbox"/> Part Affected | <u>\$71,650</u> |
| (A) TOTAL AMOUNT DUE OWNER | if <input type="checkbox"/> Entire Tract | <input checked="" type="checkbox"/> Part Affected Acquired | <u>\$5,250</u> |
| (B) AMOUNT ATTRIBUTABLE TO: | Land | <u>\$70,500</u> | Improvements <u>\$1,150</u> |

REMARKS: Value of Improvements: \$ 1,150

Improvement 1: \$ 1,150

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT ...*(Amount in Item 19 carried forward)*..... \$71,650

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

| | | | | | | | | | |
|--|------------------|--------------------------|-----|--------------------------|--------------------------|--------|--------|-----------|---------|
| A. Land Acquired (Fee) | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | \$0.00 | = | \$0 | |
| Land Acquired (Fee) | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | \$0.00 | = | \$0 | |
| Drainage Easement | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | \$0.00 | = | \$0 | |
| * Slopes Acquired | 352 | S.F. | X | Ac. | <input type="checkbox"/> | @ | \$5.23 | = \$1,841 | |
| * Construction Easement | 802 | S.F. | X | Ac. | <input type="checkbox"/> | @ | \$2.09 | = \$1,676 | |
| B. Improvements Acquired: <i>(Identify)</i> | Imp. #1: \$1,150 | | | | | | | | \$1,150 |
| C. Value of Part Acquired Land and Improvements (Sub-Total)..... | | | | | | | | | \$4,667 |
| D. Total Damages <i>(See Explanation, Breakdown and Support on Sheet 2A-9)</i> | | | | | | | | | \$550 |
| E. Sum of A, B, and D..... | | | | | | | | | \$5,217 |
| F. Benefits: <i>(Explain and deduct from D. Amount must not exceed incidental damages)</i> | | | | | | | | | \$0 |
| G. TOTAL AMOUNT DUE OWNER; if only part is Acquired..... | | | | | | | | | \$5,217 |
| TOTAL AMOUNT DUE OWNER (ROUNDED)..... | | | | | | | | | \$5,250 |

ITEM 21. VALUE OF REMAINDER

(See 2A-9 for Documentation of Remainder Value)

A. LAND REMAINDER

| | | | | | | Amount Per Unit | | Damages | | Remaining Value |
|-----------------|--------|------|--------------------------|-----|--------------------------|-----------------|-------------|---------|-----|-----------------|
| | | | | | | Before Value | After Value | % | \$ | |
| Left Remainder | 10,106 | S.F. | X | Ac. | <input type="checkbox"/> | @ | \$6.98 | \$6.98 | \$0 | \$70,500 |
| | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | | | \$0 | \$0 |
| Right Remainder | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | | | \$0 | \$0 |
| | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | | | \$0 | \$0 |
| | | S.F. | <input type="checkbox"/> | Ac. | <input type="checkbox"/> | @ | | | \$0 | \$0 |

REMAINDER VALUE OF LAND..... \$70,500
 LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A (Above)..... \$3,517
 LESS COST-TO-CURE (Line 20-D)..... \$550
 TOTAL REMAINDER VALUE OF LAND..... \$66,433

B. IMPROVEMENTS REMAINING

| | Before Value | Damages | | Remaining Value |
|---|--------------|---------|----|-----------------|
| | | % | \$ | |
| REMAINDER VALUE OF IMPROVEMENTS..... | | | | \$0 |
| LESS FENCING ACQUIRED..... | | | | \$0 |
| TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS..... | | | | \$66,433 |
| TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS (ROUNDED)..... | | | | \$66,400 |

REMARKS:

* 20A: The value of this slope easement has been estimated at +/- 75% of the fee value. The value of the construction easement has been estimated based on +/- 30% of the fee value. See Item 24 for further explanation.

SUMMARY OF REMAINDER

APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS

(Supplement to Items 20 and 21, Pages 2A-8)

23. HIGHEST AND BEST USE AFTER ACQUISITION:

(1) Upon completion of the proposed road project, the subject site will still be zoned Medium Density Residential (R2) with nothing found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (adopted June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the existing classification is not probable.

