



**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
WORK SESSION PACKET**

**MONDAY, APRIL 4, 2016
6:00 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
P.O. Box 789
Spring Hill, TN 37174***

***Phone 931.486.2252
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www.springhilltn.org***

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
WORK SESSION
MONDAY, APRIL 4, 2016
6:00 P.M.**

Call to order

Stipulation of members present

City Administrator/Department Head Comments

Mayor's Comments

Presentation of Proclamation for American Red Cross Month

Concerned Citizens

STAFF ASSOCIATED ITEMS

1. Consider Resolution 16-42, to authorize the acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for Cherry Grove Addition, Phase 2, Section 2. *(to be considered by the Planning Commission on April 11, 2016)* Tom Wolf, City Engineer

2. Consider Resolution 16-43, to authorize the acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for Belshire Village Drive, Lots 2A and 2B. *(to be considered by the Planning Commission on April 11, 2016)* Tom Wolf, City Engineer

3. Consider Resolution 16-44, to authorize the acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for Wades Grove, Section 1. *(recommended by the Planning Commission on July 14, 2014)* Tom Wolf, City Engineer

4. Consider Resolution 16-45, to endorse the selection of Camiros for the update of the Spring Hill Zoning Ordinance and Subdivision Regulations. *(recommended by the Planning Consultant Selection Committee)* Dara Sanders, City Planner

5. Consider Resolution 16-46, to approve Automatic Aid Agreement for Emergency Services. Terry Hood, Fire Chief

6. Discussion of Internet Service Provider (ISP) Review and Staff Recommendations. John Pewitt, GIS/IT

PREVIOUS BUSINESS

1. Consider Resolution 16-11, to adopt an Access Management Policy on U.S. 31 from Campbell Station Parkway to Buckner Road. *(deferred on February 16, 2016; deferred on March 21, 2016 to go back to committee)* Dan Allen, Infrastructure Director

2. Consider Second and Final Reading of Ordinance 16-05, to amend the Spring Hill Zoning Ordinance, Articles IV and XIV and add Article XVIII, related to Planned Zoning Districts. *(recommended by the Planning Commission on January 11, 2016)* Dara Sanders, City Planner

3. Consider Second and Final 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
4. Consider Resolution 16-33, authorizing the issuance of interest Capital Outlay Notes of the City of Spring Hill, Tennessee, in an aggregate principal amount of not to exceed three million dollars (\$3,000,000.00); making provision for the issuance, sale and payment of said notes, establishing the terms thereof and the disposition of proceeds therefrom; and providing for the levy of tax for the payment of principal thereof and interest thereon. *(considered by the Budget and Finance Advisory Committee on March 7, 2016; amended and deferred by BOMA on March 21, 2016; reworded by bond counsel attorney)* Jim Smith, Finance Director
5. Consider Resolution 16-39, to extend the maintenance bond for Autumn Ridge, Phase 3, Section 2. *(deferred by on March 21, 2016)* Tom Wolf, City Engineer.
6. Consider Resolution 16-40, to extend the maintenance bond for Cherry Grove Addition, Phase 4, Sections 2 and 3. *(deferred by on March 21, 2016)* Tom Wolf, City Engineer.
7. Consider Resolution 16-41, to extend the maintenance bond for Cherry Grove Addition, Phase 4, Section 4. *(deferred by on March 21, 2016)* Tom Wolf, City Engineer.

NEW BUSINESS

1. Consider Resolution 16-47, to declare the week of May 1-7, 2016, as “Paint the Town Purple” week. Kayce Williams, Alderman
2. Consider Resolution 16-48, requesting that the Maury County Election Commission conduct an election within the corporate boundaries of the City of Spring Hill, Tennessee, on Thursday, April 13, 2017, to elect a Mayor and one (1) Alderman from each of the four (4) wards, pursuant to the election laws of the State of Tennessee.
3. Consider Resolution 16-49, to approve the purchase of a vehicle for the Legislative Department. Rick Graham, Mayor
4. Consider Resolution 16-50, to approve a Certificate of Compliance for Walmart, for sale of wine in grocery store.
5. Consider First Reading of Ordinance 16-06, to rezone 5242 Main Street from R-1 Low Density Residential to B-2 Neighborhood Shopping District. *(failed first reading as Ordinance 16-02; to be considered by the Planning Commission on April 11, 2016)* Chad Whittenburg, Aldermen
6. Consider Resolution 16-51, affirming Grace Episcopal Church as a Historically Significant Site. Jonathan Duda, Alderman, Historic Commission Chairman
7. Consider Resolution 16-52, to approve Change Order No. 1 of the U.S. Highway 31 Survey. Dan Allen, Infrastructure Director
8. Discussion of revisions to the bond process and Subdivision Regulations. Dan Allen, Infrastructure Director

Concerned Citizens

Roundtable Discussion

Adjourn

**STAFF
ASSOCIATED
ITEMS**

RESOLUTION 16-42

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR CHERRY GROVE ADDITION PHASE 2 SECTION 2

WHEREAS, Don R. Cameron III has a recorded Final Plat for Cherry Grove Addition Phase 2 Section 2 in Williamson County Plat Book P47, Page 97A & 97B; and

WHEREAS, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

WHEREAS, on April 11, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Cherry Grove Addition Phase 2 Section 2 be accepted; and

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Cherry Grove Addition Phase 2 Section 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Approval of Resolution for Cherry Grove Addition Phase 2 Section 2

DATE: March 29, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Thomas S. Wolf, City Engineer *Tsw*



STAFF MEMORANDUM

The purpose of this memo is for staff to recommend BOMA approval of a resolution authorizing acceptance of offer of dedication of road rights-of-way and public improvements for Cherry Grove Addition Phase 2 Section 2.

Background:

A performance bond was established for Cherry Grove Addition Phase 2 Section 2 in 2007. The performance bond was reduced to a maintenance bond of \$41,250.00 was established on 12/20/2010. All improvements have been done and road was topped in May 2013. All certificates of satisfaction have been signed off on from inspectors.

Planning Commission is recommending acceptance of offer of dedication of road rights-of-way and public improvements as shown on the existing plat.

RESOLUTION 16-43

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR BELSHIRE VILLAGE DRIVE LOTS 2A & 2B

WHEREAS, Developer Ritzen Properties GP has a recorded Final Plat for Belshire Village Drive Lots 2A & 2B in Williamson County Plat Book P56, Page 136; and

WHEREAS, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, on April 11, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Belshire Village Drive Lots 2A and 2B be accepted; and

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Belshire Village Drive Lots 2A & 2B as shown on the recorded plat is hereby approved.

Passed and adopted this 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Approval of Resolution for
Belshire Village Drive Lots 2A & 2B

DATE: March 29, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Thomas S. Wolf, City Engineer

TSW



STAFF MEMORANDUM

The purpose of this memo is for staff to recommend BOMA approval of a resolution authorizing acceptance of offer of dedication of road rights-of-way and public improvements for Belshire Village Drive Lots 2A & 2B.

Background:

A performance bond was established and previously released for Belshire Village Drive Lots 2A & 2B (Murphy Oil Express gas station). The maintenance bond of \$22,770.49 was established on 03/10/2014. All improvements have been done. All certificates of satisfaction have been signed off on from inspectors.

Planning Commission is recommending acceptance of offer of dedication of road rights-of-way and public improvements as shown on the existing plat.



WOODEN & McLAUGHLIN^{LLP}

Attorneys At Law

Sierra H. Bunnell

sbunnell@woodmclaw.com

Phone: 317.639.6151, ext. 395

November 22, 2013

Via USPS Overnight Delivery and
Electronic mail—[*cbrooks@springhilltn.org*]

City of Spring Hill
P.O. Box 789
Spring Hill, TN 37174
Attn: Chris Brooks

Re: Offer of Dedication – Belshire Village Drive

Dear Mr. Brooks:

Enclosed please find an Offer of Dedication for the Belshire Village Road extension, executed by Ritzen Properties GP as owner of the property and Murphy Oil USA, Inc., as developer. I have also enclosed a copy of the plat for your reference.

Upon review and execution by the City, please return a copy of the fully-executed dedication in the return envelope provided, or, if more convenient, send a copy of the document to me by email at sbunnell@woodmclaw.com.

Please let me know if you have any questions or comments regarding the enclosure.

Sincerely,


Sierra H. Bunnell

SHB

Enclosures (2)

cc: Chris Lalonde (*via email*)
Y. Ortiz (*via email*)

Circular 230 Notice: To ensure compliance with IRS requirements, we are now required to advise you that, unless specifically indicated otherwise, any tax advice contained in this communication, including any attachments, is not intended to be used, and cannot be used, for the purpose of avoiding tax-related penalties under the Internal Revenue Code, or promoting marketing or recommending to another party any tax-related matter addressed herein.

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this ____ day of November 2013, by and among the City of Spring Hill, a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Ritzen Properties, a Tennessee general partnership, having its office and place of business at 513 3rd Avenue, South, Nashville, Tennessee 37210, hereinafter designated as the "Owner", and Murphy Oil USA, Inc., a Delaware corporation, having its office and place of business at 422 North Washington Street, El Dorado, Arkansas 71730, hereinafter designated as the "Developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Replat of Belshire Village Phase III, Parcel 2 dated October 12, 2012, last revised December 12, 2012 and prepared by Bechtler Greenfield Surveying, LLC; and

WHEREAS, said plat designates certain public improvements consisting of roads, rights-of-way, water, storm drainage facilities and sidewalks (the "Improvements") constructed on behalf of Developer, and to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer has caused to be posted a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required; and

WHEREAS, the Owner is desirous of offering for dedication the said improvements and land to the City more particularly described in Schedule "A" attached hereto;

WHEREAS, the Owner has delivered herewith documents of conveyance to the City for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Owner and other good and valuable consideration, it is mutually **AGREED** as follows:

- A. The Owner herewith delivers to the City documents of conveyance for the premises, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Owner agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.
- C. The Developer has caused to be completed the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.
- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Owner and Developer.
- E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20____, accepted the infrastructure as presented in this offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City.

Owner:

RITZEN PROPERTIES, a Tennessee general partnership

By: 
Name: C. Jason Ritz
Its: managing SP
Date: 11/21/2013

Developer:

MURPHY OIL USA, Inc., a Delaware corporation

By: _____
Name: _____
Its: _____
Date: _____

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

_____ Printed Name

Owner:

RITZEN PROPERTIES, a Tennessee general partnership

By: _____
Name: _____
Its: _____
Date: _____

Developer:

MURPHY OIL USA, Inc., a Delaware corporation

AG
By: _____
Name: John Rudolfs
Its: Executive Vice President, Marketing
Date: November 20, 2013

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

_____ Printed Name

ACKNOWLEDGEMENT:

STATE OF TENNESSEE

COUNTY OF Williamson

SS: _____

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Charles Jason Ritzen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Managing GP of Ritzen Properties, a Tennessee general partnership, and is authorized to execute this instrument on behalf of such partnership.

WITNESS my hand and seal at office this 21st day of November, 2013.

[Signature]
Notary Public

My Commission Expires:

6/17/17



STATE OF TENNESSEE

COUNTY OF _____

SS: _____

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the _____ of Murphy Oil USA, Inc., a Delaware corporation, and is authorized to execute this instrument on behalf of such corporation.

WITNESS my hand and seal at office this _____ day of _____, 2013.

Notary Public

My Commission Expires:

ACKNOWLEDGEMENT:

STATE OF TENNESSEE

COUNTY OF _____ SS: _____

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the _____ of Ritzen Properties, a Tennessee general partnership, and is authorized to execute this instrument on behalf of such partnership.

WITNESS my hand and seal at office this _____ day of _____, 2013.

Notary Public

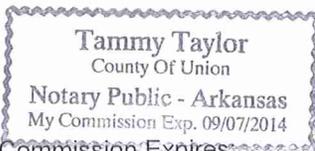
My Commission Expires:

Arkansas
STATE OF TENNESSEE

COUNTY OF Union SS: _____

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, John Rudolfs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the EVP - Marketing of Murphy Oil USA, Inc., a Delaware corporation, and is authorized to execute this instrument on behalf of such corporation.

WITNESS my hand and seal at office this 20th day of November, 2013.



Tammy Taylor
Notary Public

My Commission Expires:

09/07/2014

STATE OF TENNESSEE

COUNTY OF _____

SS: _____

On this ____ day of _____ of 20____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and say that he resides in _____; that he is the _____ of _____ the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

INDIVIDUAL

Schedule "A"

Legal Description

BEING A PORTION OF LOT NO. 2 ON THE FINAL PLAT BELSHIRE VILLAGE PHASE VIII, OF RECORD IN PLAT BOOK P51, PAGE 24, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE EASTERLY END OF A CURVE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 31 (73' RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF BESS BOULEVARD (60' RIGHT-OF-WAY); THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 52.79 FEET, A CHORD WHICH BEARS SOUTH 78°07'10" WEST, A DISTANCE OF 50.38 FEET TO A POINT; THENCE NORTH 72°13'42" WEST, A DISTANCE OF 242.59 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 31.33 FEET, A CHORD WHICH BEARS NORTH 42°18'40" WEST, A DISTANCE OF 29.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF BELSHIRE VILLAGE DRIVE (60' RIGHT-OF-WAY) THE TRUE POINT OF BEGINNING.

THUS HAVING ESTABLISHED THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT-OF-WAY NORTH 76°02'00" WEST, A DISTANCE OF 65.67 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID BELSHIRE VILLAGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 13.55 FEET, A CHORD WHICH BEARS NORTH 24°53'50" EAST, A DISTANCE OF 13.43 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 927.10 FEET, AN ARC LENGTH OF 155.15 FEET, A CHORD WHICH BEARS NORTH 19°16'00" EAST, A DISTANCE OF 154.96 FEET TO A POINT; THENCE NORTH 23°21'29" EAST, A DISTANCE OF 145.28 FEET TO A POINT; THENCE SOUTH 82°07'01" EAST, A DISTANCE OF 62.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID RIGHT-OF-WAY; THENCE SOUTH 23°21'29" WEST, A DISTANCE OF 162.27 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 867.10 FEET, AN ARC LENGTH OF 144.36 FEET, A CHORD WHICH BEARS SOUTH 19°18'55" WEST, A DISTANCE OF 144.19 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 14.24 FEET, A CHORD WHICH BEARS SOUTH 01°12'33" WEST, A DISTANCE OF 14.11 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING AN AREA OF 19,043.81 FEET OR 0.437 ACRES, MORE OR LESS.

RESOLUTION 16-44

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR WADES GROVE SECTION 1

WHEREAS, Developer John Maher Builders, Inc. has a recorded Final Plat for Wades Grove Section 1 in Williamson County Plat Book P41, Page 109 and

WHEREAS, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

WHEREAS, the City of Spring Hill Planning Commission recommended the acceptance and dedication of road rights-of-way and public improvements in PC Resolution 14-36; and

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Wades Grove Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Approval of Resolution for Wade's Grove Section 1

DATE: March 29, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Thomas S. Wolf, City Engineer

TSW



STAFF MEMORANDUM

The purpose of this memo is for staff to recommend BOMA approval of a resolution authorizing acceptance of offer of dedication of road rights-of-way and public improvements for Wades Grove Section 1.

Background:

A maintenance bond was established for Sections 1 & 2 on 2/11/2013. All certificate of satisfactions have been signed off on from inspectors. The Planning Commission recommended to BOMA the road rights-of-way and the public improvements be accepted on both sections - recommendation resolutions passed on 7/14/2014 (PC Resolutions 14-36 & 14-37).

BOMA resolution 14-93 for Section 2 was passed on 7/21/2014 to accept the road rights-of-way and the public improvements. BOMA resolution 14-92 for Section 1 to accept the road rights-of-way and the public improvements was pulled from the BOMA agenda and was never put back on the agenda.

RESOLUTION 16-45

**A RESOLUTION TO APENDORSE THE SELECTION OF A CONSULTANT TO
UPDATE THE ZONING AND SUBDIVISION REGULATIONS**

WHEREAS, the City of Spring Hill has prioritized a comprehensive rewrite of the Zoning Ordinance and Subdivision Regulations; and

WHEREAS, the City of Spring Hill desires to provide for the health, safety, and welfare of its citizens; and

WHEREAS, the Board of Mayor and Aldermen has included the project in the 2015-2016 budget and authorized staff to proceed; and

WHEREAS, a Selection Committee of citizens, staff, Planning Commissioners, and Aldermen was assembled to interview consultants and has made a recommendation to the Board of Mayor and Aldermen.

NOW, THEREFORE BE IT RESOLVED, that the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, selects Camiros to provide consulting services for the Zoning Ordinance and Subdivision Regulations; and

BE IT FURTHER RESOLVED, that the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, direct Camiros to partner with a local land use planner or land use attorney to provide insight into the specifics of Tennessee's planning requirements.

Passed and adopted by the Spring Hill Board of Mayor and Aldermen this 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Zoning and Subdivision Regulations Update

DATE: April 4, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Planning Consultant Selection Committee through Dara Sanders, City Planner



Project Expectations.

The expected outcome of this project is to update the City's zoning and development regulations with current planning practices, the updated Comprehensive Plan, and to address ongoing issues related to the City's built and natural environment. This process will involve working through a collaborative process that involves a variety of stakeholders and adapting to the specific participation needs of our citizens.

The consulting team selected for this project will work closely with City staff, an advisory committee, and local officials to update the regulations. They will be expected to provide draft versions for review at various stages of the process and to be an integral part of the adoption process.

Selection Committee. The purpose of forming the Selection Committee is to conduct interviews of qualified teams and to provide clear direction for the selection of a team. Because the City's zoning and subdivision regulations have a direct impact on every property owner, resident, employer, and stakeholder, this committee was formed to provide a balanced perspective of Spring Hill residents and decision makers. Members include Alderman Duda, Alderman Fitterer, Planning Commission Chair Paul Downing, Alicia Fitts (Local Stakeholder), Jerry Johnson (Comprehensive Plan Steering Committee), Abbie Stofel (Comprehensive Plan Steering Committee), and Dara Sanders (City Planner).

Recommendation: Based on these findings, the Selection Committee recommends awarding Camiros the role of lead consultant for this project. This Committee also recommends directing the staff to negotiate a contract and scope of work that includes partnering with a local land use planner or land use attorney to provide insight into the specifics of Tennessee's planning requirements.

Interview Findings. An uncompromising commitment to excellence must be demanded of the chosen team and this was fully demonstrated by Camiros through a number of factors:

Passion. Camiros demonstrated the highest level of passion and absolute clarity on what Spring Hill needs to be a vibrant and thriving community. The enthusiasm and dedication to their profession, and the energy in their communication, was unparalleled during our interviews.

Comprehension. This firm also demonstrated the highest level of preparation and comprehension of all applicants during their presentation. Without having the advantage of a local presence or personal experience in Spring Hill, Camiros had a firm grasp on the City's goals, immediately identified specific issues in the City's current zoning and subdivision regulations, and understood what it takes to build and grow Spring Hill, more so than any other firm interviewed. More importantly, the level of competency exhibited equates to less reliance on City staff to understand and meet our community's complex needs.

Sophistication. Their experience and ability to adapt to the specific needs of a community was confirmed by their examples of work and their responses to unpublished questions from the Committee about Spring Hill and our public outreach needs. This firm has successfully worked through complicated code projects and met the sophisticated needs of challenging communities and cities across the nation. Their services will continue to benefit our stakeholders long after the completion of this project through a customized set of zoning and subdivision regulations and a community user guide that explains our rules in plain English.

City of Spring Hill, Tenn.

199 Town Center Parkway | Spring Hill, TN 37174 | (931) 486-2252

RESOLUTION 16-46

INTER-LOCAL AGREEMENT FOR AUTOMATIC RESPONSE OF FIRE, RESCUE AND EMS SERVICES BY AND BETWEEN THE CITY OF SPRING HILL, TENNESSEE, AND MAURY COUNTY, TENNESSEE

Pursuant to *TENNESSE CODE ANNOTATED* §12-9-101, et seq.