(2) Considering the physically possible land attributes, I found the site post-construction to have 80.10 rear LF of frontage with a depth of approximately 126.00 LF. The site was considered to be level and suitable for a single unit residential development. Post-construction, the site will be impacted by a slope easement and the loss of Improvement 1. The permanent slope easement does not alter the remaining size of the tract. Therefore, the proposed changes are not expected to change the site's overall utility of present use. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps, making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. I believe a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site post-construction will be 10,106 SF, which is adequate for the development of a residential building.

(4) Considering the subject site's location and legal constraints, the only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:

The subject property is currently improved with a single unit residential dwelling that is in good condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit dwelling represents the present highest and best use of the site in the present "as is" condition.

24. DESCRIBE REMAINDER (S):

The remainder will have the same shape and topography as before the acquisition. The remaining site will contain +/- 100 % of the land area before construction.

Post-construction, the rear lot will continue to backup to Duplex Road. The new roadway will have two traffic lanes plus a center turning lane (12 feet wide/each), making the new roadway approximately 36 feet wide. The right-of-way will generally be located approximately 19 LF from the asphalt along the north side of the road (project left) and will have a 9 LF wide shared-use path. The right-of-way will be located approximately 12 LF from the asphalt along the south side of the road (project right) and will have a 5 LF wide sidewalk. Each side of the road will have a concrete curb and gutter system which will capture rainwater runoff and dispose of the water without causing issues to any existing or potential improvements. Slope easements along the entire project are not to exceed a 2:1 ratio.

The remainder will have a depth of 126.00 LF and the proposed right-of-way will be located in the same location as present. Zoning for the subject property calls for a rear setback of 25 LF. Therefore, the subject's residential improvement is considered to continue its compliance with zoning setback regulations. Damages are not considered appropriate and are not applied to the remaining site or remaining improvements since the improvements are legally conforming.

As shown in the following chart, the new roadway will generally be below grade in relation to the subject site. Post-construction the site will contain 10,106 SF and be zoned R2 District, which allows for the development of a single unit residential dwelling on the remainder site. As described above and in Item 9 of this report, there is minimal demonstrated demand for the development of units, other than single unit dwellings.

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

The following chart illustrates the elevation of the new roadway and grade of the slope easements.

| Duplex Road Center Line Station | Fill (Cut) at Centerline (Feet) | Fill (Cut) at Left Shoulder (Feet) | Remarks |
|---------------------------------|---------------------------------|------------------------------------|-----------|
| 148+50.00 | 1 | (2) | 3:1 Slope |
| 148+54.90 (Begin) | -- | -- | -- |
| 149+00.00 | 1 | (2) | 3:1 Slope |
| 149+35.01 (End) | -- | -- | -- |
| 149+50.00 | 0 | (3) | 3:1 Slope |

Slope Easement: A slope easement is a non-possessory acquired interest in land that provides the city the right to use a portion of the tract for the purpose of building up (fill) or removing land (cut) in order to establish the proper grade for a public right-of-way. This restrictive covenant is established for public use and runs with the land thereby restricting the owner's bundle of rights. This is because the slope easement changes the character of the property, limits the utilization of the tract, impedes the right of control, right of exclusion, and the right of enjoyment. The slope easement will require a moderately steep slope along the rear of the subject tract which will not damage the utility of the overall site as the area is located within the setback. However, the slope change will alter the utility of the affected area. Therefore, I estimate the value of the slope easement and its impact on the site to be approximately 75% of the before value of the land.

Construction Easement: On December 17, 2014, the Federal Reserve Prime Interest Rate yield was 3.25%. TDOT is required by statute to pay 2% in excess of the Federal Reserve Prime Interest Rate to a property owner on any award above that posted on the date of acquisition. The current [December 2014] TDOT rate is 5 ¼ %. I have used a 10% rate of return per year, for an estimated 3-year construction period, as the appropriate return on the land for use as a construction easement. This equals a rate of 30% over the assumed 3-year construction period.

Cost-to-Cure: The removal of the privacy fencing will also require the re-enclosure of the fencing post-construction. Therefore, the cost-to-cure for acquisition of the privacy fencing includes making the property owner's whole related to the present value of new fencing required to replace existing fencing plus a management and coordination cost associated with the effort required to re-enclose the fencing. Management and coordination costs are estimated at 20% of the total cost to replace the existing fencing. The following chart illustrates the cost-to-cure calculation. The cost-to-cure fencing (shown as damages below) includes the following:

| Item | Estimate |
|---|------------------|
| Cost-to-Cure: Enclose Fencing 100 LF x \$14/SF = \$1,400 | \$1,400 |
| Add: Management and Coordination Cost (20% of total) | +\$280 |
| Total Cost-to-Cure (re-enclose fencing) | \$1,680 |
| Less: Payment for Improvement 1 in Item 11 | -\$1,150 |
| Remaining Cost-to-Cure Amount Due | \$530 |
| Total Due to Re-Enclose Fencing | \$550 [R] |

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

Improvements Acquired: This appraisal is a formal part affected report. The improvements impacted by the project were valued and improvements not impacted by the project were not valued. There was one improvement impacted by the project: (1) 6-foot wooden privacy fence. The calculations for these value estimates for these improvements are detailed in Item 11. The following chart illustrates the before and after values of each improvement:

| | Before Value | Damages (%) | Remainder Value | Damages |
|---------------|---------------------|--------------------|------------------------|----------------|
| Improvement 1 | \$1,150 | - | - | \$550 |
| Land | \$70,500 | - | \$66,433 | - |
| Total | \$71,650 | - | \$66,400 [R] | \$550 |

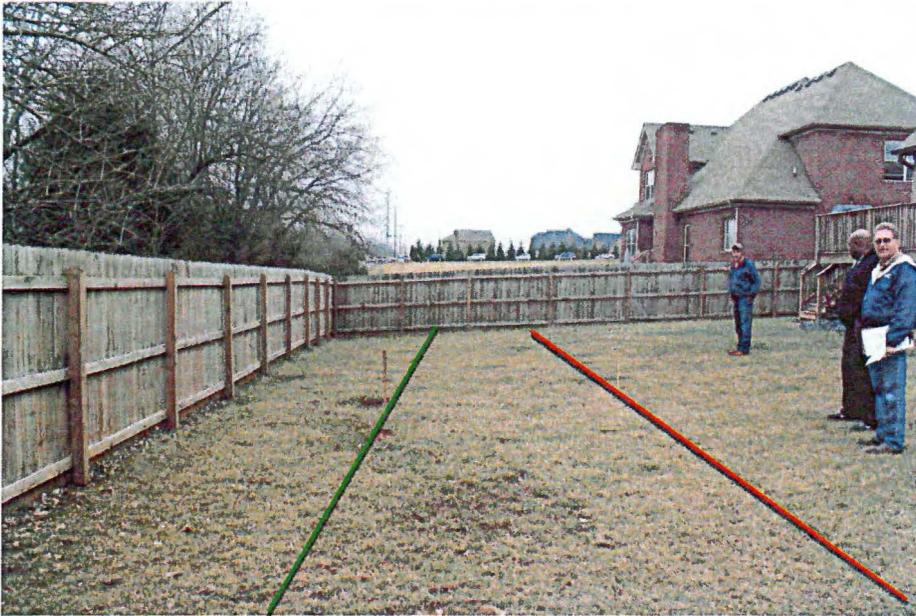
25. Amount of DAMAGE This Page To--2A-8, Item 20-D _____ \$550
 (A) Amount of BENEFITS This Page To--2A-8, Item 20-F _____ \$0

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 214
 Federal Project No. STP-M -247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

PHOTOGRAPHS

26.