THIS AGREEMENT entered as of the _____ day of _____, 20____, by and between MAURY COUNTY, TENNESSEE, hereinafter called “MAURY COUNTY” and the CITY OF SPRING HILL, TENNESSEE, hereinafter called “SPRING HILL”.

WHEREAS, Sections §6-54-601, et seq., *Tennessee Code Annotated*, specifically authorizes incorporated cities to enter into agreements with counties for fire fighting assistance; and

WHEREAS, Sections §12-9-101, et seq., *Tennessee Code Annotated*, authorizes public agencies of the State to enter into inter-local agreements; and

WHEREAS, the parties hereto desire to avail themselves of the authority conferred by these laws; and

WHEREAS, the purpose of this agreement is to provide each of the parties through their cooperation, a predetermined plan by which each might render aid to the other as needed for fire fighting, rescue, emergency medical (EMS), or related technical support services pursuant to specific arrangements as provided herein; and

WHEREAS, it is deemed in the public interest for the parties hereto to enter into an agreement for Automatic Response with regard to fire fighting, rescue, emergency medical (EMS), or related technical support services to provide aid as needed to assure each party of adequate depth of protection.

NOW THEREFORE, pursuant to *Tennessee Code Annotated* §6-54-601, et seq. and §12-9-102, et seq., and in consideration of the mutual covenants contained herein, the parties agree as follows:

1. The parties agree to provide Automatic Response to the specific industrial, commercial and selected other properties as listed in Exhibit 1 attached hereto and further, to provide Automatic Response to certain areas referred to “Automatic Response Zones” as specified in Exhibit 1. When agreed to by the governing bodies of the parties and their fire chiefs, Exhibit 1 shall be amended only in writing.
2. Automatic Response is defined as the simultaneous dispatch and response of two or more fire departments to the same property, area, or zone regardless of the actual location or jurisdiction of the property.

2. This agreement shall be valid between the signed parties when the mayor and fire chief of the respective political jurisdictions execute it pursuant to the ordinance/resolution of each jurisdiction authorizing the mayor to execute it.
3. With the exception of the specific services described in this inter-local agreement, all other requests for aid or assistance between the parties shall be governed by *Tennessee Code Annotated* §58-8-101 et seq.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year written above.

MAURY COUNTY

By: _____ By: _____
Mayor Fire Chief

CITY OF SPRING HILL

By: _____ By: _____
Mayor Fire Chief

Approved as to form: _____

City and/or County Attorneys

EXHIBIT 1:

Specific Properties:

1. Anytown High School
2. Big Employer Industrial Plant
3. Shady Grove Manufacturing

Automatic Response Zones:

1. Big Bend Industrial Park – All buildings and properties contained therein.
2. Twelve square blocks of Anytown near the County Fire Station #9. This 12 block boundary is described as follows: On the North, Maple Street, on the East Yellow Creek Road, on the South the City limits and on the West the Muddy River.



**City of Spring Hill
Board of Mayor and Aldermen
Internet Service / Phone Provider Review**

Memo to: BOMA

Victor Lay, City Administrator

Dan Allen, Infrastructure Director / Assistant City Administrator

Jim Smith, Finance Director / Assistant City Administrator

Presented By: John B. Pewitt, GIS/IT Director

Date: 3/31/2016

I. Purpose/Overview of review: Spring Hill GIS/IT Department requested quotes from various Internet Service Providers (ISP) to upgrade services, increasing bandwidth at most sites. This information will be used to establish line item amounts for the 2016 – 2017 budgets.

II. Background Information:

- a. Windstream currently provides the City's ISP and MPLS services to City Hall and remote sites.
- b. Level 3 and AT&T made presentations to staff with comparable solutions to what Windstream is providing.
- c. A decade ago, CPWS made a presentation to staff where CPWS would provide Internet to City Hall and the remote sites via fiber optics within their electric provider area. The quote came in just under \$1,000,000 the City would have to budget to assist with the installation to establish the fiber option. Now in 2016 CPWS can provide Gigabit speed Internet at a fraction of the cost from 2005. We were informed installing fiber has dropped over the last few years making fiber an affordable option in today's market.

III. Staff Recommendations: CPWS options have the potential to take Spring Hill to the next level in Internet Provider Services.

GIS/IT Staff recommends the City move to CPWS for Internet Services utilizing the EPON 1GB, 5 year option. (See attached spreadsheet)

Respectfully,

**John B. Pewitt
GIS/IT Director**

Internet Service Provider / Phones Review - 3/31/16

Location	Site Bandwidth	Windstream Monthly Cost	Level 3 Monthly Cost	AT&T Monthly Cost	CPWS Site Bandwidth	CPWS - EPON 1GB Internet Monthly Cost
City Hall MPLS	250MB	\$7,000.00	\$8,868.37	\$4,812.42	1GB Combined Internet / Wan	\$6,089.96
City Hall Internet	500MB					
PD Admin	50MB	\$1,894.62	\$1,952.48	\$613.47	1GB	\$544.98
Public Works	50MB	\$1,889.72	\$1,889.48	\$765.27	1GB	\$719.93
IT Dept	50MB	\$1,804.72	\$1,952.48	\$613.47	1GB	\$544.98
Library	50MB	\$1,552.80	\$1,889.48	\$704.55	1GB	\$649.95
Water Treatment Plant	10MB	\$1,225.00	\$1,335.00	\$556.94	1GB	\$614.96
Parks & Rec	10MB	\$969.95	\$1,335.00	\$526.58	1GB	\$579.97
Fire Hall #3	10MB	\$1,171.40	\$1,335.00	\$648.02	1GB	\$719.93
Fire Hall #2	10MB	\$1,115.90	\$1,335.00	\$556.94	1GB	\$614.96
Fire Hall #1	10MB	\$942.00	\$1,335.00	\$526.58	1GB	\$579.97
	Cost per month	\$19,566.11	\$23,227.29	\$10,324.24	Cost per month	\$11,659.59
	Cost per year	\$234,793.32	\$278,727.48	\$123,890.88	Cost per year	\$139,915.08
	Cost for 5 years	\$1,173,966.60	\$1,393,637.40	\$619,454.40	Cost for 5 years	\$699,575.40

Yellow indicates proposed internet speeds.

With the CPWS EPON option the city has the potential to save \$94,878 per year shifting form our current provider.

CPWS EPON (Ethernet Passive Optical Network) option. Sets up a fiber network that would allow CPWS to provide internet services at 10GB speeds to commercial, industrial, and innovative applications within their electrical service area.

PREVIOUS BUSINESS

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 warrant studies, design, easement acquisition, and construction shall be solely borne by new development in this corridor.
2. 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.
3. All new requests for direct access to US 31 in this corridor shall be right-in/right-out only.
4. 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. The responsibility for design, easement acquisition, and construction shall be solely borne by new development in this corridor.
5. 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.
6. 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 where possible. The Infrastructure Director shall have the authority

to approve waivers of the requirements in this paragraph based on engineering judgement, existing conditions, and supplemental engineering data. The responsibility for design, easement acquisition, and construction shall be solely borne by new development in this corridor.

7. 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.
8. The City shall perform regular timing updates of the traffic signals in this corridor every three to five years.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 21st day of March, 2016.

Mayor Rick Graham

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



Volkert, Inc.

330 Mallory Station Road
Suite A-1
Franklin, TN 37067

Office 615.656.1845
Fax 615.656.1870

www.volkert.com

March 4, 2016

Mr. Dan Allen
Assistant City Administrator
City of Spring Hill
199 Town Center Parkway
Spring Hill, TN 37174

RE: US 31 (Buckner Road to Campbell Station Parkway) Access Management Study

Dear Mr. Allen:

This technical letter is being submitted to the City to provide guidance for the access management and potential traffic signalization on US 31 between Buckner Road and Campbell Station Parkway.

General Project Information

The US 31 corridor serves as the primary regional connection for Spring Hill to the north and south. The roadway is classified as major arterial with one travel lane in each direction. At most intersections on the corridor there are dedicated left turn lanes; however dedicated right turn lanes are not as prevalent. On the segment between Buckner Road and Campbell Station Parkway, the posted speed limit is 45 miles per hour (mph). The total distance from Buckner Road to Campbell Station Parkway is approximately 3,800 feet. Williford Court is approximately 1,250 feet south of Buckner Road and Wilkes Lane is approximately 3,100 feet south of Buckner Road.

In the latter part of 2015, a proposed development, Cadence Crossing, was presented to the City of Spring Hill for a vacant parcel of land located on the eastern side of US 31 between the Spring Hill Circle intersections. The only access for the proposed development is located directly opposite Williford Court on US 31. The traffic impact study for the proposed development was submitted to the City in January 2016.

The continued growth along the corridor, as evidenced by this proposed Cadence Crossing, along with the continued concerns about traffic congestion and safety along this vital corridor, led the City staff and the Transportation Advisory Committee (TAC) to consider developing and adopting an Access Management Policy for the segment of US 31 from Buckner Road to Campbell Station Parkway. As such, the City staff contracted with Volkert to complete a review of the corridor between Buckner Road and Campbell Station Parkway, which includes consideration of the Policy Points in Resolution 16-11. These Points include:

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.
2. One (1) traffic signal shall be permitted within the zone identified in Figure 1. The zone is described as beginning approximately 950 feet north from the center of Campbell Station Parkway and US 31 and ending approximately 1,275 feet north from the center of Campbell Station Parkway and US 31.

Office Locations:

Birmingham, Foley, Mobile, Alabama • Gainesville, Orlando, Pensacola, Tampa, Florida • Atlanta, Georgia
Collinsville, Illinois • Baton Rouge, New Orleans, Slidell, Louisiana • Biloxi, Mississippi • Jefferson City, Missouri
Raleigh, North Carolina • Columbia, South Carolina • Chattanooga, Franklin, Tennessee • Alexandria, Virginia • Washington, D.C.





FIGURE 1
US 31 ACCESS MANAGEMENT STUDY AREA

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.
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 developments shall be required to provide two (2) access points.
8. All new developments in this corridor shall be required to perform traffic studies.

This technical letter will provide the City staff, TAC and BOMA, the information needed to make a sound decision on the adoption of an Access Management Policy for US 31 from Buckner Road to Campbell Station Parkway.

Traffic Signal Spacing and Access Management

Traffic signal spacing and access management studies are not a new focus area for governmental agencies. There are numerous studies that have been conducted and many resources available to help guide the development of policies and assist in the decision making process.

First, the basic principles of access management should be considered when evaluating a corridor(s). As noted in the *Traffic Engineering Handbook, 7th Edition* published by Institute of Transportation Engineers (ITE), the basic principles are:

1. Provide a specialized roadway system in which different roads are planned, designed and managed to ensure appropriate levels of safety and mobility for all users.
2. Promote intersection hierarchy.
3. Locate signals to favor through movements. Signalized access connections should fit into an overall traffic signal coordination plan. Long, uniform spacing of full-movement signalized intersections on major roadways improves the ability to coordinate signals for continuous movement of traffic at desired speeds.
4. Preserve the functional area of intersections and interchanges.
5. Limit the number of conflict points.
6. Separate conflict areas through appropriate access spacing.
7. Remove turning vehicles from through traffic lanes.
8. Use nontraversable medians on major roadways.
9. Provide a supporting street network along arterials and other major travel routes.
10. Provide unified site access and circulation systems within and between development sites along major travel routes.

Several of these should be heavily considered in regards to the US 31 corridor. In regards to #3 above, as quoted from *Traffic Engineering Handbook*, "Closely spaced or irregularly spaced traffic signal on arterial roadways result in frequent stops, unnecessary delay, increased fuel consumption, excessive vehicular emissions and high crash rates. Alternatively, long and uniform signal spacing allows timing plans that can efficiently accommodate varying traffic conditions during peak and off-peak periods."

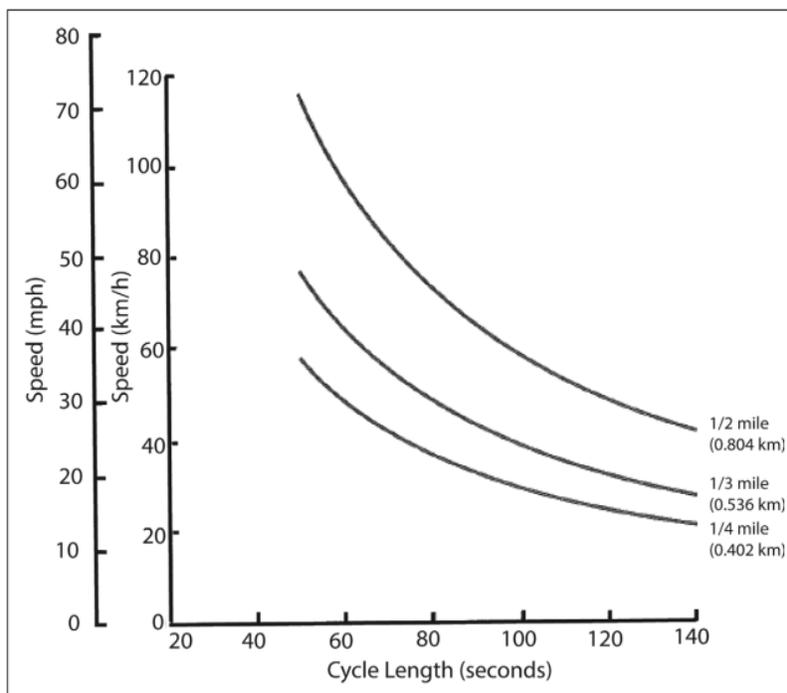
There are several references that provide guidance on spacing and documented studies with data presented to show the impacts of the various traffic signal spacing. However, there is not a written standard that fits every scenario.

- “spacing between coordinated signals should be no less than 1,000 feet.” - *2009 Edition of the Manual on Uniform Traffic Control Devices (MUTCD)*
- “for most arterial streets with signal spacing between 500 feet to 0.5 mile (2,640 feet), coordinated operation can often yield benefits by improving progression between signals” - *US Department of Transportation Federal Highway Administration’s Signal Timing Manual*
- “In a system of closely or irregularly spaced traffic signals, each traffic signal per mile added to a roadway reduces speeds by about 2 to 3 mph. Several studies have found that the number of crashes and crash rates increase as the frequency of traffic signal increases.” - *ITE’s Traffic Engineering Handbook, 7th Edition*

Figure 2, obtained from *Traffic Engineering Handbook*, shows the impacts on vehicle speeds along a corridor as the signal spacing changes from 0.5 miles to 0.25 miles and Table 1 shows the percent increase in travel time as the density signalized intersections increase.

As shown In Figure 2, assuming a standard cycle length of 120 seconds, signals spaced at uniform intervals of 0.25 miles (1,320 feet), 0.33 miles (1,760 feet) and 0.5 miles (2,640 feet) result in a progression speed of approximately 16 mph, 21 mph and 30 mph, respectively.

FIGURE 2
PROGRESSION SPEED AS A FUNCTION OF SIGNAL SPACING AND CYCLE LENGTH



Source: Stover and Koepke (2002).

The baseline for the US 31 corridor is two existing traffic signals (Buckner Road and Campbell Station Parkway). As shown in Table 1, if one traffic signal is added between the two existing traffic signals there is an expected nine (9) percent increase in travel time over this mile. Additionally, if two traffic signals are added in this same stretch of the corridor, there is an expected 16 percent increase in travel time over this mile.

TABLE 1
PERCENTAGE INCREASE IN TRAVEL TIMES AS SIGNALIZED DENSITY INCREASES

Signals per Mile	Percent Increase in Travel Times (Compared with Two Signals per Mile)
2.0	0
3.0	9
4.0	16
5.0	23
6.0	29
7.0	34
8.0	39

Source: NCHRP Report 420 (Cluck, Levinson, and Stover, 1999).

In summary of this section, traffic signal spacing and access management are critical to the operational characteristics and safety of a corridor. As additional traffic signals or conflict points are introduced in the system, there can be negative safety impacts and negative operational impacts.

Traffic Analyses

The review and evaluation of this segment of the US 31 corridor included operational analyses utilizing Synchro 9 Traffic Signal Coordination Software and HCS 2010. The base model from the US 31 Signal Optimization Study, completed in January 2015, was used to compare the US 31 segment (Buckner Road to Campbell Station Parkway) with current traffic control conditions to proposed traffic control conditions. The No-Build conditions is the corridor with the existing traffic control configuration in place – traffic signals at Buckner Road and Campbell Station Parkway and the other intersections as two-way stop controlled.

There were three proposed traffic control conditions evaluated.

- **Scenario 1** – Two additional traffic signals within the study corridor. The first at US 31 and Williford Court. The second at US 31 and the approximate center of the red box overlay shown on Figure 1. This is generally at the Saint Thomas Heart and Spring Hill Business Park driveways. Additionally, this option also includes converting US 31 and Wilkes Lane/Spedale Court into a right-in/right-out only intersection.
- **Scenario 2** – Two additional traffic signals within the study corridor. The first at US 31 and Williford Court. The second at US 31 and the approximate center of the red box overlay shown on Figure 1. This is generally at the Saint Thomas Heart and Spring Hill Business Park driveways. Additionally, this option includes abandonment of Wilkes Lane from the newly designed western frontage road to US 31. The newly designed frontage road would run parallel to US 31, providing a connection to the stubout at the commercial development where Starbucks is currently located. The abandonment of Wilkes Lane is needed to assist in diverting traffic to potential signalized intersection to help warrant the signal.

- Scenario 3 – One additional signal at the intersection of US 31 and Williford Court. In addition to this improvement, it is proposed for US 31 and Wilkes Lane/Spedale Court to be converted from a full access intersection into a right-in/right-out only intersection.

The analyses were conducted for existing 2016 AM and PM, the 2021 AM, PM and Off-Peak No-Build conditions, and the 2021 AM, PM and Off-Peak Build conditions for each of the three scenarios.

2016 Existing and 2021 No Build Conditions

As shown Table 2, the 2021 No Build scenario will experience a significant increase in delay and travel time over the 2016 existing conditions and will have speeds significantly lower than the posted 45 mph speed limit. This can be contributed to the continued overall traffic growth along the corridor.

2021 Conditions

As shown Table 2, the 2021 No Build scenario or 2021 Build Scenario 3 will tend to have the lower overall delay and travel time when compared with the other 2021 scenarios. Each of these will also tend to have the highest arterial speed of all of the conditions analyzed. The only exceptions will be the PM and Off-Peak travel time for northbound US 31 with Build Scenario 2.

TABLE 2
ARTERIAL LEVEL OF SERVICE SUMMARY TABLE

		AM			PM			Off Peak		
		Delay (s/veh)	Travel time (s)	Arterial Speed	Delay (s/veh)	Travel time (s)	Arterial Speed	Delay (s/veh)	Travel time (s)	Arterial Speed
NB US 31	2016 Existing	62.9	197.3	34	60.9	125.8	24			
	2021 No Build	252	369.3	18	130.4	569.2	16	33.5	167.7	40
	2021 Build Scenario 1	231.7	364.5	19	174.3	591.1	13	48.8	178.6	38
	2021 Build Scenario 2	230.7	364	20	171.1	416.3	13	38.2	166.8	40
	2021 Build Scenario 3	228.4	356.2	20	114.3	446.9	17	46.9	177	38
SB US 31	2016 Existing	46.9	132.6	32	59.9	149.2	29			
	2021 No Build	161.6	247.8	17	236.7	625.9	13	27	114.7	37
	2021 Build Scenario 1	198.3	315.8	15	206.6	526.2	15	40.9	127.4	33
	2021 Build Scenario 2	211.9	351.6	14	221.2	634.8	14	32.9	121.2	35
	2021 Build Scenario 3	199.6	331.7	15	203.1	521.7	15	38.2	124.6	14

*The bold-italicized number indicates the minimum of the 2021 Scenarios

Traffic Signal Warrant Analysis

Throughout this technical letter the discussion has centered around the location of future traffic signals and access management. The other piece to the overall puzzle is the warranting of the traffic signal at either of the locations evaluated on this segment of US 31. The MUTCD provides support for engineering decision making by setting quantitative criteria and specific thresholds that can be applied to evaluate the potential need for a traffic signal. These criteria are referred to as Traffic Signal Warrants. There are nine (9) warrants to consider when evaluating

the need for a traffic signal; however it should be noted that satisfying the warrants does not itself indicate that a traffic signal should be installed.