An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



94092-1224-14
STP/HHP-247 (10)
TRACT #214
SUBJECT
3/11/2015
APPROXIMATE
CONSTRUCTION
AND SLOPE
EASEMENT

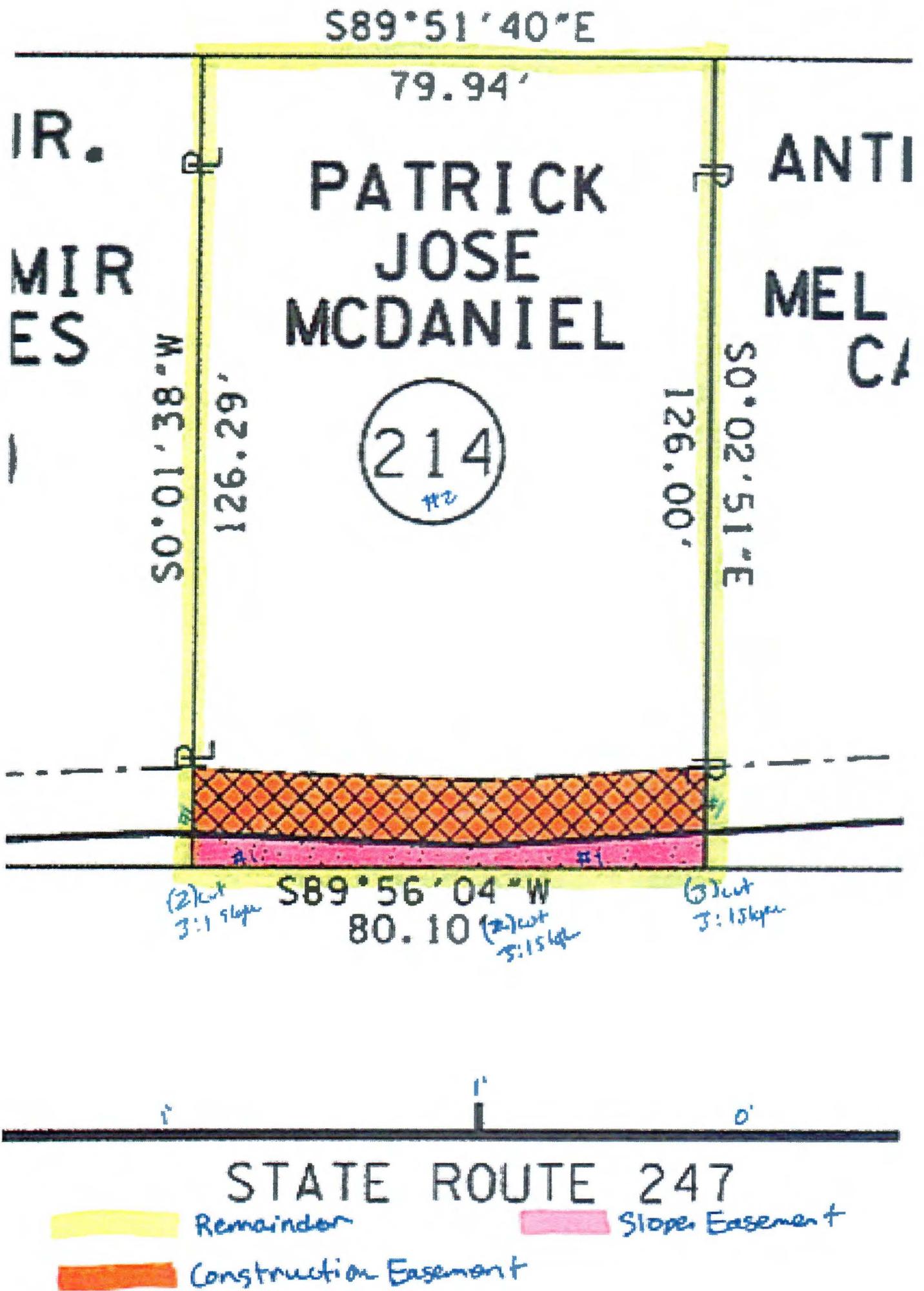


94092-1224-14
STP/HHP-247 (10)
TRACT #214
SUBJECT
3/11/2015
IMPROVEMENT #1



94092-1224-14
STP/HHP-247 (10)
TRACT #214
SUBJECT
3/11/2015
IMPROVEMENT #2

RIGHT-OF-WAY MAP



PURPOSE OF APPRAISAL

The purpose of the appraisal is to estimate the amount due the property owner as a result of acquisition of all, or a portion of, the property for a proposed highway right-of-way project. The value estimate in this report is based on market value. See "Definition of Market Value" below.

DEFINITION OF MARKET VALUE

All estimates of value prepared for agency acquisitions shall be based on "market value" --as defined and set forth in the *Tennessee Pattern Jury Instructions* 2nd Edition to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied".

PROPERTY RIGHTS APPRAISED

Basic underlying property rights considered herein are those of a 100% ownership position in Fee Simple, defined as: "absolute ownership, unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." *The Appraisal of Real Estate, 14th ed. Chicago, IL.*

The proposed acquisition consists of a fee acquisition and/or easement rights for the proposed construction of a highway. The easement rights, if any, consist of the acquisition of less than fee simple title and in these cases the extent of the property rights conveyed have been considered in arriving at the estimate of value.

Any and all liens have been disregarded. The property is assumed to be free and clear of all encumbrances except easements or other restrictions as noted on the title report or during physical inspection of the property and mentioned in this report.

INTENDED USE

The intended use of this appraisal is to assist the City of Spring Hill in Right-of-Way acquisition or disposition.

INTENDED USER

The intended user of this report is the City of Spring Hill.

NOTE: If this appraisal is limited to the area affected by the acquisition for the proposed project and consists of only a part of the whole property, the value for the portion appraised cannot be used to estimate the value of the whole by mathematical extension.

Plans for the proposed construction, including cross sections of cuts and fills for the subject property, have been considered in arriving at the estimates of market value.

SCOPE OF WORK

The City of Spring Hill has requested an appraisal to estimate the market value of the property described herein for the purpose of acquisition or disposition. In accordance with the client's request, appropriate/required inspections and investigations have been conducted to gain familiarity with the subject of this report and the market in which it would compete if offered for sale.

Reliable data-subscription services have been utilized as the primary search tool for transfers of vacant land as well as improved properties. Deeds have been read and interviews with property owners and project-area real estate professionals conducted to the extent necessary to gain clarity and market perspective sufficient to develop credible opinions of use and value. Where construction costs are an integral part of the valuation pursuit, national cost services have been employed, but supplemented by local suppliers and contractors where necessary.

Applicable and customary approaches to value have been considered. Each of the traditional approaches to value has been processed or an explanation provided for the absence of one or more in the valuation of the subject property. For acquisition appraisals, furnished Right-of-Way plans have been utilized to visualize the property in an after-state where there is a remainder. Damages and/or special benefits have been considered for all remainders. As well, for acquisition appraisals, a "Formal" appraisal includes all real property aspects of the "Larger Parcel" as defined in this report or the tract as shown on the right-of-way plans, in the acquisition table, or extant on the ground at the time of inspection or date of possession. A "Formal Part-Affected" appraisal generally constitutes something less than a consideration of the entire tract, but in no way eliminates appropriate analyses, or diminishes the amount due owner had a "Formal" appraisal been conducted.

ATTACHMENTS

Sales information and/or other pertinent information, which is part of this appraisal report and referenced in the text of this appraisal, can be found:

- attached at the end of this report.
- in a related market data brochure prepared for this project and which becomes a part of this report.

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 214
 Federal Project No. STP-M -247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

SCOPE OF WORK (Continued)

Acquisition appraisals are conducted in accordance with Tennessee's State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages. Further, the public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder.