As noted in the *Traffic Engineering Handbook* and in the *MUTCD*, traffic signal can eliminate or at least substantially reduce the number and severity of conflicts. They also provide regular interruptions to heavy traffic streams, allowing other vehicular traffic to enter or cross the traffic stream. Therefore, traffic signals are considered, especially by the general public, “a panacea for all traffic problems at intersections”. This belief, however ignores the potential disadvantages of traffic signals, especially those that are not warranted. Some of these disadvantages are:

- Excessive delay
- Excessive disobedience of the signal indications
- Increased use of less adequate routes as road users attempt to avoid the traffic control signals
- Significant increases in the frequency of collisions (especially rear-end collisions)

As part of the review of the corridor, the traffic signal warrant information provided in the Cadence Crossing Traffic Impact Study was evaluated for the intersection of US 31 and Williford Court along with a preliminary evaluation of the potential for a traffic signal to be warranted at the second location near the Spring Hill Business Park driveway.

As detailed in the Cadence Crossing Traffic Impact Study, it was concluded that “at full build-out, the Cadence Crossing project site will satisfy seven of the eight hours required for Warrant 1 – Condition B and are very close to satisfying this warrant for an eighth hour. Also, the existing traffic volumes from Cadence Crossing will satisfy Warrant 2 – Four Hour Volume. Based on these results, it would be appropriate to collect new traffic counts and conduct a Traffic Signal Warrant analysis for the intersection when the project is complete and fully occupied”.

Based on the review of the information in the traffic impact study and the operational analysis completed as part of this study, it is anticipated that traffic volumes from the Cadence Crossing development should meet some of the traffic signal warrant criteria; however this will be dependent on the side street design (one exiting lane vs. two exiting lanes) and the actual trip distribution from the site.

As for the second potential traffic signal evaluated for this segment of US 31. The future developments on the vacant parcels along the western boundary of US 31 will create several new trips on the network and the realignment of Wilkes Lane will divert trips to the potential new intersection. However, it is not anticipated that the side street traffic volumes will meet the thresholds for the traffic signal volume warrants.

Conclusions

As noted above and in the Access Management Policy, consideration should be given to the guidance of locating up to two new traffic signals on US 31 between Buckner Road and Campbell Station Parkway.

Traffic Signal Spacing

- **US 31 and Williford Court** – located 1,250 feet south of Buckner Road, 1,300 feet north of US 31 and Existing Driveways (Saint Thomas Heart/Spring Hill Business Park), and 2,600 feet north of Campbell Station Parkway.
- **US 31 and Existing Driveways (Saint Thomas Heart/Spring Hill Business Park)** – located 2,550 feet south of Buckner Road, 1,300 feet south of US 31 and Williford Court, and 1,300 feet north of Campbell Station Parkway.

Traffic Analysis

Although it is acceptable to add two additional signals to this coordinated signal system while maintaining appropriate traffic signal spacing, the operational analysis showed that the addition of two traffic signals had a reasonably significant negative impact on delay and travel time and a reduction in the arterial speed for this segment of US 31.

As shown in Table 2, the 2021 No-Build and the 2021 Build Scenario 3 (only one new traffic signal) have similar operational results and tend to split which operates with the lower delay and travel of the 2021 scenarios.

Traffic Signal Warrant Analysis

It is anticipated the traffic generated by the Cadence Crossing development should meet some of the traffic signal warrant criteria; however this will be dependent on the side street design (one exiting lane vs. two exiting lanes) and the actual trip distribution from the site.

The potential traffic generated by future development of the vacant parcels along the western boundary of US 31 will create several new trips on the network and the realignment of Wilkes Lane will divert trips to the potential new intersection. However, it is not anticipated that the side street traffic volumes will meet the thresholds for the traffic signal volume warrants.

Recommendations

- The only potential signalization considered for this segment of US 31 between Buckner Road and Campbell Station Parkway should be at US 31 and Williford Court. This location should not be approved for a traffic signal until the appropriate traffic warrants are satisfied and an engineering study is completed that shows there will be negligible negative impacts to the operational characteristics and no negative safety impacts to the US 31 corridor.
- The City should minimize additional access locations on US 31. If an access is granted, the access should be designed as a right-in/right-out only configuration.
- The City should redesign Wilkes Lane as a right-in/right-out only configuration

- The City should continue the frontage road concept from Wilkes Lane to the existing stubout at Starbucks.
- The City should conduct regular traffic signal timing reviews/optimization of the entire US 31 corridor. The recommended timeframe for signal timing updates for major corridors is every 3-5 years.
- Due to the heavy congestion during the peak periods and the unknown timeframe for major improvements to US 31, the City should evaluate alternative connections parallel to US 31. This is in support of the basic principles of access management.

Please contact me at your convenience should you have any questions.

Respectfully Submitted,
Volkert, Inc.

A handwritten signature in blue ink that reads "Gerald Bolden".

Gerald Bolden, PE, PTOE
Transportation Design Manager

CC: File

ORDINANCE 16-05

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY AMENDING ARTICLES IV AND XIV AND ADDING ARTICLE XVIII RELATED TO PLANNED ZONING DISTRICTS

WHEREAS, the Board of Mayor and Aldermen for the City of Spring Hill may, pursuant to its charter and the general laws of the State of Tennessee, have the right to enact an amend to the Spring Hill Zoning Ordinance 86-47 with said amendment being within the adopted Comprehensive Plan purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the Spring Hill Municipal Planning Commission has created a precedent of promoting safe and orderly development standards; and

WHEREAS, the Spring Hill Municipal Planning Commission has recommended to the Board of Mayor and Aldermen on the 11th day of January, 2016, to amend Zoning Ordinance 86-47 of the City of Spring Hill, as hereafter described;

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

Section 1. That Article XVII (Planned Zoning Districts) is added as attached hereto (Exhibit A).

Section 2. That Article IV (General Provisions) Section 11.3 is amended to include the following fees for a Planned Zoning District application:

Nonresidential/mixed use

Zoning only:

Five acres or less - \$500

More than five acres - \$800

Zoning and development:

Five acres or less - \$500 + \$0.03/s.f. of g.f.a and \$10 per dwelling unit

More than five acres - \$800 + \$0.03/s.f. of g.f.a and \$10 per dwelling unit

Residential

Zoning only:

20 dwelling units of less - \$400

More than 20 dwelling units - \$600

Zoning and development:

20 dwelling units of less - \$400 + \$20/acre + \$10/lot or dwelling unit
More than 20 dwelling units - \$600 + \$20/acre + \$10/lot or dwelling unit

Section 3. That Article XIV (Amendments), Section 1.1, is amended to include Planned Zoning District applications in all rezoning notification, process, and procedural requirements, as follows:

The Planning Commission shall review and make recommendations to the Board of Mayor and Aldermen on all proposed amendments to this Zoning Ordinance. Prior to this review and recommendation, the Planning Department for the City of Spring Hill shall provide, to each applicant for a rezone, Planned Unit Development (PUD), Planned Zoning District (PZD), or Traditional Neighborhood Development (TND) a sample letter, attached as Appendix XIV - A hereto, for mailing to property owners within five hundred (500) feet from any boundary line of the property presented for re-zone or for a reclassification in use. The letter will be provided upon filing of the application.

The letter shall include upcoming schedules of the Planning Commission and Board of Mayor and Aldermen meetings wherein the request will be considered, along with the location, date and times of such meetings, a specific identification of the property to be considered, the current zoning classification, including a map of the property, the proposed zoning classification, a description of the proposed use, and a proposed sketch plat if the change in use would become a PUD, PZD, or TND.

BE IT FURTHER ENACTED, that all ordinances or parts of ordinances in conflict herewith be, and same hereby are repealed or modified as the case may be.

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

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 18th Day of April 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading: March 21, 2016

Passed on Second Reading:

“EXHIBIT A”

ARTICLE XVIII PLANNED ZONING DISTRICT

Section 1. Applicability

Any property located within the city limits is eligible for a Planned Zoning District (PZD).

Section 2. Purpose

The intent of the PZD is to permit and encourage comprehensively planned zoning and developments that cannot be achieved through the current base zoning districts of this Zoning Ordinance and whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The Board of Mayor and Aldermen may consider any of the following factors in review of a PZD application:

- A. *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
- B. *Compatibility.* Providing for compatibility with the surrounding land uses.
- C. *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- D. *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
- E. *No negative impact.* Does not have a negative effect upon the future development of the area:
- F. *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the City and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
- G. *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
- H. *Natural features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
- I. *Comprehensive Plan.* Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding polices, principles, and recommendations of the Comprehensive Plan.

- J. *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.
- K. *Recognized zoning consideration.* Whether any other recognized zoning or municipal code consideration would be violated in this PZD.

Section 3. Rezoning

Property may be rezoned to the PZD by the Board of Mayor and Aldermen in accordance with the requirements of this chapter.

- A. A PZD shall not be used as a refuge from the requirements of an equivalent base zoning district.
- B. Proposed districts shall identify all uses, permitted by right or on appeal, subject to Board of Mayor and Aldermen approval of the PZD request.
- C. Residential densities shall be determined on the basis of the following:
 - 1. The densities of surrounding development;
 - 2. The densities allowed under the current Zoning;
 - 3. The development goals and other polices of the City's Comprehensive Plan;
 - 4. The topography and character of the Natural environment; and
 - 5. The impact of a given density on the specific site and adjacent properties.
- D. *Building setback.* There shall be no minimum building setback requirement except as may be determined by the Planning Commission and the Board of Mayor and Aldermen during review of the zoning plan based on the uses within the development and the proximity of the development to existing or prospective development on adjacent properties.
- E. *Building height.* There shall be no maximum building height except as may be determined by the Planning Commission and Board of Mayor and Aldermen during the review of the zoning plan based on the uses within the development and the proximity of the development to existing or prospective development on adjacent properties. A lesser height may be established by the Planning Commission or Board of Mayor and Alderman when it is deemed necessary to provide adequate light and air to adjacent property and to protect the visual quality of the community.
- F. *Building area.* The Planning Commission and Board of Mayor and Aldermen shall review specific proposed lot coverages with generally correspond to the guidelines for lot coverage in the respective residential, office commercial or industrial district which most depicts said development scheme.

- G. *Design and development.* The Planning Commission and Board of Mayor and Aldermen shall review specific proposed design and development criteria if the proposal intends to incorporate techniques and specifications beyond those permitted in the City's Zoning Ordinance and Subdivision Regulations.
- H. *Maintenance Organization.* In any instance where common open space is to be conveyed to an organization other than a public agency, the Planning Commission and the Board of Mayor and Aldermen shall require that the landholder provide for and establish an organization for the ownership and maintenance of any common open space.
1. Such organization shall not be dissolved nor shall it dispose of any common open space, by sale or otherwise (except to an organization conceived and established to own and maintain the common open space), without first offering to dedicate the same to the City and the said dedication be approved by the Planning Commission.
 2. In the event that the organization established to own and maintain common open space, or any successor organization shall at any time after the establishment of the PZD fail to maintain the common open space in reasonable order and condition in accordance with the final approved plan, the Planning Department may serve written notice upon such organization and/or the owners or residents of the property. Should the organization fail to maintain the common open space thirty (30) days after the issuance of written notice, the Planning Department shall call upon any public or private agency to maintain the common space for a period of one (1) year. When the Planning Department determines that the organization is not prepared for the maintenance for yearly periods. The cost of such maintenance shall be assessed proportionately against the properties within the PZD that have a right to enjoyment of the common open space, and shall become a lien on said properties.

Section 4. Submittal Requirements

An application shall not be considered complete until the required submittal information has been provided to the Planning Department.

- A. Application type.
1. Zoning only. A PZD application may be submitted to establish the zoning criteria of a property, in accordance with Section 3 of this article.
 2. Zoning and development. An applicant may elect to submit a PZD application with a development application, in accordance with the requirements of Article IV, Sections 8.1 and 8.2.

- B. All PZD applications shall include a booklet and concept plan:
 - 1. *Booklet*. Describe the intent of each proposed district and list all zoning, design, and development criteria, as outlined in Section 3 of this Article.
 - 2. *Concept Plan*. Illustrate the general development form and arrangement permitted by the proposed districts.

Section 5. Phasing

Standard vesting periods shall apply for an application requiring preliminary approval, as outlined in Article IV, Section 8.4.

- A. Exception. The Board of Mayor and Aldermen may approve a phasing plan granting extended vesting periods than the standard. The proposed phasing plan shall include the action that commences the initial vesting period and all subsequent actions that extend the initial vesting period, similar to the organization of Article IV, Section 8.4. The initial vesting period shall not exceed 15 years for undeveloped properties.

SUBJECT: ORD 16-05 (Planned Zoning District)

DATE: March 7, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAFF MEMORANDUM

Project description: As the City of Spring Hill continues to grow in size, our needs and expectations become more intricate, sophisticated, and complex, and our zoning and development tools are not designed to accomplish these needs and expectations. The Spring Hill Board of Mayor and Aldermen have authorized funding to hire a consultant team for the purposes of updating the City’s zoning and subdivision regulations, which will address these needs comprehensively; however, the Administration and staff have identified an immediate need for tool (Planned Zoning District) to address specific needs throughout the City.

A PZD combines the predictability and strict scrutiny of a Planned Unit Development with the flexibility for development afforded with base zoning districts, but it also creates opportunities for creativity and innovation that are not possible under the standard criteria of the City’s zoning and subdivision regulations, such as but not limited to form-based zoning districts, urban sidewalks with tree wells, alternative storm water management techniques, flexible parking standards, and permeable pavement.

A Planned Zoning District is a tool that is used in multiple cities throughout the nation, and Planned Unit Developments are often written to function similarly to a Planned Zoning District. Staff has written a new article of the Zoning Ordinance that combines the best practices of many different models so that this PZD process could be specific to Spring Hill.

Request: On January 11th, the Planning Commission recommended BOMA approval of staff’s proposal to amend the City’s zoning ordinance to include new provisions that would permit a property owner to submit a new type of zoning and development application. This proposal does not change any existing zoning district or process. The following chart outlines a summary of the attached proposal:

Code Section	Proposal	Purpose
Article 4, General Provisions	Set application fees for a PZD based on the proposal	The proposal permits an applicant to apply for “zoning only” or “zoning and development” with a PZD application. Because the level of review associated with reviewing the two tiers of this type of application, the following fees are recommended: <u>Nonresidential/mixed use</u> Zoning only: Five acres or less - \$500 More than five acres - \$800 Zoning and development: Five acres or less - \$500 + \$0.03/s.f. of g.f.a and \$10 per dwelling unit More than five acres - \$800 + \$0.03/s.f. of g.f.a and \$10 per dwelling unit

City of Spring Hill, Tenn.

		<p><u>Residential</u> Zoning only: 20 dwelling units of less - \$400 More than 20 dwelling units - \$600 Zoning and development: 20 dwelling units of less - \$400 + \$20/acre + \$10/lot or dwelling unit More than 20 dwelling units - \$600 + \$20/acre + \$10/lot or dwelling unit</p>
Article 14, Amendment	Add "Planned Zoning District" to all notification requirements	A PZD is a rezoning application and requires notice. The City's notification requirements list the type of rezoning application specifically.
Article 18, Planned Zoning District	Create a new article for "Planned Zoning District"	This new article will establish the enabling legislation for a property owner to submit an application for a PZD.
Section 1, Applicability	Make the PZD an option for any property located within the City Limits	
Section 2, Purpose	Identify the purpose of a PZD	<p>A PZD is intended to be a special tool for a property and for the City to permit and encourage projects that cannot be achieved through the standard "base" zoning districts (R-2, R-4, B-2, etc.).</p> <p>This tool is meant to encourage redevelopment, economic development, and cultural enrichment. It may be a single-use development (such as Rippavilla or Northfield Workforce Development and Conference Center) or a mixed-use development (such as that planned for the Children's Home property).</p>
Section 3, Rezoning	Outline the requirements for a PZD	<p>A PZD is designed to be customized zoning, similarly to a Planned Unit Development, but to also provide more flexibility in the development of the property.</p> <p>This section outlines the information that must be submitted for the Planning Commission and Board of Mayor and Aldermen (BOMA) to consider. It also explains that the Planning Commission and BOMA may limit the PZD below the criteria proposed.</p>
Section 4, Submittal Requirements	Establish standard criteria for the submittal of the required information outlined in Section 3	This section permits an applicant to submit an application for zoning only (to create the customized zoning district) or to submit an application for zoning and development (to create the customized zoning district and to subdivide the property by zoning district or develop the property in accordance with the proposed criteria)
Section 5, Phasing	Create flexibility in the phasing or implementation of the project	<p>A PZD can range in scope, complexity, or size. For example, someone could submit a single-use PZD application for a one-acre property that is already developed or a mixed-use PZD application for a 600-acre property that isn't developed. These two examples have different phasing needs.</p> <p>This section sets the standard vesting periods enforced by the City but also permits a property owner to submit a phasing plan that would extend the vesting rights specific to the complexities of the project.</p>

**ARTICLE XVIII
PLANNED ZONING DISTRICT**

Section 1. Applicability

Any property located within the city limits is eligible for a Planned Zoning District (PZD).

Section 2. Purpose

The intent of the PZD is to permit and encourage comprehensively planned zoning and developments that cannot be achieved through the current base zoning districts of this Zoning Ordinance and whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The Board of Mayor and Aldermen may consider any of the following factors in review of a PZD application:

- A. *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
- B. *Compatibility.* Providing for compatibility with the surrounding land uses.
- C. *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- D. *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
- E. *No negative impact.* Does not have a negative effect upon the future development of the area:
- F. *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the City and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
- G. *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
- H. *Natural features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
- I. *Comprehensive Plan.* Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies, principles, and recommendations of the Comprehensive Plan.
- J. *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.

- K. *Recognized zoning consideration.* Whether any other recognized zoning or municipal code consideration would be violated in this PZD.

Section 3. Rezoning

Property may be rezoned to the PZD by the Board of Mayor and Aldermen in accordance with the requirements of this chapter.

- A. A PZD shall not be used as a refuge from the requirements of an equivalent base zoning district.
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 - 5. The impact of a given density on the specific site and adjacent properties.
- D. *Building setback.* There shall be no minimum building setback requirement except as may be determined by the Planning Commission and the Board of Mayor and Aldermen during review of the zoning plan based on the uses within the development and the proximity of the development to existing or prospective development on adjacent properties.
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proposal intends to incorporate techniques and specifications beyond those permitted in the City's Zoning Ordinance and Subdivision Regulations.