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

This appraisal report has been made with the following general limiting conditions and assumptions:

- (1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be dismissed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) The value estimate is based on building sizes and land areas calculated by the appraiser from exterior dimensions taken during the inspection of the subject property.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- (10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- (12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- (13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
- (14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- (15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- (16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde, foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.
- (17) The public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).
- (18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.
- (19) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 214

Federal Project No. STP-M -247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

CERTIFICATE OF APPRAISER

I hereby certify that to the best of my knowledge and belief:

- (1) That I have made a personal inspection of the property that is the subject of this report and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.
- (2) The statements of fact contained in this appraisal are true and correct.
- (3) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analysis, opinions, and conclusions.
- (4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the City of Spring Hill with without , the assistance of Federal-aid highway funds, or other Federal funds.
- (5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.
- (6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.
- (7) That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- (8) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- (9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill and I will not do so until so authorized by City of Spring Hill officials, or until I am released from this obligation by having publicly testified to such findings.
- (10) Adam L. Hill (Registered Trainee #4698) provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Hill assisted in the compilation of the Market Data Brochure, property inspections, communications with property owners, and in compiling this report.
- (11) That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- (12) I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- (13) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- (14) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- (15) To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- (16) As of the date of this report I, Randy Button, MAI, SRA, AI-GRS, have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

(17) THAT the OWNER (Name) Patrick McDaniel was contacted on (Date) 1/28/2015 .

In Person By Phone *By Mail, and was given an opportunity for he or his designated representative

(Name) Patrick McDaniel to accompany the appraiser during his or her inspection of the subject

property. The owner or his representative Declined Accepted to accompany appraiser on (Date) 03/11/2015 .

If by mail attach copy to 2A-12

Date(s) of inspection of subject March 11th, 2015

Date(s) of inspection of comparable sales October 17th, 2014 and February 6th, 2015

- (18) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.
- (19) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.
- (20) That my opinion of the fair market value of the acquisition as of the 11th day of March , 2015.

is \$5,250 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature  Date of Report 3/26/2015

State of Tennessee Certified General Real Estate Appraiser License Number CG #003

COPY OF FORM 4 LETTER AND RECIEPT

THIRD APPRAISAL NOTICE

We have attempted to contact you concerning the widening of Duplex Road/State Route 247. We need to speak to the property owner concerning how this project impacts:

Project Tract # 214

3109 Sakari Circle, Spring Hill, Tennessee

Tax Map and Parcel: 166O-F-009.00

We need to complete this appraisal to establish compensation to you because of the Duplex Road widening project and to meet our contractual responsibilities.

Please call Adam

at your earliest convenience:

615-348-7980

We look forward to speaking with you.

Randy Button and Associates, Inc.

615-348-7980



Tract 118
2924 Heartside
Dr

Tract 179
2916 Torrence
Tr

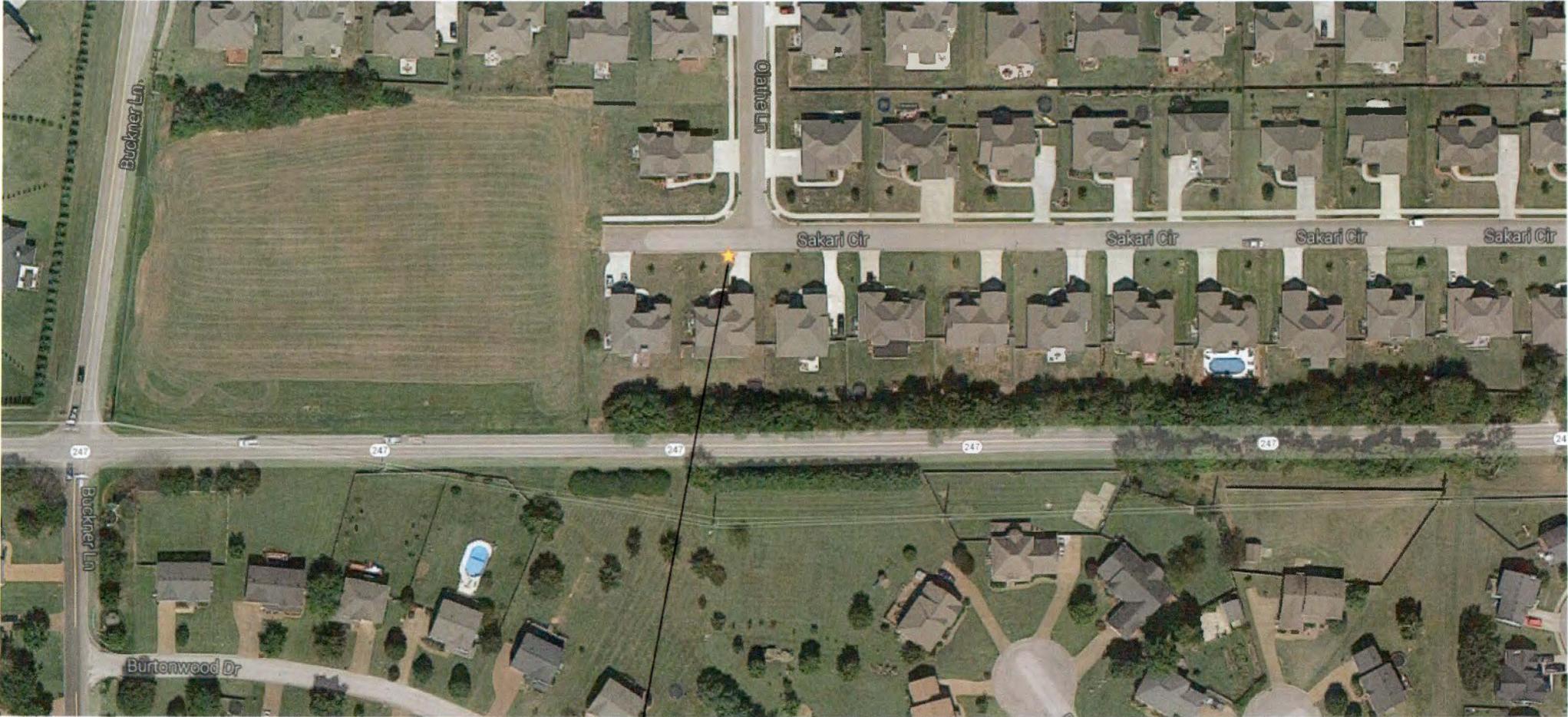
Tract 24
3109 Sakari Cir



Tract 118
2924 Hearthside Dr



Tract 179
2916 Torrence Tr



Tract 24
3109 Sakari Cir

RESOLUTION 16-19

**A RESOLUTION AMEND THE 2040 MAJOR THOROUGHFARE
PLAN FOR THE CITY OF SPRING HILL, TENNESSEE**

WHEREAS, in order to be proactive in the development of future infrastructure, the City of Spring Hill, Board of Mayor and Aldermen adopted the 2040 Major Thoroughfare Plan on June 15, 2015; and

WHEREAS, an amendment has been recommended by the Transportation Advisory Committee on February 16, 2016.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen hereby amends the 2040 Major Thoroughfare Plan by adding to the end of Section 3.1 Right of Way Requirements:

“Existing developments that have already begun construction and have sections and/or phases that are part of a larger overall development plan (as documented through preliminary plat, Planned Unit Development and/or site plan submittals) shall be grandfathered and continue to adhere to the Right of Way requirements under the previous Major Thoroughfare Plan. All new development which does not satisfy the grandfathering criteria shall adhere to the new requirements established in this section. Other than the foregoing amendment, the 2040 Major Thoroughfare plan is affirmed in all respects.”

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of February, 2016.

Mayor Rick Graham

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

RESOLUTION 16-20

A RESOLUTION TO AUTHORIZE THE PURCHASE OF A RAW WATER INTAKE PUMP #2

WHEREAS, the City of Spring Hill has to replace the bowl assembly (pump) on the #2 raw water pump, due to pump failure; and

WHEREAS, the pump is a vital part of the Spring Hill water system and must be repaired in order to meet demands; and

WHEREAS, the City Staff has exhausted all options for replacement under warranty, without success; and

WHEREAS, after inspection, only two of the line shafts are acceptable for reuse; and

WHEREAS, the City of Spring Hill, Board of Mayor and Alderman have allocated funds in machinery repair budget line item.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen authorizes the purchase of a bowl assembly from Wascon Sales and Service in an amount not to exceed \$24,759.00, as discussed by the Board of Mayor and Alderman on February 1, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 16th day of February 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 16-20*
SUBMITTED BY: Victor Lay, City Administrator
Caryl A. Giles, Water Plant, Superintendent
DATE: February 12, 2016
RE: Replace Bowl Assembly on Raw Water Pump #2
ATTACHMENTS: Quotes, Timeline

PURPOSE:

Replacement of American-Marsh pump that failed after two months of operation. Staff believes we operated this pump in a manner that none of the damage was caused from our operating procedures.