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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: February 16, 2016
Removed from agenda for lack of notification on March 21, 2016
Passed on Second Reading: (on agenda April 18, 2106)

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: 1/2 - 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 R. Szeliga Date: 12 Jan 16
Address: C/O HUNTER GORDON LLC
PO Box 461 Thompson Station, TN 37179
Phone number: 615/302-0100
Email: huntly@huntergordon.com
Signature: [Handwritten Signature] [Handwritten Initials]

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): Leola Parham Beard

Date: 12-28-15

Address: 1964 Sugar Ridge Road
Spring Hill TN 37174

Phone number: 931 486-2543

Email: _____

Signature: Leola Parham Beard

Name (printed): _____

Date: Dec 28-2015

Address: _____

Phone number: _____

Email: _____

Signature: _____

ADDITIONAL DESCRIPTION	PER WILL	TOTAL LAND UNITS	DEED	CALC	DATE PRINTED	DATE UPDATED	PI	SI
CONTINUOUS FOOTING					2.3	10/5/2015		
WOOD W/ SUB FLOOR					2.3			
STANDING AVERAGE					2.3			

FOUNDATION	FLOOR SYSTEM	EXT WALL	STRUCT FRAME	ROOF FRAMING	ROOF COV DEC	CAB MILLWORK	FLOOR FINISH	INTER FINISH	PAINT DECOR	HTG/AIR COND	PLUMBING FIX	BATH TILE	ELECTRICAL	QUALITY
CONTINUOUS FOOTING	WOOD W/ SUB FLOOR	STANDING AVERAGE		GABLE/HIP	COMPOSITION SHINGLE	AVERAGE	HARDWOOD/PARQUE	DRYWALL	AVERAGE	/	6		AVERAGE	

AREA DESC	PCT RATE	ADD SF	RT	AREA	RATE	SQ FT	REPL COST
SAS				1324		1324	
USF				1324		1324	78848
GPF				248		248	4928
UTU				70		70	1398
LITU				168		168	3338
EPB				104		104	4138

AGE	NORM	OTHR	FUNC	ECON	% COND	REPL COST	DEPR	LND APP	BY	SSD	WARD	EDD	PLAN	OTR	MORT	MH	MH NO	AREA CODE
68	68	0	0	0		118748	69738	2006-01-01	15									101

XFSB DESC	QUAL	SIZE	UNIT PRICE	UNITS	EF YR	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	24X48		0	1972			2750				STABLE LEVEL			PAVED		-86.92	35.75

BLDG APP	APP BY	SOURCE	DWL UNITS	WAT	SEM	SLEC	GAS ZONING	OCC	COND

LAND USE CODES	1. 11	2. 00	3. 00	4. 00	MARKET DATA	DATE	PRICE	BOOK	PAGE	VI	IMS	Q	DEED TRANS	BOOK	PAGE
						1981-09-16									

Real Estate Assessment Data

Home	About	New Search	Return to List
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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

2.30 AC

19

18.01

14.01



----- 47.5 feet right-of-way from centerline

— Edge of existing front building footprint

— Front setback for B-4

— Front setback for B-2

RESOLUTION 16-33

A RESOLUTION AUTHORIZING THE ISSUANCE OF INTEREST BEARING CAPITAL OUTLAY NOTES OF THE CITY OF SPRING HILL, TENNESSEE, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED THREE MILLION DOLLARS (\$3,000,000); MAKING PROVISION FOR THE ISSUANCE, SALE AND PAYMENT OF SAID NOTES, ESTABLISHING THE TERMS THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM; AND PROVIDING FOR THE LEVY OF TAX FOR THE PAYMENT OF PRINCIPAL THEREOF AND INTEREST THEREON.

WHEREAS, pursuant to authority granted by Sections 9-21-101 *et seq.*, Tennessee Code Annotated, subject to the approval of the State Director of State and Local Finance, local governments in Tennessee are authorized to issue interest bearing capital outlay notes for all local governments purposes for which general obligation bonds can be legally authorized and issued for a period of not to exceed twelve (12) years following the fiscal year in which the notes are issued; and

WHEREAS, the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee (the "Municipality") has determined that it is necessary and desirable to issue not to exceed \$3,000,000 in aggregate principal amount of capital outlay notes to provide funds for the purpose of (i) acquisition, construction and installation of water tanks and drainage systems including storm water sewers and drains and upgrades and enlargements thereof within the Municipality; (ii) acquisition of all property, real and personal to the Duplex Road extension and/or widening and all rights of way required in connection therewith; (iii) payment of legal, fiscal, administrative, architectural and engineering costs incident to the foregoing (the "Projects"); (iv) reimbursement for funds previously expended for the Projects costs, if any; and (v) the payment of costs incident to the issuance and sale of the Notes authorized herein; and

WHEREAS, it appears to the Board of Mayor and Aldermen of the Municipality that it will be advantageous to the Municipality to issue not to exceed \$3,000,000 in aggregate principal amount of capital outlay notes for said purposes; and

WHEREAS, it is the intention of the Board of Mayor and Aldermen of the Municipality to adopt this resolution for the purpose of authorizing such notes, establishing the terms thereof, providing for the issuance, sale and payment of the notes and disposition of proceeds therefrom, and providing for the levy of a tax for the payment of principal thereof and interest thereon.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of Spring Hill, Tennessee, as follows:

Section 1. Authority. The notes authorized by this resolution are issued pursuant to Sections 9-21-101 *et seq.*, Tennessee Code Annotated, and other applicable provisions of law.

Section 2. Definitions. The following terms shall have the following meanings in this resolution unless the text expressly or by necessary implication requires otherwise:

(a) “Code” shall mean the Internal Revenue Code of 1986, as amended, and all regulations promulgated or proposed thereunder;

(b) “Governing Body” shall mean the Board of Mayor and Aldermen of the Municipality;

(c) “Municipality” shall mean the City of Spring Hill, Tennessee;

(d) “Notes” shall mean the not to exceed \$3,000,000 Capital Outlay Notes, Series 2016 of the Municipality, to be dated the date of issuance, or having such other designation or such other dated date as shall be determined by the Mayor, authorized to be issued by this resolution;

(e) “Projects” shall mean (i) acquisition, construction and installation of water tanks and drainage systems including storm water sewers and drains and upgrades and enlargements thereof within the Municipality; (ii) acquisition of all property, real and personal to the Duplex Road extension and/or widening and all rights of way required in connection therewith; (iii) payment of legal, fiscal, administrative, architectural and engineering costs incident to the foregoing; and

(f) “Registration Agent” shall mean the City Recorder who shall serve as registration and paying agent or any successor registration agent and paying agent appointed by the Governing Body.

Section 3. Authorization and Terms of the Notes. (a) For the purpose of funding the Projects and reimbursing the Municipality for funds previously expended for Project costs, if any, subject to the adjustments permitted pursuant to Section 7 hereof, including the costs incident to the issuance and sale of the Notes as more fully set forth in Section 7 hereof, there are hereby authorized to be issued interest bearing capital outlay notes of the Municipality, in certificated form, in an aggregate principal amount of not to exceed \$3,000,000. Subject to the adjustments permitted in Section 7 hereof, the Notes shall be issued in one or more emissions, in fully registered form, without coupons, shall be known as “Capital Outlay Notes, Series 2016” and shall be dated the date of issuance, or having such other designation or such other dated date as shall be determined by the Mayor; and shall bear interest at a rate or rates not to exceed four percent (4.00%) per annum, payable, subject to the adjustments permitted pursuant to Section 7 hereof, semi-annually on April 1 and October 1 until the Notes mature or are redeemed, commencing October 1, 2016. The Notes shall be issued initially in \$5,000 denominations or integral multiples thereof, as shall be requested by the original purchaser thereof. Subject to the adjustments permitted by Section 7 hereof, the Notes shall mature on April 1, 2025 and shall be subject to mandatory redemption and be payable on April 1 of each year in such manner that will retire principal on the Notes in an amount that is estimated to be at least equal to an amortization that will reflect level debt service on the Notes as established at the time of sale and as provided herein. Subject to the adjustments permitted by Section 7 hereof, the Notes shall be subject to redemption prior to maturity at the option of the Municipality, as a whole or in part, at any time at the redemption price of par plus accrued interest to the redemption date. If less than all the Notes shall be called for redemption, the maturities to be redeemed shall be designated by the Governing Body, in its discretion, and, if less than all of the Notes of a maturity shall be called

for redemption, the Notes within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

(c) Notice of call for redemption, other than for mandatory redemption, shall be given by the Registration Agent on behalf of the Municipality not less than thirty (30) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Notes to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Note registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for redemption of any of the Notes for which proper notice was given. The Registration Agent shall mail said notices as and when directed by the Municipality pursuant to written instructions from an authorized representative of the Municipality. From and after the redemption date, all Notes called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided as set forth herein.

(d) The Municipality hereby authorizes and directs the Registration Agent to maintain Note registration records with respect to the Notes, to authenticate and deliver the Notes as provided herein, either at original issuance or upon transfer, to effect transfers of the Notes, to give all notices of redemption as required herein, to make all payments of principal and interest with respect to the Notes as provided herein, to cancel and destroy Notes which have been paid at maturity or upon earlier redemption or submitted for exchange or transfer, to furnish the Municipality at least annually a certificate of destruction with respect to Notes canceled and destroyed, and to furnish the Municipality at least annually an audit confirmation of Notes paid, Notes outstanding and payments made with respect to interest on the Notes.

(e) The Notes shall be payable, both principal and interest, in lawful money of the United States of America at the main office of the Registration Agent. The Registration Agent shall make all interest payments with respect to the Notes by check or draft on each interest payment date directly to the registered owners as shown on the Note registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by depositing said payment in the United States mail, postage prepaid, addressed to such owners at their addresses shown on said Note registration records, without, except for final payment, the presentation or surrender of such registered Notes, and all such payments shall discharge the obligations of the Municipality in respect of such Notes to the extent of the payments so made. Payment of principal of and premium, if any, on the Notes shall be made upon presentation and surrender of such Notes to the Registration Agent as the same shall become due and payable. All rates of interest specified herein shall be computed on the basis of a three hundred sixty (360) day year composed of twelve (12) months of thirty (30) days each. If requested by the Owner of at least \$1,000,000 in aggregate principal amount of the Notes, payment of interest on such Notes shall be paid by wire transfer to a bank within the continental United States and written notice of any such election is given to the Registration Agent prior to the record date.

(f) Any interest on any Note that is payable but is not punctually paid or duly provided for on any interest payment date (hereinafter "Defaulted Interest") shall forthwith cease

to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such Defaulted Interest shall be paid by the Municipality to the persons in whose names the Notes are registered at the close of business on a date (the "Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner: the Municipality shall notify the Registration Agent in writing of the amount of Defaulted Interest proposed to be paid on each Note and the date of the proposed payment, and at the same time the Municipality shall deposit with the Registration Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Registration Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Section provided. Thereupon, not less than ten (10) days after the receipt by the Registration Agent of the notice of the proposed payment, the Registration Agent shall fix a Special Record Date for the payment of such Defaulted Interest which Date shall be not more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment to the registered owners. The Registration Agent shall promptly notify the Municipality of such Special Record Date and, in the name and at the expense of the Municipality, not less than ten (10) days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each registered owner at the address thereof as it appears in the Note registration records maintained by the Registration Agent as of the date of such notice. Nothing contained in this Section or in the Notes shall impair any statutory or other rights in law or in equity of any registered owner arising as a result of the failure of the Municipality to punctually pay or duly provide for the payment of principal of, premium, if any, and interest on the Notes when due.

(g) The Notes are transferable only by presentation to the Registration Agent by the registered owner, or his legal representative duly authorized in writing, of the registered Note(s) to be transferred with the form of assignment on the reverse side thereof completed in full and signed with the name of the registered owner as it appears upon the face of the Note(s) accompanied by appropriate documentation necessary to prove the legal capacity of any legal representative of the registered owner. Upon receipt of the Note(s) in such form and with such documentation, if any, the Registration Agent shall issue a new Note or the Note to the assignee(s) in \$5,000 denominations, or integral multiples of \$1,000 in excess thereof, as requested by the registered owner requesting transfer. The Registration Agent shall not be required to transfer or exchange any Note during the period commencing on a Regular or Special Record Date and ending on the corresponding interest payment date of such Note, nor to transfer or exchange any Note after the notice calling such Note for redemption has been made, nor to transfer or exchange any Note during the period following the receipt of instructions from the Municipality to call such Note for redemption; provided, the Registration Agent, at its option, may make transfers after any of said dates. No charge shall be made to any registered owner for the privilege of transferring any Note, provided that any transfer tax relating to such transaction shall be paid by the registered owner requesting transfer. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the Municipality nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Notes shall be overdue. The Notes, upon surrender to the Registration Agent, may, at the option of the registered owner, be exchanged for

an equal aggregate principal amount of the Notes of the same maturity in any authorized denomination or denominations.

(h) The Notes shall be executed in such manner as may be prescribed by applicable law, in the name, and on behalf, of the Municipality with the manual signature of the Mayor and with the official seal, of the Municipality impressed or imprinted thereon and attested by the manual signature of the City Recorder.

(i) The Registration Agent is hereby authorized to authenticate and deliver the Notes to the original purchaser, upon receipt by the Municipality of the proceeds of the sale thereof and to authenticate and deliver Notes in exchange for Notes of the same principal amount delivered for transfer upon receipt of the Note(s) to be transferred in proper form with proper documentation as hereinabove described, The Notes shall not be valid for any purpose unless authenticated by the Registration Agent on the certificate set forth herein on the Note form.

(j) In case any Note shall become mutilated, or be lost, stolen, or destroyed, the Municipality, in its discretion, shall issue, and the Registration Agent, upon written direction from the Municipality, shall authenticate and deliver, a new Note of like tenor, amount, maturity and date, in exchange and substitution for, and upon the cancellation of, the mutilated Note, or in lieu of and in substitution for such lost, stolen or destroyed Note, or if any such Note shall have matured or shall be about to mature, instead of issuing a substituted Note the Municipality may pay or authorize payment of such Note without surrender thereof. In every case the applicant shall furnish evidence satisfactory to the Municipality and the Registration Agent of the destruction, theft or loss of such Note, and indemnity satisfactory to the Municipality and the Registration Agent; and the Municipality may charge the applicant for the issue of such new Note an amount sufficient to reimburse the Municipality for the expense incurred by it in the issue thereof.

Section 4. Source of Payment. The Notes shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the Municipality. The Notes are additionally payable from other legally available funds of the Municipality. For the prompt payment of principal of and interest on the Notes, the full faith and credit of the Municipality are hereby irrevocably pledged.

Section 5. Form of Notes. The Notes shall be in substantially the following form. Without further act or consent of the Governing Body, the Mayor is authorized to modify the form of the Notes to conform such notes to the terms of the sale, subject to the parameters set forth herein, and the execution thereof by the Mayor shall be conclusive proof of all required approvals of such changes:

(Form of Note)

REGISTERED
Number _____

REGISTERED
\$ _____

UNITED STATES OF AMERICA

[April 1, 2025	April 1, 2017	\$
	April 1, 2018	
	April 1, 2019	
	April 1, 2020	
	April 1, 2021	
	April 1, 2022	
	April 1, 2023	
	April 1, 2024	
	April 1, 2025*]	

* Maturity

This Note is transferable by the registered owner hereof in person or by such owner's attorney duly authorized in writing at the principal corporate trust office of the Registration Agent set forth on the front side hereof, but only in the manner, subject to limitations and upon payment of the charges provided in the Resolution and upon surrender and cancellation of this Note. Upon such transfer a new Note or Notes of authorized denominations of the same maturity and interest rate for the same aggregate principal amount will be issued to the transferee in exchange therefor. The person in whose name this Note is registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the Municipality nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Note shall be overdue. Notes, upon surrender to the Registration Agent, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of the Notes of the same maturity in authorized denomination or denominations, upon the terms set forth in the Resolution. The Registration Agent shall not be required to transfer or exchange any Note during the period commencing on a Regular Record Date or Special Record Date and ending on the corresponding interest payment date of such Note, nor to transfer or exchange any Note after the notice calling such Note for redemption has been made, nor during a period following the receipt of instructions from the Municipality to call such Note for redemption.

It is hereby certified, recited, and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Note exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Note does not exceed any limitation prescribed by the constitution and statutes of the State of Tennessee.

This Note is one of a total authorized issue aggregating \$3,000,000 and issued by the Municipality for the purpose of providing funds for the for the purpose of (i) acquisition, construction and installation of water tanks and drainage systems including storm water sewers and drains and upgrades and enlargements thereof within the Municipality; (ii) acquisition of all property, real and personal to the Duplex Road extension and/or widening and all rights of way required in connection therewith;(iii) payment of legal, fiscal, administrative, architectural and engineering costs incident to the foregoing; (iv) reimbursement for funds previously expended for the Projects costs, if any; and (v) the payment of cost incident to the issuance and sale of the Note. The Note is issued pursuant to Sections 9-21-101 et seq., Tennessee Code Annotated, and pursuant to a resolution (the "Resolution") duly adopted by the Board of Mayor and Aldermen of the Municipality on the 18th day of April, 2016.

This Note is payable from unlimited ad valorem taxes to be levied on all taxable property within the Municipality and additionally payable from other legally available funds of the Municipality. For the prompt payment of principal of and interest on this Note, the full faith and credit of the Municipality are irrevocably pledged. For a more complete statement of the general covenants and provisions pursuant to which this Note is issued, reference is hereby made to said Resolution.

This Note and the income therefrom are exempt from all present state, county and municipal taxes in Tennessee except (a) inheritance, transfer and estate taxes, (b) Tennessee excise taxes on interest on the Note during the period the Note is held or beneficially owned by any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee, and (c) Tennessee franchise taxes by reason of the inclusion of the book value of the Note in the Tennessee franchise tax base of any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee.

IN WITNESS WHEREOF, the City of Spring Hill, Tennessee, has caused this Note to be signed by its Mayor with his manual signature and attested by its City Recorder with her manual signature under an impression of the corporate seal of the Municipality, all as of the day and date hereinabove set forth.

CITY OF SPRING HILL

By: _____
Mayor

(SEAL)

ATTESTED:

City Recorder

Transferable and payable at the principal office of:

City Recorder
City of Spring Hill, Tennessee

Date of Registration: _____

This Note is one of the issue of Notes issued pursuant to the Resolution hereinabove described.

City Recorder
Registration Agent



(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns, and transfers unto _____, whose address is _____ (Please insert Social Security or Federal Tax Identification Number _____), the within Note of the City of Spring Hill, Tennessee and does hereby irrevocably constitute and appoint _____, attorney, to transfer the said Note on the records kept for registration thereof with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears on the face of the within Note in every particular, without alteration or enlargement or any change whatsoever.

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by a member of a medallion program acceptable to the Registration Agent.

Section 6. Levy of Tax. The Municipality, through its Governing Body, shall annually levy and collect a tax upon all taxable property within the Municipality, in addition to all other taxes authorized by law, sufficient to pay principal of and interest on the Notes when due, and for that purpose there is hereby levied a direct tax in such amount as may be found necessary each year to pay principal and interest coming due on the Notes. Principal and interest falling due at any time when there are insufficient funds from this tax levy on hand shall be paid from the current funds of the Municipality and reimbursement therefor shall be made out of the taxes hereby provided to be levied when the same shall have been collected. The tax herein provided may be reduced to the extent of direct appropriations from the general funds or other legally available funds of the Municipality to the payment of debt service on the Notes.

Section 7. Sale of Notes. (a) The Notes shall be sold at competitive public sale, as permitted by law, at a price of not less than ninety-nine percent (99%) of par, plus accrued interest, if any, as a whole or in part from time to time as shall be determined by the Mayor, in consultation with Public Financial Management Inc., Memphis, Tennessee, the Municipality's financial advisor (the "Financial Advisor"). The Notes will be awarded on the sale date by the Mayor to the bidder whose bid results in the lowest true interest cost on the Notes.

(b) If the Notes are sold in more than one emission, the Mayor is authorized to designate the series of each emission, to cause to be sold in each emission an aggregate principal amount of Notes less than that shown in Section 3 hereof for each emission, and to make

corresponding adjustments to the maturity schedule of each emission designated in Section 3 hereof, so long as the total aggregate principal amount of all emissions issued does not exceed the total aggregate of Notes authorized to be issued herein.

(c) The Mayor is authorized (i) to change the dated date of the Notes to a date other than the date of issuance; (ii) to change the designation of the Notes to a designation other than “Capital Outlay Notes, Series 2016”; (iii) to change the first interest payment date on the Notes to a date other than October 1, 2016 but not later than twelve (12) months from the dated date of the Notes; (iv) to adjust the principal and interest payment dates and maturity amounts of the Notes, provided that (A) the total principal amount of all emissions of the Notes does not exceed the total amount of Notes authorized herein, (B) the first maturity date of the Notes or any emission thereof is a date not earlier than April 1, 2017, (C) the final maturity date of each emission shall not exceed the end of the twelfth fiscal year following the fiscal year in which the first emission of Notes are issued; and (D) such maturity schedule is approved by the Office of State and Local Finance, if required; (v) to change the Municipality’s optional redemption provisions of the Notes, provided that, if the Notes are sold at not less than par, the redemption premium, if any, shall not exceed one percent (1%) of the par amount of the Notes called for redemption; and (vi) to sell less than the authorized principal amount of Notes authorized herein.

(d) The Mayor is authorized to sell the Notes, or any emission thereof, simultaneously with any other bonds or notes authorized by resolution or resolutions of the Governing Body. The Mayor is further authorized to sell the Notes, or any emission thereof, as a single issue of notes with any other general obligation capital outlay notes with substantially similar terms authorized by resolution or resolutions of the Governing Body, in one or more emissions or series as he shall deem to be advantageous to the Municipality; provided, however, that the total aggregate principal amount of combined notes to be sold does not exceed the total aggregate principal amount of Notes authorized by this resolution or notes authorized by any other resolution or resolutions adopted by the Governing Body.

(e) The Municipality shall publish a notice of sale at least five (5) days prior to the date on which the Notes are to be sold in a newspaper of general circulation in the Municipality. The notice of sale shall set forth the time, date, and place of sale, the maximum amount of Notes to be sold, the maximum interest rate, the maximum discount, if any that will be permitted, in dollars or as a percentage of par value, and the basis upon which the Notes will be awarded. The form of the Note set forth in Section 5 hereof, shall be conformed to reflect any changes made pursuant to this Section 7 hereof.

(f) The Mayor and City Recorder, or either of them, are authorized to cause the Notes to be authenticated and delivered by the Registration Agent to the purchaser and to execute, publish, and deliver all certificates and documents, including closing certificates, as they shall deem necessary in connection with the sale and delivery of the Notes. The Mayor and City Recorder are hereby authorized to enter into a contract with Public Financial Management Inc. as Financial Advisor for financial advisory services in connection with the sale of the Notes.

(g) The Notes, nor any emission thereof, shall not be issued until after the approval of the State Director of State and Local Finance shall have been obtained as required by Sections 9-21-101 et seq., Tennessee Code Annotated.

Section 8. Disposition of Note Proceeds.

(a) All accrued interest, if any, shall be deposited to the appropriate fund of the Municipality to be used to pay interest on the Notes on the first interest payment date following delivery of the Notes.

(b) The remainder of the proceeds of the sale of the Notes shall be paid to the City Recorder to be deposited with a financial institution regulated by the Federal Deposit Insurance Corporation or similar or successor federal agency in a special fund known as the 2016 Note Fund (the "Note Fund") to be kept separate and apart from all other funds of the Municipality. The monies in the Note Fund shall be solely used by the Municipality to pay the costs of the Projects, to pay the costs incident to the sale and issuance of the Notes and, if applicable, to reimburse the Municipality for any funds previously expended for Project costs. Moneys in the Note Fund shall be invested at the direction of the Municipality's Finance Director in such investments as shall be permitted by applicable law. Earnings from such investments shall be retained in the Note Fund and used as other proceeds of the Notes. Funds remaining in the Note Fund after the completion of the Projects and reimbursement to the Municipality for funds previously expended for Project costs, if any, shall be used to pay principal and interest on the Notes.

(c) In accordance with state law, the various department heads responsible for the fund or funds receiving and disbursing funds are hereby authorized to amend the budget of the proper fund or funds for the receipt of proceeds from the issuance of the obligations authorized by this resolution including bond and note proceeds, accrued interest, reoffering premium and other receipts from this transaction. The department heads responsible for the fund or funds are further authorized to amend the proper budgets to reflect the appropriations and expenditures of the receipts authorized by this resolution.

Section 9. Official Statement. The Mayor, working with Public Financial Management Inc., Memphis, Tennessee (the "Financial Advisor"), is hereby authorized to provide for the preparation and distribution of a Preliminary Official Statement or Preliminary Offering Circular describing the Notes. No Official Statement or Offering Circular need be prepared if the Notes are sold to a purchaser that does not intend to reoffer the Notes to the public and executes an investment certificate satisfactory to the Municipality.

Section 10. Tax Covenants. The Municipality recognizes that the purchasers and owners of the Notes will have accepted them on, and paid therefor a price that reflects, the understanding that interest thereon is excluded from gross income for purposes of federal income taxation under laws in force on the date of delivery of the Notes. In this connection, the Municipality covenants that it shall take no action or omit to take any action which may render the interest on any of said Notes subject to inclusion in gross income for purposes of federal income taxation. It is the reasonable expectation of the Governing Body of the Municipality that the proceeds of the Notes will not be used in a manner which will cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code including any lawful regulations promulgated or proposed thereunder, and to this end the said proceeds of the Notes and other related funds established for the purposes herein set out, shall be used and spent expeditiously for the purposes described herein. The Governing Body further covenants and represents that in the event it shall be

required by Section 148(f) of the Code to pay any investment proceeds of the Notes to the United States government, it will make such payments as and when required by said Section 148(f) and will take such other actions as shall be necessary or permitted to prevent the interest on the Notes from becoming taxable. The Mayor and City Recorder, or either of them, are authorized and directed to make such certifications in this regard in connection with the sale of the Notes as either or both shall deem appropriate, and such certifications shall constitute a representation and certification of the Municipality.

Section 11. Qualified Tax-Exempt Obligations. The Governing Body hereby authorizes the Mayor to designate the Notes as “qualified tax-exempt obligations”, to the extent the Notes, or any emission thereof, may be designated, within the meaning of and pursuant to Section 265 of the Internal Revenue Code of 1986, as amended.

Section 12. Reasonably Expected Economic Life. The “reasonably expected economic life” of the Projects within the meaning of Section 9-21-101 et seq., Tennessee Code Annotated, is not less than twenty (20) years .

Section 13. Resolution a Contract. The provisions of this resolution shall constitute a contract between the Municipality and the registered owners of the Notes, and after the issuance of the Notes, no change, variation or alteration of any kind in the provisions of this resolution shall be made in any manner until such time as the Notes and interest due thereon shall have been paid in full.

Section 14. Separability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 15. Repeal of Conflicting Resolutions and Effective Date. All other resolutions and orders, or parts thereof, in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed and this resolution shall be in immediate effect from and after its adoption.

Adopted and approved this ____ day of _____, 2016.

Mayor

ATTEST:

CITY RECORDER

LEGAL FORM APPROVED

CITY ATTORNEY

STATE OF TENNESSEE)

COUNTY OF MAURY)

I, April Goad, hereby certify that I am the duly qualified and acting City Recorder of the City of Spring Hill, Tennessee, and as such official I further certify that attached hereto is a copy of the resolution adopted at a regular meeting of the governing body of the Municipality held on April 18, 2016; that the minutes recording the adoption of such resolution were promptly and fully recorded and are open to public inspection; that I have compared said copy of the resolution with the original resolution made a part of minute record of said meeting in my official custody; and that said copy is a true, correct and complete copy of such resolution from said original minute record insofar as said original record relates to not to exceed \$3,000,000 Capital Outlay Notes, Series 2016 of said Municipality.

WITNESS my official signature and seal of said Municipality this ____day of _____, 2016.

City Recorder

(SEAL)

RESOLUTION 16-39

**A RESOLUTION TO EXTEND THE MAINTENANCE BOND PERIOD
FOR AUTUMN RIDGE PHASE 3 SECTION 2**

WHEREAS, a Maintenance Bond, established July 14, 2014 for a period of twelve (12), is in place guaranteeing the workmanship and materials of certain improvements for Autumn Ridge Phase 3 Section 2 and the repair of such, should damage occur during the covered period; and

WHEREAS, the following improvements were required pursuant to the Final Plat:

Sewer Lines, Water Lines, Storm Water Drainage, Sidewalks, Street Lights, Street Signs, Curbs and Streets with 1 ½ final topping; and

WHEREAS, to date, the improvements have been completed with no lots remaining and the Road Rights-of-Way and Public Improvements have been accepted by the City on July 21, 2014; and

WHEREAS, the developer backfilled with soil over all the utility lines which requires a one (1) year maintenance period plus an additional two (2) years, as stated in the City Subdivision Regulations; and

WHEREAS, it is the recommendation that the Maintenance Bond in the amount of \$20,400.00 be extended until July 14, 2017, at which time the bond will be reviewed again for release.

NOW, THEREFORE BE IT RESOLVED, that the Board of Mayor and Aldermen approve to extend the maintenance bond period for Autumn Ridge Phase 3 Section 2.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Bond Review – Autumn Ridge
Phase 3 Section 2 (Bond Amount \$20,400)

DATE: March 3, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Dan Allen, Infrastructure Director



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a bond review for Autumn Ridge Phase 3 Section 2 for which the builder has requested the bond be released.

Background:

The builder, Donnie Cameron, backfills with soil over all the utility lines to subgrade which requires an additional two years plus the original one year required on a maintenance bond (three years total for soil backfill), per the City's subdivision regulations, as quoted below. Certificate of Satisfaction for sewer, water, stormwater, sidewalks, street lights and street signs was signed by a City utility inspector on 6/6/14. (Did not include final topping). PC Resolution 14-34 was signed on 7/14/14 to reduce the performance bond and establish a maintenance bond. BOMA Resolution 14-90 was signed on 7/21/14 to accept the roads right-of-way and public improvements.

The question under consideration is whether or not the BOMA would like for staff to release the maintenance bonds prior to the expiration of the additional maintenance time required due to use of soil backfill over utilities in the road that has already been accepted.

As an alternative, staff could continue to hold the maintenance bonds until the expiration of the additional time for soil backfill, which would be July 14, 2017.

Supplemental Information from the Subdivision Regulations:

Per the City's Subdivision Regulations passed by the Planning Commission and effective April 8, 2013:

4.3 Maintenance of Improvements

The applicant shall be required to maintain all completed public improvements until they are formally accepted for maintenance by the City of Spring Hill.

A maintenance bond, secured by a Letter of Credit, certified check, cash account, or insurance bond from an approved financial institution as set forth herein, to guarantee the roads, sidewalks, shoulders, signage, ditches and/or drainage system, utilities, and required amenities shall be

required of each applicant for a minimum period twelve (12) months.

The maintenance period will begin only after all public improvements and required amenities have been properly constructed by the developer and accepted by the City. The maintenance bond shall be 30% of the actual construction cost of all public improvements and required amenities. At 80% build out (80% of houses within the development or particular phase to be bonded have received their certificate of occupancy) unless otherwise approved by the Planning Commission the applicant shall install the final asphalt layer.

If the developer chooses to install the final asphalt layer/topping prior to 80% build out then he will be required to post the maintenance bond at the time of final asphalt layer installation. The maintenance bond shall be continuous until a minimum of one (1) year after the 80% build out has been complete. The release of the Maintenance Bond shall be contingent upon the completion of the above and, in the case of road construction and/or improvements, acceptance of the dedication by the Spring Hill Board of Mayor and Aldermen.

Additionally from the City's Subdivision Regulations passed by the Planning Commission and effective April 8, 2013:

10. TESTING AND INSPECTION OF BACKFILL AT UTILITY AND STORM SEWER TRENCHES

Backfill materials utilized for utilities located within the roadways, drives, paved areas, concrete areas and parking lots shall be TDOT #67 stone for utility beddings and envelopes in accordance with these regulations and the City of Spring Hill's Water and Sewer Specifications. Backfill material of such trenches shall be full trench depth of TDOT #67 stone with the upper most 12-inches being pug mill mix (two 6-inch lifts) compacted to 98% density. The upper 12-inches of compacted pug mill can be included within the requirements of the compacted roadway base stone. Should the developer choose to backfill with approved compacted suitable soils, free of organic root materials, grass, or other foreign materials, he shall install the soil in maximum compacted lifts of 8-inches with the upper most 12-inches being compacted pug mill mix (two 6-inch lifts). Should the City of Spring Hill determine the materials being utilized are unsuitable then the developer shall have a certified geotechnical engineer and testing laboratory perform an evaluation of the soils to determine if the soils are an approved roadway subgrade and trench fill material along with compaction testing of the soils during each lift of the trench backfill. These compaction tests shall be a minimum of 98% density. **The developer shall be required to post a maintenance bond for an additional two years, in addition to the standard one year maintenance bond if soil backfill is utilized in place of full depth stone backfill.** In either case the utilities shall contain a 6-inch bedding and 12-inch envelope over and around the pipe prior to backfill with soils materials. **Test data shall be provided by a licensed Geotechnical Engineer prior to approval of such roadway subgrade and base, and prior to installation of the asphalt binder layer.**

RESOLUTION 16-40

A RESOLUTION TO EXTEND THE MAINTENANCE BOND PERIOD FOR CHERRY GROVE ADDITION PHASE 4 SECTION 2 AND SECTION 3

WHEREAS, a Maintenance Bond, established February 9, 2015 for a period of twelve (12), is in place guaranteeing the workmanship and materials of certain improvements for Cherry Grove Addition Phase 4 Section 2 and Section 3 and the repair of such, should damage occur during the covered period; and

WHEREAS, the following improvements were required pursuant to the Final Plat:

Sewer Lines, Water Lines, Storm Water Drainage, Sidewalks, Street Lights, Street Signs, Curbs and Streets with 1 ½ final topping; and

WHEREAS, to date, the improvements have been completed with no lots remaining and the Road Rights-of-Way and Public Improvements have been accepted by the City on March 16, 2015; and

WHEREAS, the developer backfilled with soil over all the utility lines which requires a one (1) year maintenance period plus an additional two (2) years, as stated in the City Subdivision Regulations; and

WHEREAS, it is the recommendation that the Maintenance Bond in the amount of \$19,395.00 be extended until February 9, 2018, at which time the bond will be reviewed again for release.

NOW, THEREFORE BE IT RESOLVED, that the Board of Mayor and Aldermen approve to extend the maintenance bond period for Cherry Grove Addition Phase 4 Section 2 and Section 3.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Bond Review – Cherry Grove Addition Phase 4 Section 2 (Bond Amount \$7,800)

DATE: March 3, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Dan Allen, Infrastructure Director



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a bond review for Cherry Grove Addition Phase 4 Section 2 for which the builder has requested the bond be released.

Background:

The builder, Donnie Cameron, backfills with soil over all the utility lines to subgrade which requires an additional two years plus the original one year required on a maintenance bond (three years total for soil backfill), per the City's subdivision regulations. Inspector log from 2009 certifies water and sewer. Certificate of Satisfaction for sidewalks, street lights, street signs and pavement was signed by a City utility inspector on 1/12/15. PC Resolution 15-01 was signed on 2/9/15 to reduce the performance bond to a maintenance bond. BOMA Resolution 15-14 was signed on 3/16/15 to accept the roads right-of-way and public improvements.

The question under consideration is whether or not the BOMA would like for staff to release the maintenance bonds prior to the expiration of the additional maintenance time required due to use of soil backfill over utilities in the road that has already been accepted.

As an alternative, staff could continue to hold the maintenance bonds until the expiration of the additional time for soil backfill, which would be February 9, 2018.

Supplemental Information from the Subdivision Regulations:

Per the City's Subdivision Regulations passed by the Planning Commission and effective April 8, 2013:

4.3 Maintenance of Improvements

The applicant shall be required to maintain all completed public improvements until they are formally accepted for maintenance by the City of Spring Hill.

A maintenance bond, secured by a Letter of Credit, certified check, cash account, or insurance bond from an approved financial institution as set forth herein, to guarantee the roads, sidewalks, shoulders, signage, ditches and/or drainage system, utilities, and required amenities shall be

required of each applicant for a minimum period twelve (12) months.

The maintenance period will begin only after all public improvements and required amenities have been properly constructed by the developer and accepted by the City. The maintenance bond shall be 30% of the actual construction cost of all public improvements and required amenities. At 80% build out (80% of houses within the development or particular phase to be bonded have received their certificate of occupancy) unless otherwise approved by the Planning Commission the applicant shall install the final asphalt layer.

If the developer chooses to install the final asphalt layer/topping prior to 80% build out then he will be required to post the maintenance bond at the time of final asphalt layer installation. The maintenance bond shall be continuous until a minimum of one (1) year after the 80% build out has been complete. The release of the Maintenance Bond shall be contingent upon the completion of the above and, in the case of road construction and/or improvements, acceptance of the dedication by the Spring Hill Board of Mayor and Aldermen.

Additionally from the City's Subdivision Regulations passed by the Planning Commission and effective April 8, 2013:

10. TESTING AND INSPECTION OF BACKFILL AT UTILITY AND STORM SEWER TRENCHES

Backfill materials utilized for utilities located within the roadways, drives, paved areas, concrete areas and parking lots shall be TDOT #67 stone for utility beddings and envelopes in accordance with these regulations and the City of Spring Hill's Water and Sewer Specifications. Backfill material of such trenches shall be full trench depth of TDOT #67 stone with the upper most 12-inches being pug mill mix (two 6-inch lifts) compacted to 98% density. The upper 12-inches of compacted pug mill can be included within the requirements of the compacted roadway base stone. Should the developer choose to backfill with approved compacted suitable soils, free of organic root materials, grass, or other foreign materials, he shall install the soil in maximum compacted lifts of 8-inches with the upper most 12-inches being compacted pug mill mix (two 6-inch lifts). Should the City of Spring Hill determine the materials being utilized are unsuitable then the developer shall have a certified geotechnical engineer and testing laboratory perform an evaluation of the soils to determine if the soils are an approved roadway subgrade and trench fill material along with compaction testing of the soils during each lift of the trench backfill. These compaction tests shall be a minimum of 98% density. **The developer shall be required to post a maintenance bond for an additional two years, in addition to the standard one year maintenance bond if soil backfill is utilized in place of full depth stone backfill.** In either case the utilities shall contain a 6-inch bedding and 12-inch envelope over and around the pipe prior to backfill with soils materials. **Test data shall be provided by a licensed Geotechnical Engineer prior to approval of such roadway subgrade and base, and prior to installation of the asphalt binder layer.**

RESOLUTION 16-41

**A RESOLUTION TO EXTEND THE MAINTENANCE BOND PERIOD
FOR CHERRY GROVE ADDITION PHASE 4 SECTION 4**

WHEREAS, a Maintenance Bond, established May 11, 2015 for a period of twelve (12), is in place guaranteeing the workmanship and materials of certain improvements for Cherry Grove Addition Phase 4 Section 4 and the repair of such, should damage occur during the covered period; and

WHEREAS, the following improvements were required pursuant to the Final Plat:

Sewer Lines, Water Lines, Storm Water Drainage, Sidewalks, Street Lights, Street Signs, Curbs and Streets with 1 ½ final topping; and

WHEREAS, to date, the improvements have been completed with no lots remaining and the Road Rights-of-Way and Public Improvements have been accepted by the City on July 20, 2015; and

WHEREAS, the developer backfilled with soil over all the utility lines which requires a one (1) year maintenance period plus an additional two (2) years, as stated in the City Subdivision Regulations; and

WHEREAS, it is the recommendation that the Maintenance Bond in the amount of \$4,950.00 be extended until May 11, 2018, at which time the bond will be reviewed again for release.

NOW, THEREFORE BE IT RESOLVED, that the Board of Mayor and Aldermen approve to extend the maintenance bond period for Cherry Grove Addition Phase 4 Section 4.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Bond Review – Cherry Grove Addition Phase 4 Section 4 (Bond Amount \$4,950)

DATE: March 3, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Dan Allen, Infrastructure Director



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a bond review for Cherry Grove Addition Phase 4 Section 4 for which the builder has requested the bond be released.

Background:

The builder, Donnie Cameron, backfills with soil over all the utility lines to subgrade which requires an additional two years plus the original one year required on a maintenance bond (three years total for soil backfill), per the City's subdivision regulations. Certificate of Satisfaction for sewer, water and stormwater was signed by a City utility inspector on 2/11/15. There is no Certificate of Satisfaction for sidewalks, street lights, street signs and pavement in the file. PC Resolution 15-01 was signed on 5/11/15 to reduce the performance bond to a maintenance bond. BOMA Resolution 15-70 was signed on 7/20/15 to accept the roads right-of-way and public improvements.

The question under consideration is whether or not the BOMA would like for staff to release the maintenance bonds prior to the expiration of the additional maintenance time required due to use of soil backfill over utilities in the road that has already been accepted.

As an alternative, staff could continue to hold the maintenance bonds until the expiration of the additional time for soil backfill, which would be May 11, 2018.

Supplemental Information from the Subdivision Regulations:

Per the City's Subdivision Regulations passed by the Planning Commission and effective April 8, 2013:

4.3 Maintenance of Improvements

The applicant shall be required to maintain all completed public improvements until they are formally accepted for maintenance by the City of Spring Hill.

A maintenance bond, secured by a Letter of Credit, certified check, cash account, or insurance bond from an approved financial institution as set forth herein, to guarantee the roads, sidewalks,

shoulders, signage, ditches and/or drainage system, utilities, and required amenities shall be required of each applicant for a minimum period twelve (12) months.

The maintenance period will begin only after all public improvements and required amenities have been properly constructed by the developer and accepted by the City. The maintenance bond shall be 30% of the actual construction cost of all public improvements and required amenities. At 80% build out (80% of houses within the development or particular phase to be bonded have received their certificate of occupancy) unless otherwise approved by the Planning Commission the applicant shall install the final asphalt layer.

If the developer chooses to install the final asphalt layer/topping prior to 80% build out then he will be required to post the maintenance bond at the time of final asphalt layer installation. The maintenance bond shall be continuous until a minimum of one (1) year after the 80% build out has been complete. The release of the Maintenance Bond shall be contingent upon the completion of the above and, in the case of road construction and/or improvements, acceptance of the dedication by the Spring Hill Board of Mayor and Aldermen.

Additionally from the City's Subdivision Regulations passed by the Planning Commission and effective April 8, 2013:

10. TESTING AND INSPECTION OF BACKFILL AT UTILITY AND STORM SEWER TRENCHES

Backfill materials utilized for utilities located within the roadways, drives, paved areas, concrete areas and parking lots shall be TDOT #67 stone for utility beddings and envelopes in accordance with these regulations and the City of Spring Hill's Water and Sewer Specifications. Backfill material of such trenches shall be full trench depth of TDOT #67 stone with the upper most 12-inches being pug mill mix (two 6-inch lifts) compacted to 98% density. The upper 12-inches of compacted pug mill can be included within the requirements of the compacted roadway base stone. Should the developer choose to backfill with approved compacted suitable soils, free of organic root materials, grass, or other foreign materials, he shall install the soil in maximum compacted lifts of 8-inches with the upper most 12-inches being compacted pug mill mix (two 6-inch lifts). Should the City of Spring Hill determine the materials being utilized are unsuitable then the developer shall have a certified geotechnical engineer and testing laboratory perform an evaluation of the soils to determine if the soils are an approved roadway subgrade and trench fill material along with compaction testing of the soils during each lift of the trench backfill. These compaction tests shall be a minimum of 98% density. **The developer shall be required to post a maintenance bond for an additional two years, in addition to the standard one year maintenance bond if soil backfill is utilized in place of full depth stone backfill.** In either case the utilities shall contain a 6-inch bedding and 12-inch envelope over and around the pipe prior to backfill with soils materials. **Test data shall be provided by a licensed Geotechnical Engineer prior to approval of such roadway subgrade and base, and prior to installation of the asphalt binder layer.**

NEW BUSINESS

RESOLUTION 16-47

**A RESOLUTION OF THE CITY OF SPRING HILL
DECLARING MAY 1-MAY 7, 2016 “PAINT THE TOWN PURPLE”
WEEK IN SPRING HILL, TENNESSEE**

WHEREAS, Cancer will touch one in two men and one in three women during their life time; and

WHEREAS, nationwide, more than 1.4 million people will be diagnosed with cancer this year and an estimated 28,000 of those cases will be Tennessee residents.

WHEREAS, Saturday, May 7, 2016 will be the 5th Annual Relay for Life held in Spring Hill; and

WHEREAS, Relay For Life is the American Cancer Society’s signature activity to raise awareness and funds for the fight against cancer.

WHEREAS, the Relay for Life event will be held at Port Royal Park; all families and members of the community are encouraged to attend; and

WHEREAS, businesses, churches, schools and homes are encouraged to display purple bows in support.

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Board of Mayor and Aldermen does hereby declare the week of May 1-May 7, 2016 as “Paint the Town Purple” week to support the Relay for Life in Spring Hill, Tennessee, and in doing so, urge all community members to support the fundraising efforts of local Relay For Life teams, to join cancer survivors in the celebration of life, and dedicate themselves to the fight against cancer.

Passed and adopted this 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

RESOLUTION 16-48

A RESOLUTION REQUESTING THE MAURY COUNTY ELECTION COMMISSION TO CONDUCT AN ELECTION WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF SPRING HILL, TENNESSEE, ON THURSDAY, APRIL 11, 2013, TO ELECT A MAYOR AND ALSO ONE (1) ALDERMAN FROM EACH OF THE FOUR (4) WARDS, PURSUANT TO THE ELECTION LAWS OF THE STATE OF TENNESSEE

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, that:

The Maury County Election Commission is requested and authorized to conduct the regular municipal election for the City of Spring Hill, Tennessee, on Thursday, April 13, 2017, for the purpose of electing a Mayor to serve a term of four (4) years ending in April 2021, and one (1) Alderman from each of the four (4) wards, all to be voted on at-large by the registered voters of the city, each Alderman to serve a term of four (4) years. The Maury County Election Commission is requested to publish notice of the election in both Maury and Williamson Counties.

The Maury County Election Commission is hereby requested and authorized to conduct early voting beginning on March 24, 2017 and ending on April 8, 2017.

The Mayor is hereby authorized to request the Maury County Election Commission to hold the aforesaid regular election on April 13, 2017, the cost of which shall be borne by the City of Spring Hill, Tennessee.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

APPROVED AS TO FORM:

P, City Attorney

RESOLUTION 16-49

**A RESOLUTION TO AUTHORIZE THE PURCHASE
OF VEHICLE FOR THE LEGISLATIVE DEPARTMENT**

WHEREAS, the Legislative Department is in need of a Sport Utility Vehicle; and

WHEREAS, the City of Spring Hill staff has advertised and received responses on April 14, 2016; and

WHEREAS, city staff has made a recommendation to the Budget and Finance Advisory Committee; and

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes the purchase of a Cadillac XT5 in the amount of \$_____ from _____, TN.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 18th day of April 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

RESOLUTION 16-50

A RESOLUTION TO APPROVE ISSUANCE OF CERTIFICATE OF COMPLIANCE FOR WINE SALES AT WALMART #3017 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 Walmart, #3017, located at 4959 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, Walmart #3017 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 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Ordinance 16-06

Formerly 16-02

Ordinance 16-06, to rezone property located at 5242 Main Street from R-1, to B-2. *(to be considered by the Planning Commission on April 11, 2016)* Dara Sanders, City Planner



(Ordinance to be submitted after Planning Commission recommendation)

SUBJECT: ORD 16-06 (5242 Main Street)

DATE: April 4, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAF

F MEMORANDUM

Property description and history: This property is located north of the intersection of Main Street and Locke Avenue and is developed for a single-family residence. The majority of the surrounding properties are zoned for commercial uses.

In November of 2015, the Board of Mayor and Aldermen approved an ordinance (15-24) to rezone the property from R-1, Low Density Residential, to B-2, Neighborhood Shopping District, following a recommendation for approval from the Planning Commission. In January of 2016, the Board of Mayor and Aldermen denied an ordinance (16-02) to rezone the property from B-2 to B-4, Central Business District, following a recommendation for denial from the Planning Commission.

Request: The applicant again requests to rezone the property from B-2 to B-4. Additional information has not been presented by the applicant to justify the rezoning request following the BOMA's denial.

The Planning Commission is scheduled to consider this rezoning request at their April 11th meeting. Staff will prepare an ordinance following the Planning Commission's formal recommendation.

RESOLUTION 16-51

**A RESOLUTION OF THE CITY OF SPRING HILL, TENNESSEE AFFIRMING
GRACE EPISCOPAL CHURCH LOCATED AT 5291 MAIN STREET,
MAURY COUNTY TAX MAP 0250 PARCEL 006.00,
AS A HISTORICALLY SIGNIFICANT SITE**

WHEREAS, on July 20, 2015, the Spring Hill Board of Mayor and Aldermen adopted Resolution 15-83, a resolution designating Grace Episcopal Church located at 5291 Main Street, Maury County Tax Map 0250 Parcel 006.00, as a Historically Significant Site; and

WHEREAS, representatives of the owner of the property, The Episcopal Diocese of Tennessee, have requested that an updated application signed by Bishop John C. Bauerschmidt be accepted and considered, pursuant to Title 2, Chapter 4, Section 2-405(2)(d) of the City of Spring Hill Municipal Code, for this site to be designated by the City of Spring Hill as a Historically Significant Site.

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee that the designation of Historically Significant Site for Grace Episcopal Church located at 5291 Main Street, Maury County Tax Map 0250 Parcel 006.00, is hereby affirmed.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 18th Day of April, 2016.

ATTEST:

Rick Graham, Mayor

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SPRING HILL HISTORIC COMMISSION AGENDA APPLICATION

Date: 3/30/2016
Name of Applicant: John C. Bauerschmidt, Bishop Phone: 615-251-3322
Address: 3700 Woodmont Blvd. Nashville, TN 37215
Name of Property Owner: The Episcopal Diocese of Tennessee Phone: 615-251-3322
Address: 3700 Woodmont Blvd. Nashville, TN 37215

Maury Co. Williamson Co. Tax Map: 0250 Parcel # 006.00

SECTION 1 – Request for Designation of Historically Significant Site:

I, John C. Bauerschmidt, Bishop, Diocese of TN, pursuant to Municipal Code Title 2, Chapter 4, Section 2-406, request that the property and/or site located at 5291 Main St. Spring Hill, TN 37174, be designated by the City of Spring Hill as a Historically Significant Site.

The aforementioned property and/or site is (check all that apply, provide additional detail as necessary):

- Are associated with events that have made a significant contribution to the broad patterns of our history or is associated with the lives of persons significant in our past;
- A birthplace or grave of a historical figure of outstanding importance;
- Embody the distinctive characteristics of a type, period or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction;
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A religious property with historic importance;
- A cemetery; or
- Other (Please specify); on National Registry of Historic Places

This form, along with (7) copies of the description of the property or properties in question must be filed with any applicable fee, fourteen (14) days prior to the Historic Commission meeting in order to be placed on the agenda.

+John Bauerschmidt
Applicant's Signature

Date Received by Historic Commission: MARCH 30, 2016
Placed on Historic Commission Agenda for meeting to be held on: APRIL 7, 2016
at 6:00 p.m.

Recommended Not Recommended

Secretary of Historic Commission

To Alderman Duda.

Jonathan, per discussions with Doc Martin of Grace Episcopal Church, I am providing the corrected Spring Hill Commission Application for Grace to be designated as an Historically Significant Site. The proper applicant, Bishop Baner Schmidt, has signed the application.

Please let me know if you have any questions.

Thanks.

Ed Strong, Names Warden, Grace Church
estrongjr@gmail.com cell 267-250-4576

RESOLUTION 15-83

**A RESOLUTION OF THE CITY OF SPRING HILL, TENNESSEE TO DESIGNATE
GRACE EPISCOPAL CHURCH LOCATED AT 5291 MAIN STREET,
MAURY COUNTY TAX MAP 0250 PARCEL 006.00,
AS A HISTORICALLY SIGNIFICANT SITE**

WHEREAS, it is the policy of the City of Spring Hill 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, representatives of Grace Episcopal Church and the owner of the property, Episcopal Diocese, pursuant to Title 2, Chapter 4, Section 2-405(2)(d) of the City of Spring Hill Municipal Code, have requested that this site be designated by the City of Spring Hill as a Historically Significant Site.

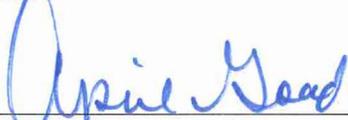
WHEREAS, Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code provides that sites in the City of Spring Hill will be designated as Historically Significant Sites by resolution of the Board of Mayor and Aldermen upon recommendation of the City of Spring Hill Historic Commission; and

WHEREAS, the City of Spring Hill Historic Commission has recommended this site for such designation having met the Criteria for Designation of Historically Significant Sites as defined in Title 2, Chapter 4, Section 2-407 of the City of Spring Hill Municipal Code.

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee that Grace Episcopal Church located at 5291 Main Street, Maury County Tax Map 0250 Parcel 006.00, is hereby designated as a Historically Significant Site.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 20th Day of July, 2015.

ATTEST:

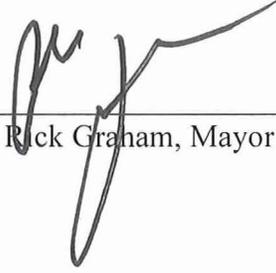


April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



Rick Graham, Mayor

SPRING HILL HISTORIC COMMISSION AGENDA APPLICATION

Date: 5/19/15

Name of Applicant: GRACE EPISCOPAL CHURCH Phone: (931) 486 3223

Address: 5291 MAIN ST SPRING HILL, TN 37174

Name of Property Owner: EPISCOPAL DIOCESE Phone: (615) 251 3322

Address: 3700 WOODMONT NASHVILLE TN 37215

Maury Co. Williamson Co. Tax Map: 0250 Parcel # 006.00

SECTION 1 – Request for Designation of Historically Significant Site:

I, ALICIA HITS on behalf of Grace Epis. Church, pursuant to Municipal Code Title 2, Chapter 4, Section 2-406, request that the property and/or site located at 5291 Main St Spring Hill, TN, be designated by the City of Spring Hill as a Historically Significant Site.

The aforementioned property and/or site is (check all that apply, provide additional detail as necessary):

- Are associated with events that have made a significant contribution to the broad patterns of our history or is associated with the lives of persons significant in our past;
- A birthplace or grave of a historical figure of outstanding importance;
- Embody the distinctive characteristics of a type, period or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction;
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A religious property with historic importance;
- A cemetery; or
- Other (Please specify); _____

This form, along with (7) copies of the description of the property or properties in question must be filed with any applicable fee, fourteen (14) days prior to the Historic Commission meeting in order to be placed on the agenda.

[Signature]
Applicant's Signature

Date Received by Historic Commission: 7/2/2015

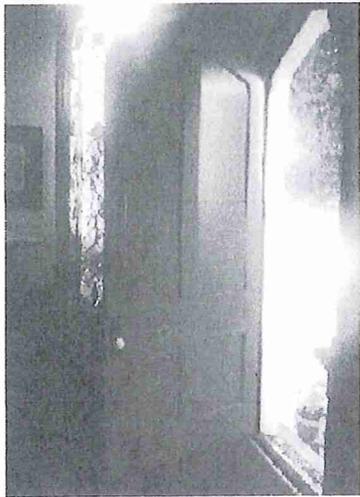
Placed on Historic Commission Agenda for meeting to be held on: July 9, at 6:00 p.m.

Recommended Not Recommended

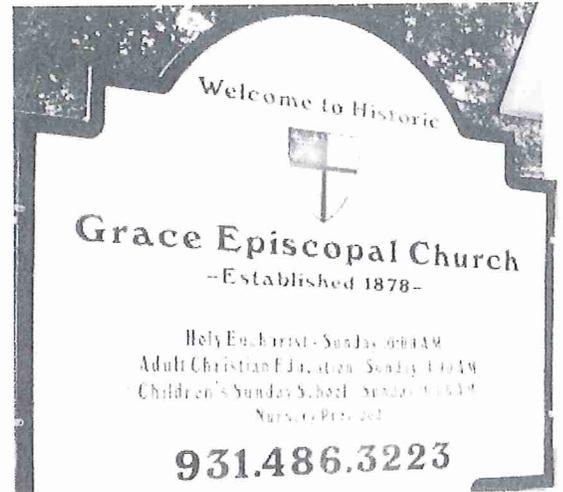
[Signature]
Secretary of Historic Commission
Chair

Grace Episcopal Church, Spring Hill, TN

bringing glory to God, building the spirituality of our people and bringing Christ to our community



....beyond the red door...



[Home](#) [About Us](#) [Giving](#) [Prayer List](#) [Calendar](#) [Events](#)

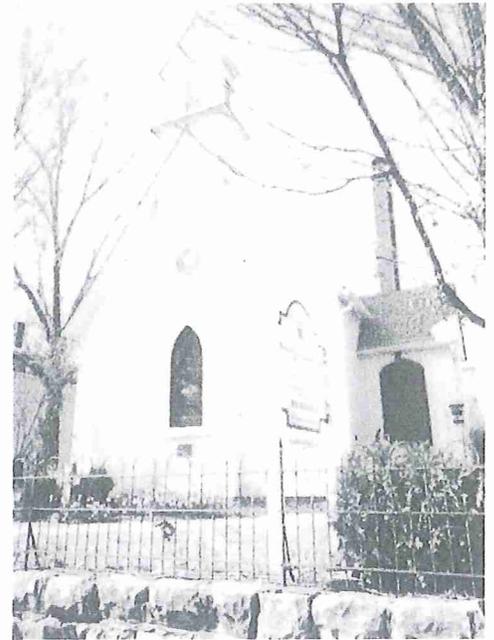
[Liturgical Resources](#) [Members](#) [News](#)

Our History

Grace Episcopal Church was built in 1877 in the Carpenter Gothic style of architecture which

was very popular immediately following the Civil War.

- Plans for the church were drawn by well known Nashville architect, P. J. Williamson and the construction cost of \$1,800.00 was funded by contributions from members and friends in the Spring Hill community.



Just a few other points of interest:

- All of the pews are original to the church and have hand forged, square nails in their construction.
- The floors are also original.
- Two side windows are original but are no longer opened to provide cross ventilation as heat and air conditioning were added in the 1960's.
- The ceiling resembles the bottom of a boat or ship. In the early days of Christianity the Christians had to hide to hold a church service, in actual fear of death. They often hid inside an over-turned fishing boat on the shore line. Later, as real church buildings were built, the ceilings continued to resemble the bottom of the ship. This took on a deeper meaning by stating that the church of Christ was a place to ride out the storms of life and a place of safety for the true believers.
- The church was placed on the National Register of Historic Places in 1976.
- The Parish Hall was constructed and dedicated in 2004
- The church was consecrated on May 16, 1878 by The Right Reverend Charles T. Quintard who was the 2nd Bishop of the Diocese of Tennessee. The church has been in continuous service to the Spring Hill community since that time.
- The original church building consists of a small narthex (or entry); a nave (or sanctuary) which seats approximately 100 worshipers; a chancel and altar from which the priest conducts services; a small sacristy (or room in which vestments and Eucharist supplies are kept); and a single belfry.
- A beautifully toned bell hangs high in the belfry and has the marking "England 1839."
- No one knows the history of the bell or how it came to grace our belfry. The bell is sounded each Sunday morning calling worshipers and announcing to those of us in the nave that it is time to prepare our hearts and minds for the service to come.

- The church was originally lighted by brass angle lamps. Electricity was added in 1926.
 - You will notice that each of the windows in the church is made of stained glass. Some of the windows are original to the building and several have been added through the years as memorials.
-

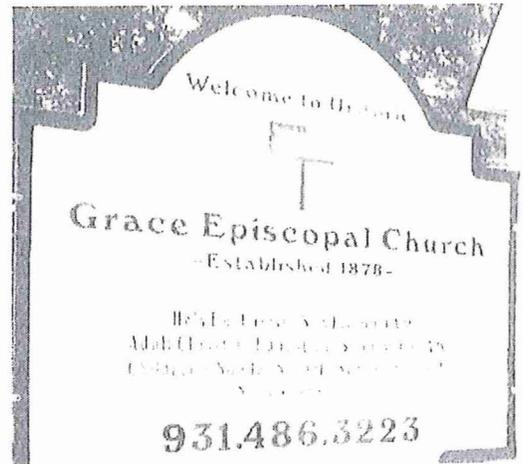
Copyright © 2015 Grace Episcopal Church, Spring Hill, TN Theme by:
Theme Horse Powered by: WordPress

Grace Episcopal Church, Springfield, MA

bringing glory to God, building the spirituality of our people and bringing Christ to our community



...beyond the red door...



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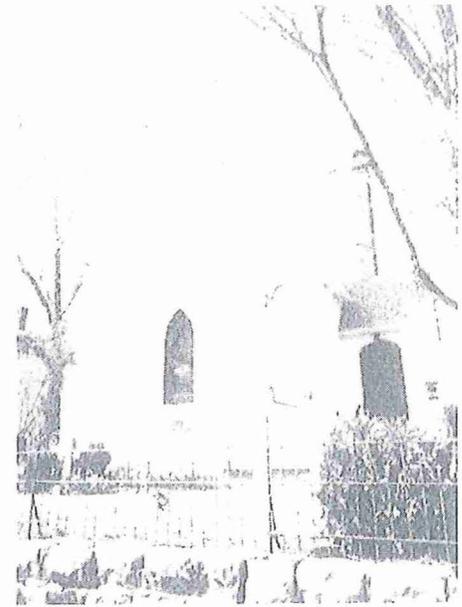
[Theological Resources](#) [Members](#) [Help](#)

© 2014 Grace Church

Grace Episcopal Church, Springfield, MA is an equal opportunity ministry. We are a diverse community of people who

the church was built in the second half of the 15th century.

The church is a simple, rectangular building with a gabled roof. The walls are made of brick and are decorated with a pattern of small, square windows. The church is surrounded by a low wall and a fence. The church is located in a rural area and is a popular place of pilgrimage.



position of the points of interest.

All of the points are oriented to the church and have hand-bases, square walls or dome construction.

The floors are also made of

brick. The windows are small but are no longer square but more elongated. The floors are made of brick and are decorated with a pattern of small, square windows.

The church is a simple, rectangular building with a gabled roof. The walls are made of brick and are decorated with a pattern of small, square windows. The church is surrounded by a low wall and a fence. The church is located in a rural area and is a popular place of pilgrimage.

The church was replaced on the 1st of August 1931 by a new one.

The church was constructed and dedicated in 2004.

The church was constructed on May 16, 1931. The right side of the church is a simple, rectangular building with a gabled roof. The walls are made of brick and are decorated with a pattern of small, square windows. The church is surrounded by a low wall and a fence. The church is located in a rural area and is a popular place of pilgrimage.

The church is a simple, rectangular building with a gabled roof. The walls are made of brick and are decorated with a pattern of small, square windows. The church is surrounded by a low wall and a fence. The church is located in a rural area and is a popular place of pilgrimage.

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- You will notice that each of the windows in the church is made of stained glass. Some of the windows are original to the building and several have been added through the years as memorials.

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Theme Horse Powered by: WordPress

RESOLUTION 16-52

**A RESOLUTION TO APPROVE CHANGE ORDER #1 FOR
U.S. HIGHWAY 31 SURVEY**

WHEREAS, the City of Spring Hill approved the selection of Wisser Consultants, LLC to perform the U.S. Highway 31 Survey and Design Work in Resolution 15-50 to identify existing conditions in preparation for a U.S. Highway 31 Widening Project; and

WHEREAS, Wisser Consultants, LLC has submitted a change order #1 for the additional amount of \$36,800 to add the functional planning services of collection and analysis of crash data, meeting with City and TDOT officials to present information developed and to prepare functional exhibits indicating laneage and signalized intersections within the project limits; and

WHEREAS, staff proposes to pay the amended contract amount, as detailed below, from State Street Aid funds (121-43190-254) in the FY 2016 budget:

Original Contracted Amount:	\$10,000.00
Change Order #1 Amount:	\$36,800.00
Total Contract including Change Order #1:	<u>\$46,800.00</u>

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen approves Change Order #1 (See Attached Documentation) with Wisser Consultants, LLC in the amount of \$36,800.00.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 18th day of April, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SCOPE of WORK
FOR
HIGHWAY 31 SURVEY and FUNCTIONAL PLANNING
From 500-ft south of Miles Johnson Parkway to just north of Buckner Road
Change Order No. 1

April 1, 2016

Prepared by
WISER CONSULTANTS, LLC

April 1, 2016

Wiser understands the following items to be included and amended within the original scope of work dated May 13, 2015 for this project:

Provide planning services as described in further detail of the following, based upon the limits along Highway 31 extending from 500-ft south of Miles Johnson Parkway to just north of Buckner Road.

1. Wiser will provide functional planning services to consider improvements to Highway 31 as detailed in the following.
 - a. Wiser will collect current crash reports to update crash data information along the project limits, consisting of total crashes, fatal crashes, injury and property damage, as well as crash conditions and type of crash (head-on, rear-end, etc.). The statewide crash rate will be updated as well.
 - b. Meetings with the City and TDOT officials to coordinate and present the information developed. This scope estimates two (2) meetings with City of Spring Hill and two (2) meetings with TDOT officials.
 - c. Prepare functional exhibits indicating laneage and signalized intersections within the project limits. The roadway section will consider travel lanes less than 12 feet wide in order to achieve a compressed four-lane roadway section with minimal to no right-of-way impact. A Left-turn lane will be implemented at signalized intersections. This section will assume access control at all other non-signalized intersections to have right-in/right-out access. Proposed right-of-way limits shall be indicated based on the functional typical section. Existing utilities will be reviewed to determine the impact from the functional typical section and recommend alternative solution to limit the impact to right-of-way. Estimates eight (8) functional exhibits will be prepared on 11x17 sheets with aerial imagery background. This option will also consider implementing multi-modal access to adjacent frontage roads instead of along highway 31. Functional exhibits will also be developed to indicate location of the multi-modal element along the frontage roads as well as identifying gaps to complete connections. Estimates six (6) functional exhibits will be prepared to identify the multi-modal elements on 11x 17 sheets. Utility, right-of-way, and construction cost estimates will be developed based upon the described roadway section.

Estimated Fee = \$36,800

2. Functional design of the option mentioned above for the purpose of creating a rendering of proposed improvements. Create and develop elements of the functional layout in CAD to generate the rendering which will then be superimposed onto the recently obtained mobile LiDAR scan data. This rendering can then be utilized to create a basic *visualization fly-through* showing proposed improvements.

Estimated Fee = \$12,600

3. Hold a Public Information Meeting to present to the public the information developed above in Items 1 and 2. Prepare displays and a PowerPoint visualization to discuss the project. Engage with the public to answer questions and collect comments and public input to be organized for the City's review.

Estimated Fee = \$4,700

The project will be developed using the following assumptions and criteria:

1. The TDOT standard Design Guidelines, TDOT Planning criteria, drawings, and specifications will be used as the basis for developing functional layout.

Items that are not included within the scope of work and can be negotiated at a later date as additional services.

1. Any type of real estate appraisal for preparing a cost estimate for right-of-way and/or easement acquisition will be provided by the City based on data received from the Duplex Road widening project.
2. Survey updates.
3. Development of a property acquisition table.
4. Additional meetings greater than estimated as previously mentioned.
5. Studies, design, or traffic data collection for the purpose to design or modify intersections.
6. Study or evaluation outside the project limits.

Considering the information presented herewith, this proposal will be a Lump Sum - Not to Exceed Fee in the amount of **\$ 36,800.00** for functional planning services, a Lump Sum - Not to Exceed Fee in the amount of **\$ 12,600.00** for developing fly-through visualization, and a Lump Sum - Not to Exceed Fee in the amount of **\$ 4,700.00** for a public information meeting. This fee includes all materials and expenses for copies, plan sheets, postage, printing, and mileage. The proposal amount(s) shall amend the total contract amount per the executed agreement dated June 26, 2015 between Wisser Consultants and the City of Spring Hill.

DISCUSSION ITEMS

SUBJECT: Administration of Performance and Maintenance Bonds

DATE: April 1, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Dan Allen, Infrastructure Director



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding possible changes to administration procedures for performance and maintenance bonds in the subdivision regulations.

Background:

In April 2013, the City of Spring Hill adopted an updated version of Subdivision Regulations. This rewrite significantly changed the regulations by adopting a new set of documents based on Williamson County's regulations. As a result, the performance and maintenance bond was significantly altered.

In section 4.3 of the current Subdivision Regulations, it states that the maintenance period for bonds shall not begin until all public improvements and required amenities are complete. Due to recent staff additions to assist with bond administration, staff has begun fully enforcing the requirements adopted by the City. After numerous discussions with staff, consultants, developers, and aldermen, it is clear that the City did not recognize the full consequences of the language that was adopted in 2013 and also that there is a desire to modify the process.

Proposed Short Term Amendment to Reinstate the Process Under the Previous Subdivision Regulations:

4.3 Maintenance of Improvements

The applicant shall be required to maintain all completed public improvements until they are formally accepted for maintenance by the City of Spring Hill.

A maintenance bond, secured by a Letter of Credit, certified check, cash account, or insurance bond from an approved financial institution as set forth herein, to guarantee the roads, sidewalks, shoulders, signage, ditches and/or drainage system, **and** utilities, **and** ~~required amenities~~ shall be required of each applicant for a minimum period twelve (12) months.

The maintenance period will begin ~~when the roadway is constructed to binder and all other public improvements only after all public improvements and required amenities~~ have been properly constructed by the developer, ~~and accepted by the City~~ a Certificate of Satisfactory Completion has been approved by the City Engineer and Public Works Director, and the Planning Commission formally approves a resolution establishing the maintenance bond. The developer shall be required to post a performance bond for the final layer of asphalt at the same time as the maintenance bond based on actual construction cost, and this bond shall be held until the final layer of asphalt is properly constructed by the developer and a Certificate of Satisfactory Completion has been approved by the City Engineer and Public Works Director. The maintenance bond shall be 30% of the actual construction cost of all public improvements ~~and required amenities~~. At 80% build out (80% of houses within the development or particular phase to be bonded have received their certificate of occupancy) unless otherwise approved by the Planning Commission the applicant shall install the final asphalt layer.

If the developer chooses to install the final asphalt layer/topping prior to 80% build out, then he will be required to post the maintenance bond at the time of final asphalt layer installations. The maintenance bond shall be continuous until a minimum of one (1) year after the 80% build out has been complete. The release of the Maintenance Bond shall be contingent upon the completion of the above and, in the case of road construction and/or improvements, acceptance of the dedications by the Spring Hill Board of Mayor and Alderman.

Possible Amendment to Address Dirt over Utilities in Roadways:

10. Testing and Inspection of Backfill at Utility and Storm Sewer Trenches

Backfill materials utilized for utilities located within the roadways, drives, paved areas, concrete areas, and parking lots shall be TDOT #67 stone for utility beddings and envelopes in accordance with these regulations and the City of Spring Hill's Water and Sewer Specifications. Backfill material of such trenches shall be full trench depth of TDOT #67 stone with the upper most 12-inches being pug mill mix (two 6-inch lifts) compacted to 98% density. The upper 12-inches of compacted pug mill can be included within the requirements of the compacted roadway base stone.

Should the developer choose to backfill with ~~approved compacted suitable~~ soils, free of organic root materials, grass, or other foreign materials, ~~then the developer shall be required to hire a licensed, professional geotechnical engineer to take soil samples and provide a signed and sealed letter to the City detailing the type of soil and recommended compaction methods for use as trench backfill. he shall install the soil in maximum compacted lifts of 8-inches~~ The developer shall construct the backfill in accordance with the recommendations of the geotechnical engineer and ~~with~~ the upper most 12-inches of the trench shall be crusher run stone compacted at 98% of Standard Proctor test and installed in two 6 inch lifts. Compaction testing locations and spacing shall be determined by the City of Spring Hill. ~~being compacted pug mill mix (two 6-inch lifts). Should the City of Spring Hill determine the materials being utilized are unsuitable then the developer shall have a certified geotechnical engineer and testing laboratory perform an evaluation of the soils to determine if the soils are an approved roadway subgrade and trench fill material along with compaction testing of the soils during each lift of the trench backfill. These compaction~~

~~tests shall be a minimum of 98% density. The developer shall be required to post a maintenance bond for an additional two years, in addition to the standard one year maintenance bond if soil backfill is utilized in place of full depth stone backfill.~~ In either case, the utilities shall contain a 6-inch bedding and 12-inch envelope over and around the pipe prior to backfill with soils materials. Test data shall be provided by a licensed Geotechnical Engineer prior to approval of such roadway subgrade and base, and prior to installation of the asphalt binder layer.

SUBJECT: Duplex Road Widening Project – Closing Agent Change

DATE: March 28, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Dan Allen, Infrastructure Director



STAFF MEMORANDUM

The purpose of this memo is to inform the Board of Mayor and Aldermen of a change of the closing agent for the right-of-way easement acquisitions.

Background:

The City has a contract with CDM Smith, Inc. to act as the engineering firm for the widening of Duplex Road project. CDM Smith had sub-contracted with Southeast Title to be the closing agent for the purchase of the ROW easement acquisitions. Brent Campbell with Southeast Title has requested to terminate his contract with CDM Smith, citing the scope of the project is larger than he anticipated upon initial contact.

As CDM Smith already has a second closing agent contracted (Nancy King Crawford), the City has agreed to the termination with Southeast Title. All files (and progress on these files) that Southeast Title has started will be transferred to Ms. Crawford's office.

Resolutions for the following tracts have already been approved for funding by BOMA and contain the vendor for payment as Southeast Title. This memo will serve as notice that the vendor for these tracts will change to Nancy King Crawford, effective immediately:

105, 106, 107, 108, 114, 115, 116, 118, 119, 121, 122, 124, 125, 128, 139, 140, 153, 156, 165, 167, 175, 178, 180, 188, 197, 198, 199, 200, 201, 208, 214, 215, 217, 218, 222, 224, 236, 239, 247, 250, 265

C. Tucker Herndon
615.724.3252 Direct Dial
615.724.3352 Direct Fax
therndon@burr.com

511 Union Street
Suite 2300
Nashville, Tennessee 37219

Officer (615) 724-3200
Fax (615) 724-3290
Toll-free (866) 489-8542

March 29, 2016

BURR.COM

Ms. April Goad
Spring Hill Beer Board
P.O. Box 789
199 Town Center Parkway
Spring Hill, Tennessee 37174

RE: WAL-MART STORES EAST, LP (STORE # 3017)

Dear Ms. Goad:

Enclosed please find the Certificate of Compliance application filed on behalf of Wal-Mart Stores East, LP submitted in connection with the new retail wine in grocery store license for the Spring Hill, Tennessee location. In support of the Certificate of Compliance application, enclosed please find the following:

- Check in the amount of \$250.00;
- TBI and National Background Checks on the principal officers (Michael Moore, Cynthia P. Moehring, Steven Zielske and Andrea Lazenby);
- Background check on Dennis Martin Padgett, General Manager; and
- List of principal officers and directors of Wal-Mart Stores East, LP.

Upon issuance of the original Certificate of Compliance please forward the original executed document to my attention at the address above. Please let me know if you have any questions, and thanks so much in advance for your assistance on this application.

Sincerely,



Tucker Herndon

CTH
Enclosures

**CERTIFICATE OF BACKGROUND
INVESTIGATION AND ZONING**

SUBMITTED PURSUANT TO T.C.A. § 57-3-806

Wal-Mart Stores East, LP d/b/a Walmart #3017
4959 Main Street
Spring Hill, TN 37174

This is to certify that Michael Moore, Cynthia P. Moehring, Steven Zielske, Andrea Lazenby, 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 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 _____, 2016.

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

February 10, 2016

BURR & FORMAN LLP
KAREN D HILLEBRAND
511 UNION STREET
SUITE 2300
NASHVILLE, TN 37219

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.

MOORE, MICHAEL

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



Bill Haslam
Governor

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February 10, 2016

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NASHVILLE, TN 37219

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.

LAZENBY, ANDREA

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.

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February 10, 2016

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NASHVILLE, TN 37219

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.

ZIELSKE, STEVEN

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.

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Mark Gwyn
Director

February 10, 2016

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KAREN HILLEBRAND
511 UNION STREET
SUITE 2300
NASHVILLE, TN 37219

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.

MOEHRING, CYNTHIA P

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.

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Tennessee Open Records Information Services
Tennessee Bureau of Investigation
901 R.S. Gass Blvd.
Nashville, TN 37216



INTERNATIONALLY ACCREDITED SINCE 1994



22 N. Front St, STE 800
 Memphis, TN 38103
 (888) 616-0626

BACKGROUND SCREENING REPORT

Prepared for: Bone Mcallister Norton PLLC

Subject Information:

Subject: MOORE, MICHAEL SCOTT
 DOB: 07/23/1965
 Social Security Number: 492-84-3119
 Date/Time Last Update: February 9, 2016 09:05 AM
 Order Number(s): 5530077
 Package Name(s): Bone Law
 Address: 3 NEWHAVEN COURT
 ROGERS, AR 72758

Requestor Information:

Requestor Name: Geri Simmons-Curry
 Requestor Userid: bmn/gsimmons-curry
 Requestor Phone: 615-248-3729
 Requestor Email: gsimmons-curry@bonelaw.com
 Billing Identifier 1: Quickscreen stage 1
 Billing Identifier 2:
 Billing Identifier 3:

Report Summary Information:

Component	Status	Last update
National Alias Criminal History for MICHAEL SCOTT MOORE, page 2	COMPLETE-clear	2/09/16 09:05 AM Central
SSN Address Trace for SSN 492-84-3119, page 3	COMPLETE-clear	2/08/16 04:02 PM Central

Notice : The information provided is a consumer report as defined in the federal Fair Credit Reporting Act [15 U.S.C. 1681- 1681u]. It contains confidential information on the individual named. It is submitted to the conditions contained in your Subscriber Agreement with Verified Person and may be used solely as a factor in evaluating the named individual for property renting/leasing, employment, promotion, reassignment or retention as an employee. Verified Person maintains strict procedures designed to insure that the information is complete and up to date. While the information furnished is from reliable sources, its accuracy is not guaranteed. Proper use of this report and final verification of the named individual's identity is your sole responsibility. If any adverse action is taken based in whole or in part on this consumer report, a copy of this report and a summary of the consumer's rights must be provided to the consumer prior to taking adverse action.

Verified Person will accurately report all information as received. The information in this report is gathered from sources deemed by Verified Person to be reliable, however Verified Person cannot be responsible for the content of information received from an outside source.

No Records Found

Verified Person will accurately report all information as received. The information in this report is gathered from sources deemed by Verified Person to be reliable, however Verified Person cannot be responsible for the content of information received from an outside source.

SSN Address Trace for SSN 492-84-3119-clear :

SSN is valid.
Issued in Missouri
Issued between 1981 and 1984

MICHAEL SCOTT MOORE	DOB : 07/XX/1965	
	6 S TUDOR LN	Last Seen 02/XX/2016
	ROGERS, AR 72758	First Seen 12/XX/2014
	County: BENTON	
	4280 BRIDGER RD	Last Seen 07/XX/2015
	KANSAS CITY, MO 64111	First Seen 07/XX/2015
	County: JACKSON	
	3 S	Last Seen 01/XX/2015
	ROGERS, AR 72758	First Seen 02/XX/2012
	County: BENTON	
	6 TUDOR LN	Last Seen 11/XX/2014
	ROGERS, AR 72758	First Seen 11/XX/2014
	County: BENTON	
	204 DEVON GRN	Last Seen 09/XX/2014
	BENTONVILLE, AR 72712	First Seen XX/XX/2001
	County: BENTON	
	PO.BOX 3	Last Seen 09/XX/2014
	ROGERS, AR 72758	First Seen 09/XX/2014
	County: BENTON	
	2824 SW 108TH ST	Last Seen 09/XX/2011
	OKLAHOMA CITY, OK 73170	First Seen 03/XX/1997
	County: CLEVELAND	
	1715 REX AVE APT 79	Last Seen 06/XX/2005
	JOPLIN, MO 64801	First Seen 12/XX/2003
	County: JASPER	
	5507 I AVE	Last Seen 09/XX/2004
	KEARNEY, NE 68847	First Seen 02/XX/1995
	County: BUFFALO	
	947 LYNWOOD LN	Last Seen 10/XX/1999
	SULLIVAN, MO 63080	First Seen 03/XX/1993
	County: CRAWFORD	
	PO BOX 173	Last Seen 09/XX/1996
	WASHINGTON, MO 63090	First Seen 03/XX/1994
	County: FRANKLIN	

Verified Person will accurately report all information as received. The information in this report is gathered from sources deemed by Verified Person to be reliable, however Verified Person cannot be responsible for the content of information received from an outside source.

MIKE SCOTT MOORE DOB : 07/XX/1965

3 S
ROGERS, AR 72758
County: BENTON

Last Seen 01/XX/2015
First Seen 02/XX/2012

6 TUDOR LN
ROGERS, AR 72758
County: BENTON

Last Seen 11/XX/2014
First Seen 11/XX/2014

PO BOX 3
ROGERS, AR 72758
County: BENTON

Last Seen 09/XX/2014
First Seen 09/XX/2014

204 DEVON GRN
BENTONVILLE, AR 72712
County: BENTON

Last Seen 09/XX/2014
First Seen XX/XX/2001

2824 SW 108TH ST
OKLAHOMA CITY, OK 73170
County: CLEVELAND

Last Seen 09/XX/2011
First Seen 03/XX/1997

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Last Seen 06/XX/2005
First Seen 12/XX/2003

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Last Seen 09/XX/2004
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County: CRAWFORD

Last Seen 10/XX/1999
First Seen 03/XX/1993

PO BOX 173
WASHINGTON, MO 63090
County: FRANKLIN

Last Seen 09/XX/1996
First Seen 03/XX/1994

Verified Person will accurately report all information as received. The information in this report is gathered from sources deemed by
Verified Person to be reliable, however Verified Person cannot be responsible for the content of information received from an outside source.



22 N. Front St, STE 800
Memphis, TN 38103
(888) 616-0626

BACKGROUND SCREENING REPORT

Prepared for: Bone Mcallister Norton PLLC

Subject Information:**Requestor Information:**

Subject: ZEILSKE, STEVEN
DOB: 01/20/1975
Social Security Number: 541-88-5337
Date/Time Last Update: February 8, 2016 04:10 PM
Order Number(s): 5530130
Package Name(s): Bone Law
Address: 4904 S 44TH PL
ROGERS, AR 72758

Requestor Name: Gerl Simmons-Curry
Requestor Userid: bmn/gsimmons-curry
Requestor Phone: 615-248-3729
Requestor Email: gsimmons-curry@bonelaw.com
Billing Identifier 1: Quickscreen stage 1
Billing Identifier 2:
Billing Identifier 3:

Report Summary Information:

Component	Status	Last update
National Alias Criminal History for STEVEN ZEILSKE, page 2	COMPLETE-clear	2/08/16 04:10 PM Central
SSN Address Trace for SSN 541-88-5337, page 3	COMPLETE-clear	2/08/16 04:08 PM Central

Notice : The information provided is a consumer report as defined in the federal Fair Credit Reporting Act [15 U.S.C. 1681- 1681u]. It contains confidential information on the individual named. It is submitted to the conditions contained in your Subscriber Agreement with Verified Person and may be used solely as a factor in evaluating the named individual for property renting/leasing, employment, promotion, reassignment or retention as an employee. Verified Person maintains strict procedures designed to insure that the information is complete and up to date. While the information furnished is from reliable sources, its accuracy is not guaranteed. Proper use of this report and final verification of the named individual's identity is your sole responsibility. If any adverse action is taken based in whole or in part on this consumer report, a copy of this report and a summary of the consumer's rights must be provided to the consumer prior to taking adverse action.

Verified Person will accurately report all information as received. The information in this report is gathered from sources deemed by Verified Person to be reliable, however Verified Person cannot be responsible for the content of information received from an outside source.

No Records Found

Verified Person will accurately report all information as received. The information in this report is gathered from sources deemed by Verified Person to be reliable, however Verified Person cannot be responsible for the content of information received from an outside source.

SSN Address Trace for SSN 541-88-5337-clear :

SSN is valid.
Issued in Oregon
Issued between 1974 and 1976

STEVEN ZEILSKE DOB : 07/XX/1963
4904 S 44TH PL
ROGERS, AR 72758
County: BENTON
Last Seen 02/XX/2016
First Seen 08/XX/2000

2833 WELLINGTON CIR
ROGERS, AR 72758
County: BENTON
Last Seen 09/XX/2013
First Seen 08/XX/2000

1000 VICARS LANDING WAY PH 2
PONTE VEDRA BEACH, FL 32082
County: SAINT JOHNS
Last Seen 02/XX/2009
First Seen 02/XX/2009

1000 VICARS LANDING WAY APT D210
PONTE VEDRA BEACH, FL 32082
County: SAINT JOHNS
Last Seen 11/XX/2008
First Seen 11/XX/2008

297 WATERS EDGE S DR
PONTE VEDRA BEACH, FL 32082
County: SAINT JOHNS
Last Seen 01/XX/2003
First Seen 12/XX/1995

605 PARK NE DR
ATLANTA, GA 30306
County: FULTON
Last Seen 01/XX/2003
First Seen 09/XX/1986

2833 W WELLINGTON CIR
ROGERS, AR 72758
County: BENTON
Last Seen 08/XX/2000
First Seen 08/XX/2000

3156 NORTHPLACE SE WAY
SMYRNA, GA 30080
County: COBB
Last Seen 09/XX/1999
First Seen 09/XX/1986

ROBERT HENRY ZIELSKE DOB : 07/XX/1963
4904 S 44TH PL
ROGERS, AR 72758
County: BENTON
Last Seen 02/XX/2016
First Seen 08/XX/2000

2833 WELLINGTON CIR
ROGERS, AR 72758
County: BENTON
Last Seen 09/XX/2013
First Seen 08/XX/2000

STEVEN ROBERT ZIELSKE DOB : 07/XX/1963
4904 S 44TH PL
ROGERS, AR 72758
County: BENTON
Last Seen 02/XX/2016
First Seen 08/XX/2000

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2833 WELLINGTON CIR
ROGERS, AR 72758
County: BENTON

Last Seen 09/XX/2013
First Seen 08/XX/2000

1000 VICARS LANDING WAY PH 2
PONTE VEDRA BEACH, FL 32082
County: SAINT JOHNS

Last Seen 02/XX/2009
First Seen 02/XX/2009

1000 VICARS LANDING WAY APT D210
PONTE VEDRA BEACH, FL 32082
County: SAINT JOHNS

Last Seen 11/XX/2008
First Seen 11/XX/2008

297 WATERS EDGE S DR
PONTE VEDRA BEACH, FL 32082
County: SAINT JOHNS

Last Seen 01/XX/2003
First Seen 12/XX/1995

605 PARK NE DR
ATLANTA, GA 30306
County: FULTON

Last Seen 01/XX/2003
First Seen 09/XX/1986

2833 W WELLINGTON CIR
ROGERS, AR 72758
County: BENTON

Last Seen 08/XX/2000
First Seen 08/XX/2000

3156 NORTHPLACE SE WAY
SMYRNA, GA 30080
County: COBB

Last Seen 09/XX/1999
First Seen 09/XX/1986

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22 N. Front St, STE 800
Memphis, TN 38103
(888) 616-0626

BACKGROUND SCREENING REPORT

Prepared for: Bone Mcallister Norton PLLC

Subject Information:**Requestor Information:**

Subject: LAZENBY, ANDREA MARIE
DOB: 11/03/1982
Social Security Number: 442-90-8373
Date/Time Last Update: February 8, 2016 04:12 PM
Order Number(s): 5530154
Package Name(s): Bone Law
Address: 808 IRELAN ST
LOWELL, AR 72745

Requestor Name: Gerl Simmons-Curry
Requestor UserId: bmn/gsimmons-curry
Requestor Phone: 615-248-3729
Requestor Email: gsimmons-curry@bonelaw.com
Billing Identifier 1: Quickscreen stage 1
Billing Identifier 2:
Billing Identifier 3:

Report Summary Information:

Component	Status	Last update
National Alias Criminal History for ANDREA MARIE LAZENBY, page 2	COMPLETE-clear	2/08/16 04:12 PM Central
SSN Address Trace for SSN 442-90-8373, page 3	COMPLETE-clear	2/08/16 04:10 PM Central

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No Records Found

Verified Person will accurately report all information as received. The information in this report is gathered from sources deemed by Verified Person to be reliable, however Verified Person cannot be responsible for the content of information received from an outside source.

SSN Address Trace for SSN 442-90-8373-clear :

SSN is valid.
Issued in Oklahoma
Issued between 1986 and 1989

ANDREA MARIE ACKLEY DOB : 11/XX/1982
808 IRELAN ST
LOWELL, AR 72745
County: BENTON
Last Seen 02/XX/2016
First Seen 12/XX/2007

531 N SCOTTSDALE DR APT 5
FAYETTEVILLE, AR 72701
County: WASHINGTON
Last Seen 09/XX/2013
First Seen 07/XX/2006

2730A CARONDOLET ST
SPRINGDALE, AR 72764
County: WASHINGTON
Last Seen 02/XX/2013
First Seen 05/XX/2007

223 LINKS DR APT 202
LOWELL, AR 72745
County: BENTON
Last Seen 09/XX/2007
First Seen 08/XX/2005

RR 1 158
OKEMAH, OK 74859
County: OKFUSKEE
Last Seen 12/XX/2005
First Seen 12/XX/2005

155 N MCILROY AVE
FAYETTEVILLE, AR 72701
County: WASHINGTON
Last Seen 09/XX/2005
First Seen 05/XX/2004

RR 1
OKEMAH, OK 74859
County: OKFUSKEE
Last Seen 06/XX/2005
First Seen 08/XX/2001

1733 W PRESERVATION DR APT 8
FAYETTEVILLE, AR 72703
County: WASHINGTON
Last Seen 07/XX/2004
First Seen 07/XX/2004

ANDREA MARIE AUCLEY DOB : 11/XX/1982
808 IRELAN ST
LOWELL, AR 72745
County: BENTON
Last Seen 02/XX/2016
First Seen 12/XX/2007

531 N SCOTTSDALE DR APT 5
FAYETTEVILLE, AR 72701
County: WASHINGTON
Last Seen 09/XX/2013
First Seen 07/XX/2006

2730A CARONDOLET ST
SPRINGDALE, AR 72764
County: WASHINGTON
Last Seen 02/XX/2013
First Seen 05/XX/2007

Verified Person will accurately report all information as received. The information in this report is gathered from sources deemed by Verified Person to be reliable, however Verified Person cannot be responsible for the content of information received from an outside source.

223 LINKS DR APT 202
LOWELL, AR 72745
County: BENTON

Last Seen 09/XX/2007
First Seen 08/XX/2005

ANDREA MARIE LAZENBY	DOB : 11/XX/1982 808 IRELAN ST LOWELL, AR 72745 County: BENTON	Last Seen 02/XX/2016 First Seen 12/XX/2007
	531 N SCOTTSDALE DR APT 5 FAYETTEVILLE, AR 72701 County: WASHINGTON	Last Seen 09/XX/2013 First Seen 07/XX/2006
	2730A CARONDOLET ST SPRINGDALE, AR 72764 County: WASHINGTON	Last Seen 02/XX/2013 First Seen 05/XX/2007
	223 LINKS DR APT 202 LOWELL, AR 72745 County: BENTON	Last Seen 09/XX/2007 First Seen 08/XX/2005

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22 N. Front St, STE 800
 Memphis, TN 38103
 (888) 616-0626

BACKGROUND SCREENING REPORT

Prepared for: Bone Mcallister Norton PLLC

Subject Information:

Subject: Moehring, Cynthia P
 DOB: 07/03/1966
 Social Security Number: 491-84-4120
 Date/Time Last Update: February 8, 2016 04:08 PM
 Order Number(s): 5530107
 Package Name(s): Bone Law
 Address: 2908 RED FOX RIDGE
 BENTONVILLE, AR 72712

Requestor Information:

Requestor Name: Geri Simmons-Curry
 Requestor Userid: bmn/gsimmons-curry
 Requestor Phone: 615-248-3729
 Requestor Email: gsimmons-curry@bonelaw.com
 Billing Identifier 1:
 Billing Identifier 2:
 Billing Identifier 3:

Report Summary Information:

Component	Status	Last update
National Alias Criminal History for Cynthia P Moehring, page 2	COMPLETE-clear	2/08/16 04:08 PM Central
SSN Address Trace for SSN 491-84-4120, page 3	COMPLETE-clear	2/08/16 04:07 PM Central

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No Records Found

SSN Address Trace for SSN 491-84-4120-clear :

SSN Is valid.
Issued In Missouri
Issued between 1981 and 1983

C MOEHRING DOB : 07/XX/1966

2908 RED FOX RDG
BENTONVILLE, AR 72712
County: BENTON

Last Seen 09/XX/2011
First Seen 09/XX/2011

CINDY P MOEHRING DOB : 07/XX/1966

2908 RED FOX RDG
BENTONVILLE, AR 72712
County: BENTON

Last Seen 02/XX/2016
First Seen 07/XX/2011

805 FOXFIRE LN
BENTONVILLE, AR 72712
County: BENTON

Last Seen 09/XX/2013
First Seen 02/XX/1999

3912 SW RIDGEPOINTE AVE
BENTONVILLE, AR 72712
County: BENTON

Last Seen 10/XX/2012
First Seen 08/XX/2012

14156 ROLLING HILLS DR
BENTONVILLE, AR 72712
County: BENTON

Last Seen 06/XX/2012
First Seen 07/XX/1999

661 W MUIRWOOD DR
PHOENIX, AZ 85045
County: MARICOPA

Last Seen 09/XX/2010
First Seen 08/XX/1993

888 E CLINTON ST APT 2022
PHOENIX, AZ 85020
County: MARICOPA

Last Seen 01/XX/2003
First Seen 10/XX/1992

1503 NE 10TH ST
BENTONVILLE, AR 72712
County: BENTON

Last Seen XX/XX/1999
First Seen XX/XX/1999

5535 W MCDOWELL RD
PHOENIX, AZ 85035
County: MARICOPA

Last Seen 06/XX/1995
First Seen 06/XX/1995

2149 E SUNSHINE ST
SPRINGFIELD, MO 65804
County: GREENE

Last Seen 06/XX/1992
First Seen 03/XX/1991

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1600 S EADS ST APT 227N
ARLINGTON, VA 22202
County: ARLINGTON

Last Seen 06/XX/1992
First Seen 08/XX/1989

CYNTHIA P MOEHRING	DOB : 07/XX/1966	
2908 RED FOX RDG		Last Seen 02/XX/2016
BENTONVILLE, AR 72712		First Seen 07/XX/2011
County: BENTON		
805 FOXFIRE LN		Last Seen 09/XX/2013
BENTONVILLE, AR 72712		First Seen 02/XX/1999
County: BENTON		
3912 SW RIDGEPOINTE AVE		Last Seen 10/XX/2012
BENTONVILLE, AR 72712		First Seen 08/XX/2012
County: BENTON		
14156 ROLLING HILLS DR		Last Seen 06/XX/2012
BENTONVILLE, AR 72712		First Seen 07/XX/1999
County: BENTON		
661 W MUIRWOOD DR		Last Seen 09/XX/2010
PHOENIX, AZ 85045		First Seen 08/XX/1993
County: MARICOPA		
888 E CLINTON ST APT 2022		Last Seen 01/XX/2003
PHOENIX, AZ 85020		First Seen 10/XX/1992
County: MARICOPA		
1503 NE 10TH ST		Last Seen XX/XX/1999
BENTONVILLE, AR 72712		First Seen XX/XX/1999
County: BENTON		
5535 W MCDOWELL RD		Last Seen 06/XX/1995
PHOENIX, AZ 85035		First Seen 06/XX/1995
County: MARICOPA		
2149 E SUNSHINE ST		Last Seen 06/XX/1992
SPRINGFIELD, MO 65804		First Seen 03/XX/1991
County: GREENE		
1600 S EADS ST APT 227N		Last Seen 06/XX/1992
ARLINGTON, VA 22202		First Seen 08/XX/1989
County: ARLINGTON		

CINDY L PETERSEN DOB : 07/XX/1966

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2908 RED FOX RDG BENTONVILLE, AR 72712 County: BENTON	Last Seen 02/XX/2016 First Seen 07/XX/2011
805 FOXFIRE LN BENTONVILLE, AR 72712 County: BENTON	Last Seen 09/XX/2013 First Seen 02/XX/1999
3912 SW RIDGEPOINTE AVE BENTONVILLE, AR 72712 County: BENTON	Last Seen 10/XX/2012 First Seen 08/XX/2012
14156 ROLLING HILLS DR BENTONVILLE, AR 72712 County: BENTON	Last Seen 06/XX/2012 First Seen 07/XX/1999
661 W MUIRWOOD DR PHOENIX, AZ 85045 County: MARICOPA	Last Seen 09/XX/2010 First Seen 08/XX/1993
888 E CLINTON ST APT 2022 PHOENIX, AZ 85020 County: MARICOPA	Last Seen 01/XX/2003 First Seen 10/XX/1992
1503 NE 10TH ST BENTONVILLE, AR 72712 County: BENTON	Last Seen XX/XX/1999 First Seen XX/XX/1999
5535 W MCDOWELL RD PHOENIX, AZ 85035 County: MARICOPA	Last Seen 06/XX/1995 First Seen 06/XX/1995
2149 E SUNSHINE ST SPRINGFIELD, MO 65804 County: GREENE	Last Seen 06/XX/1992 First Seen 03/XX/1991
1600 S EADS ST APT 227N ARLINGTON, VA 22202 County: ARLINGTON	Last Seen 06/XX/1992 First Seen 08/XX/1989
3101 LEVI LN BENTONVILLE, AR 72712 County: BENTON	Last Seen First Seen

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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

February 16, 2016

WALMART STORES, INC.
TAMMY S HENRY
1300 SE 8TH STREET
MS0800
BENTONVILLE, AR 72716-0880

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.

PADGETT, DENNIS MARTIN

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

List of Officers and Owners
of
Wal-Mart Stores East, L.P.

The following sets forth the principal officers and owners of Wal-Mart Stores East, L.P.

Michael Moore
0% owner
EVP & CAO
6 Tudor Lane
Rogers, Arkansas 72758-9534

Cynthia P. Moehring
0% owner
Sr. VP & Chief Compliance Officer
2908 Red Fox Ridge
Bentonville, Arkansas 72712

Steven Zielske
0% owner
Treasurer
4904 South 44th Place
Rogers, Arkansas 72758

Andrea Lazenby
0% owner
Assistant Secretary
808 Irelan Street
Lowell, Arkansas 72745