BACKGROUND:

Staff has contacted all parties involved. The installer has agreed to provide the labor for installation. Confidence in this installer after a series of events has declined. We cannot get the American-Marsh pump manufacture to fully warranty the bowl assembly. Columns, shafts, bearings, sleeves and spiders will need to be checked and adjusted; motor appears to be in good working order. Attached are the quotes received and a timeline of events. Staff's recommendation is to purchase the Peerless pump, (same as the #1 pump) from Wascon Sales and Service and allow Cumberland Machine to install provided they follow specific manufactures recommended procedures.

FINANCIAL IMPACT:

The cost to replace the recommended bowl assemble is \$15,150.00. Cost to prepare line shafts, couplings and one installer from Wascon for warranty protection is \$4,850.00. A total cost not to exceed \$20,000.00.

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

Bowl assembly lead time is approximately four (4) weeks. In order for us to have this pump operational for summer demands it will need to be on order during the month of March.



February 11, 2016

Estimate No. 5081

City of Spring Hill, TN
4151 Kedron Road
PO Box 789
Spring Hill, Tennessee 37174

ATTN: Caryl A. Giles, Superintendent

REF: Replacement of Raw Water Intake Bowl Assembly Only

WASCON is pleased to offer the following proposal for replacing the existing bowl assembly with the following:

- Peerless 14MD, 4 Stage Bowl Assembly as shown on the attached cut sheets and including the following:
- Wear Rings – Aluminum/Bronze material
- Strainer Basket – 316 SS
- Labor to prepare new Peerless bowl assembly for installation by others including witnessing of installation and start-up;

Price for Peerless Bowl Assembly Described above – \$16,640

Price for Adapter required to attach Peerless Pump to existing Column Pipe – \$3,430

Price for required shafting materials (New Line Shafts, Rubber Pop in Spiders and packing box) - \$3,214

Price for Labor to Prepare Bowl Assembly for installation by others including start-up after installation – \$1,475

Total Price - \$24,759

Lead Time for materials quoted above approximately 4 weeks.

NOTES:

1. WASCON Standard Terms and Conditions Apply.
2. Pricing is valid for 60 days from date above.
3. Any applicable taxes are not included.
4. Labor for installation (not described above) is not included

WASCON looks forward to working with you on this proposal. If you have any questions regarding this proposal please feel free to contact us at any time! Thank you for the opportunity!

Sincerely,

David K. Pine, P.E.

RESOLUTION 16-18

A RESOLUTION TO AUTHORIZE THE CITY ATTORNEY TO SETTLE DISPUTE

WHEREAS, the City of Spring, Tennessee (“the City”), has been involved in negotiations to resolve a dispute with P. F. Moon and Company, Inc. (“P. F. Moon”) pertaining to design and construction deficiencies at the Wastewater Treatment Plant; and

WHEREAS, P. F. Moon was the general contractor for the project; and

WHEREAS, P. F. Moon has agreed to pay the City \$30,000.00 in resolution of said dispute; and

WHEREAS; P. F. Moon has additionally agreed to fully release any and all claim it may have against the City for \$94,000.00 worth of claimed remediation work it performed at the Wastewater Treatment Plant in an attempt to mitigate cracking issues in the oxidation ditches.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen (“BOMA”) authorizes the resolution of the dispute with P. F. Moon by accepting a \$30,000.00 payment from P. F. Moon for full and final settlement and release of any and all claims it may have against the City for \$94,000.00 worth of remediation work and to take all necessary and related actions to effectuate said settlement.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of February, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney