CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING PACKET
MONDAY, APRIL 18, 2016
7:00 P.M.

Board of Mayor and Aldermen:

Rick Graham, Mayor
Bruce Hull, Jr., Vice-Mayor
Jonathan Duda
Matt Fitterer
Keith Hudson
Chad Whittenburg
Kayce Williams
Amy Wurth
Susan Zemek

City of Spring Hill
P.O. Box 789
Spring Hill, TN 37174

Phone 931.486.2252
Fax 931.486.0516
www.springhilltn.org

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
PUBLIC HEARING AGENDA
MONDAY, APRIL 18, 2016
7:00 P.M.

Call Public Hearing to order

Stipulation of Aldermen present

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

1. Consider Resolution 16-42, 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. *(recommended 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. *(recommended 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 select 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. Consider Resolution 16-54, to authorize Mayor to enter into contract negotiations for Columbia Power and Water Service to provide High Speed Internet Services to City facilities. John Pewitt, IT Director

7. 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

8. 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.

9. 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.

10. 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

11. Consider Resolution 16-55, to provide policy guidance for the administration of bonds within the Subdivision Regulations. Dan Allen, Infrastructure Director

12. 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

13. 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.

14. 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.

15. Consider Resolution 16-47, to declare the week of May 1-7, 2016, as "Paint the Town Purple" week. Kayce Williams, Alderman

16. 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.

17. Consider Resolution 16-49, to approve the purchase of a vehicle for the Legislative Department. Rick Graham, Mayor

18. Consider Resolution 16-50, to approve a Certificate of Compliance for Walmart, for sale of wine in grocery store

19. Consider Resolution 16-51, affirming Grace Episcopal Church as a Historically Significant Site. Jonathan Duda, Alderman, Historic Commission Chairman.

20. Consider Resolution 16-52, to approve Change Order No. 1 of the U.S. Highway 31 Survey. Dan Allen, Infrastructure Director.

21. Consider Resolution 16-53, to approve a Special Events Permit for the Spring Hill Wine Festival.

22. Consider Resolution 16-432, to approve Land Acquisition Purchase of Tract 219 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

23. Consider Resolution 16-433, to approve Land Acquisition Purchase of Tract 68 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

24. Consider Resolution 16-434, to approve Land Acquisition Purchase of Tract 134 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

25. Consider Resolution 16-435, to approve Land Acquisition Purchase of Tract 158 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Concerned Citizens

Adjourn

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING
MONDAY, APRIL 18, 2016
7:00 P.M.

Call the meeting to order

Stipulation of Aldermen present

Pledge of Allegiance

Invocation

Approval of the Agenda

Concerned Citizens

Comments by the Mayor

Military Banner Presentation

2016 "Fill the Boot" MDA Kickoff, Terry Hood, Fire Chief

COMMUNITY INTEREST ITEM

1. Consider Resolution 16-47, to declare the week of May 1-7, 2016, as "Paint the Town Purple" week. Kayce Williams, Alderman

CONSENT AGENDA

1. Board approval:
    a. Financial Report of March 2016
    b. Public Hearing and Regular Meeting Minutes of March 21, 2016
    c. Beer Board Meeting Minutes of March 21, 2016
    d. Public Hearing and Special Call Meeting Minutes of April 4, 2016

2. Departmental Reports for March 2016:
    a. Legislative Department (V. Lay) (none)
    b. Fire Department (Hood) (none)
    c. Police Department (Brite)
    d. Emergency Communications (B. Smith) (none)
    e. Library (Bivins)
    f. Building/Planning, Codes Enforcement (Brooks)
    g. Utility Billing (Younger)
    h. Parks & Rec (Fischer) (none)
    i. Court Report (J. Mitchell/B. Morgan)
    j. Public Works (Streets, Water Distribution, and Sewer Collection System and Storm Water/MS4) (Foster/Norman) (none)
    k. Water Treatment (Giles)
    l. Waste Water Treatment (Massey)
    m. GIS/IT (Pewitt) (none)
    n. Human Resources (Taylor) (none)
    o. Safety Committee (M. Bryan) (none)

3. Committee/Commission Minutes to be accepted in monthly records:
    a. Planning Commission minutes of March 14, 2016 (Sanders)
    b. Board of Zoning Appeals minutes March 15, 2016 (Sanders) (unavailable)
    c. Historic Commission minutes of March 3, 2016 (cancelled) (Hull, Duda)
    d. Budget and Finance Advisory Committee minutes of March 7, 2016 (no meeting) (Whittenburg, Wurth, Hull)
    e. EDC Minutes of March 18, 2016 (Hull, Schoenbrodt) (unavailable)
    f. Parks and Recreation Committee minutes March 24, 2016 (Williams/Fischer)
    g. Storm Water Advisory Committee (Polk/Zemek) (no meetings)
    h. Library Board of Trustees Minutes, November and January-March 2016 (T. Jones) (unavailable)
    i. Transportation Advisory Committee Minutes March 21, 2016 (unapproved) (Fitterer, Whittenburg, Williams)

4. 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. *(recommended by the Planning Commission on April 11, 2016*) Tom Wolf, City Engineer

5. 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. *(recommended by the Planning Commission on April 11, 2016*) Tom Wolf, City Engineer

6. 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

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

8. Consider Resolution 16-50, to approve a Certificate of Compliance for Walmart, for sale of wine in grocery store.

9. Consider Resolution 16-51, affirming Grace Episcopal Church as a Historically Significant Site. Jonathan Duda, Alderman, Historic Commission Chairman

10. Consider Resolution 16-52, to approve Change Order No. 1 of the U.S. Highway 31 Survey. Dan Allen, Infrastructure Director

11. Consider Resolution 16-53, to approve Special Events permit for the Spring Hill Wine Festival.

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 16-04, to approve rezoning of property known as 5238 Main Street, from B-2, Neighborhood Shopping to B-4, Central Business. *(denial recommended by the Planning Commission on February 8, 2016)* Dara Sanders, City Planner

3. Consider 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

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 16-55, to provide policy guidance for the administration of bonds within the Subdivision Regulations. Dan Allen, Infrastructure Director

6. 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

7. 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.

8. 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 16-45, to select Camiros for the update of the Spring Hill Zoning Ordinance and Subdivision Regulations. *(recommended by the Planning Consultant Selection Committee*) Dara Sanders, City Planner

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 16-54, to authorize the Mayor and City Attorney to enter into contract negotiations for Columbia Power and Water Systems to provide high speed internet service for City facilities. John Pewitt, GIS/IT

5. Consider First Reading of Ordinance 16-06, to rezone 5242 Main Street from B-2 Neighborhood Shopping District to B-4, Central Business *(failed first reading as Ordinance 16-02; to be considered by the Planning Commission on April 11, 2016)* Chad Whittenburg, Aldermen

6. Consider Resolution 16-432, to approve Land Acquisition Purchase of Tract 219 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

7. Consider Resolution 16-433, to approve Land Acquisition Purchase of Tract 68 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

8. Consider Resolution 16-434, to approve Land Acquisition Purchase of Tract 134 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

9. Consider Resolution 16-435, to approve Land Acquisition Purchase of Tract 158 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Concerned Citizens

Adjourn

COMMUNITY INTEREST ITEM

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

CONSENT AGENDA

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

Updated: 4/15/2016 | Change Formula

Annual Budget	Description	Budget Year to Date	Actual Year to Date	% of Act/Budget Year to Date	Prior Year Year to Date	Budget Month	Actual Month	% of Act/Budget Month	Prior Year Month
	Revenues:				03/31/15				03/31/15
$ 20,041,500	GENERAL FUND	$ 15,031,125	$ 13,884,693	92%	$ 22,080,241	$ 1,670,125	$ 1,322,770	79%	$ 1,386,162
$ 1,157,400	STATE STREET AID	$ 868,050	$ 1,056,481	122%	$ 1,033,790	$ 96,450	$ 123,905	128%	$ 171,124
$ 1,301,000	ADEQUATE FACILITIES/DI	$ 975,750	$ 1,462,954	150%	$ 1,363,586	$ 108,417	$ 349,983	323%	$ 167,595
$ 2,256,400	SANITATION FUND	$ 1,692,300	$ 1,783,580	105%	$ 1,451,804	$ 188,033	$ 198,700	106%	$ 3
$ 15,793,500	WATER-SEWER FUND	$ 11,845,125	$ 9,117,469	77%	$ 6,985,241	$ 1,316,125	$ 1,660,273	126%	$ 284,845
$ 1,165,400	STORM WATER-MS4	$ 874,050	$ 618,023	71%	$ 514,640	$ 97,117	$ 69,712	72%	$ 56
$ 25,000	LIBRARY FUND	$ 18,750	$ 25,900	138%	$ 22,112	$ 2,083	$ 4,128	198%	$ 1,401
$ 30,400	DRUG FUND	$ 22,800	$ 29,768	131%	$ 47,237	$ 2,533	$ 5,141	203%	$ 3,308
$ 41,770,600	**Total Revenues**	**$ 31,327,950**	**$ 27,978,867**	**89%**	**$ 33,498,650**	**$ 3,480,883**	**$ 3,734,611**	**107%**	**$2,014,494**
	Expenses:								
$ 20,017,600	GENERAL FUND	$ 15,013,200	$ 12,773,743	85%	$ 16,096,512	$ 1,668,133	$ 2,107,497	126%	$ 1,884,638
$ 1,099,300	STATE STREET AID	$ 824,475	$ 692,590	84%	$ 1,084,954	$ 91,608	$ (2,558)	-3%	$ 39,105
$ 2,145,100	ADEQUATE FACILITIES/DI	$ 1,608,825	$ 1,244,557	77%	$ 708,998	$ 178,758	$ 187,189	105%	$ 377,800
$ 2,230,000	SANITATION FUND	$ 1,672,500	$ 1,551,293	93%	$ 1,639,853	$ 185,833	$ -	0%	$ 186,841
$ 15,143,732	WATER-SEWER FUND	$ 11,357,799	$ 8,016,645	71%	$ 6,773,328	$ 1,261,978	$ 909,523	72%	$ 1,185,952
$ 1,566,500	STORM WATER-MS4	$ 1,174,875	$ 453,314	39%	$ 383,854	$ 130,542	$ 49,169	38%	$ 80,780
$ 23,150	LIBRARY FUND	$ 17,363	$ 8,374	48%	$ 15,382	$ 1,929	$ 773	40%	$ 2,466
$ 25,500	DRUG FUND	$ 19,125	$ 29,086	152%	$ 36,649	$ 2,125	$ -	0%	$ 928
$ 42,250,883	**Total Expenses**	**$ 31,688,162**	**$ 24,769,603**	**78%**	**$ 26,739,530**	**$ 3,520,907**	**$ 3,251,594**	**92%**	**$ 3,758,508**
	SURPLUS OR DEFICENT	**$ (360,212)**	**$ 3,209,264**		**$ 6,759,119**	**$ (40,023)**	**$ 483,017**		**($1,744,013)**

Description	Year to Date Revenue Minus Expenses Actual	Prior Year	Month Revenue Minus Expenses Actual	Prior Year
GENERAL FUND	$ 1,110,950	$ 5,983,729	$ (784,728)	$ (498,476)
STATE STREET AID	$ 363,890	$ (51,164)	$ 126,463	$ 132,019
ADEQUATE FACILITIES TAX	$ 218,398	$ 654,587	$ 162,794	$ (210,205)
SANITATION FUND	$ 232,287	$ (188,049)	$ 198,700	$ (186,838)
WATER-SEWER FUND	$ 1,100,823	$ 211,912	$ 750,750	$ (901,107)
STORM WATER UTILITY FUND	$ 164,709	$ 130,785	$ 20,543	$ (80,724)
LIBRARY FUND	$ 17,526	$ 6,731	$ 3,355	$ (1,064)
DRUG ENFORCEMENT FUND	$ 681	$ 10,588	$ 5,141	$ 2,381
Difference Revenues Minus Expenses	**$ 3,209,264**	**$ 6,759,119**	**$ 483,017**	**$ (1,744,015)**

RECONCILED BALANCES	AS OF 8/31/15	AS OF 9/30/15	AS OF 10/31/15	AS OF 11/30/15	AS OF 12/31/15	AS OF 1/31/16	AS OF 2/29/16	AS OF 3/31/16
GENERAL FUND	$ 1,824,813	$ 1,409,462	$ 2,174,052	$ 1,434,431	$ 4,763,392	$ 4,622,786	$ 5,953,722	$ 5,086,591
STATE STREET AID	$ 487,891	$ 504,585	$ 437,226	$ 535,638	$ 639,100	$ 649,127	$ 643,581	$ 770,183
ADEQUATE FACILITIES TAX	$ 2,757,619	$ 2,595,397	$ 2,235,741	$ 2,116,402	$ 2,231,395	$ 2,354,249	$ 2,439,693	$ 2,602,487
SANITATION FUND	$ 80,206	$ 116,079	$ 41,510	$ 11,760	$ 257,737	$ 210,868	$ 193,696	$ 259,846
WATER-SEWER FUND 410-11211	$ 6,153,700	$ 8,641,118	$ 6,176,273	$ 1,033,429	$ 7,761,655	$ 10,718,037	$ 7,820,092	WIP
SEWER RESERVE FUND 413-11315	$ 4,116,773	$ 4,117,179	$ 4,131,338	$ 4,153,801	$ 4,249,427	$ 4,565,231	$ 4,565,666	WIP
WATER RESERVE FUND 413-11316	$ 996,797	$ 997,002	$ 1,001,515	$ 1,007,633	$ 1,036,857	$ 1,133,569	$ 1,133,957	WIP
STORMWATER FUND	$ 885,721	$ 826,528	$ 860,126	$ 842,687	$ 1,040,959	$ 949,653	$ 1,005,262	$ 1,035,350
LIBRARY FUND	$ 31,332	$ 33,078	$ 34,921	$ 35,353	$ 34,204	$ 36,257	$ 36,862	$ 40,217
DRUG ENFORCEMENT FUND	$ 56,500	$ 53,393	$ 53,781	$ 52,982	$ 51,777	$ 43,827	$ 51,253	$ 50,533
TOTAL								
	$ 17,391,352	$ 19,293,822	$ 17,146,483	$ 11,224,115	$ 22,066,503	$ 25,283,604	$ 23,843,783	$ 9,845,206

MONEY MARKET BALANCES (BALANCES ARE NOT INCLUDED IN ABOVE BUDGET NUMBERS):								
GENERAL FUND MONEY MARKET	$ 801,978	$ 802,140	$ 802,140	$ 802,140	$ 802,301	$ 802,413	$ 688,639	$ 688,743
WATER/SEWER FUND MONEY MARKET	$ 7,041,086	$ 7,124,419	$ 7,124,419	$ 7,209,859	$ 7,295,375	$ 7,295,375	$ 7,295,375	WIP

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
PUBLIC HEARING MINUTES
MONDAY, MARCH 21, 2016
7:00 P.M.

Mayor Rick Graham called the Public Hearing was called to order at 7:05 p.m.

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

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

Item #1 Consider Resolution 16-21, to approve the purchase of ProQA Software for Emergency Communications Services. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Brandi Smith, Emergency Communications Director.

Item #2 Consider Resolution 16-22, to authorize the acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for The Reserve at Port Royal Phase 1-A. *(Recommended by the Planning Commission on January 11, 2016*) Tom Wolf, City Engineer.

Item #3 Consider Resolution 16-23, to authorize the acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for The Reserve at Port Royal Phase 2-A. *(Recommended by the Planning Commission on January 11, 2016*) Tom Wolf, City Engineer. This item will not be on the consent agenda.

Item #4 Consider Resolution 16-24, to authorize the acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for The Reserve at Port Royal Phase 2-B. *(Recommended by the Planning Commission on January 11, 2016*) Tom Wolf, City Engineer.

Item #5 Consider Resolution 16-25, to approve the extension of the 2014 Annual Paving Contract. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Jeff Foster, Public Works Director.

Item #5 Consider Resolution 16-26, to approve sale of two surplus pickup trucks in the Public Works Department. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Jeff Foster, Public Works Director.

Item #6 Consider Resolution 16-27, to award contract for the sandblasting and painting of the City Hall Water Tank. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director.

Item #7 Consider Resolution 16-28, to approve funding for Solar Bee Mixer for Water Tank. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director; Caryl Giles, Water Treatment Plant Superintendent.

Item #8 Consider Resolution 16-29, to approve Change Order No. 3 on Fire Station 2. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director; Terry Hood, Fire

Chief.

Item #9 Consider Resolution 16-11, to adopt an Access Management Policy on U.S. 31 from Campbell Station Parkway to Buckner Road. Dan Allen, Infrastructure Director.

Item #10 Consider Second and Final Reading of Ordinance 16-03, to approve rezoning of property known as Cadence Crossing from R-2, Medium Residential to B-2, Neighborhood Shopping *and R-4, High Density Residential*. *(Recommended by the Planning Commission on February 8, 2016)* Dara Sanders, City Planner

Removed from agenda:

~~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~~

Item #11 Consider Resolution 16-10, to terminate agreement with Retail Strategies. *(Deferred on January 19, 2016)*

Item #12 Consider Resolution 16-30, to approve Addendum No. 3 of the Professional Services Agreement with CDM Smith, Inc. for field surveying, right of way exhibit drawings, legal description updates, right of way appraisals, right of way acquisitions, and right of way appraisal reviews for Duplex Road Widening Project. Dan Allen, Infrastructure Director

Item #13 Consider Resolution 16-31, to authorize the agreed dismissal of the Williamson County, TN Chancery Court Lawsuit styled *H.B. & T.S. Utility District of Williamson County, Tennessee v. Town of Spring Hill, Tennessee, case no. 33612.* Patrick Carter, City Attorney.

Item #14 Consider Resolution 16-32, a resolution of support for enhanced, sustainable funding for transportation needs for the State of Tennessee and for Local Communities. Rick Graham, Mayor. Mayor Graham explained.

Item #15 Consider Resolution 16-33, authorizing the issuance of interest bearing General Obligation Water and Sewer Improvement 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)* Jim Smith, Finance Director.

Item #16 Consider Resolution 16-34, to authorize funding not to exceed the amount of $105,000.00 for additional work to complete the I-65/Buckner Road interchange study. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director.

Item #17 Consider Resolution 16-35, to authorize Dempsey, Dilling, and Associates to provide design and inspection services for expansion of City Hall. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director.

Item #18 Consider Resolution 16-36, to approve change order/closeout of Spring Station Drive Trail Project. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director,

Item #19 Consider Resolution 16-37, to approve change order/closeout of Tanyard Springs Bridge. *(Recommend by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director.

Item #20 Consider Resolution 16-38, to approve procurement and installation of additional splash pad amenities at Port Royal Park. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director.

Item #21 Consider Resolution 16-39, to extend the maintenance bond for Autumn Ridge, Phase 3, Section 2. Tom Wolf, City Engineer.

Item #22 Consider Resolution 16-40, to extend the maintenance bond for Cherry Grove Addition, Phase 4, Sections 2 and 3. Tom Wolf, City Engineer.

Item #23 Consider Resolution 16-41, to extend the maintenance bond for Cherry Grove Addition, Phase 4, Section 4. Tom Wolf, City Engineer.

Item #24 Consider Resolution 16-422, to approve land acquisition purchase for Tract 106 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Item #25 Consider Resolution 16-423, to approve land acquisition purchase for Tract 107 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Item #26 Consider Resolution 16-424, to approve land acquisition purchase for Tract 124 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Item #27 Consider Resolution 16-425, to approve land acquisition purchase for Tract 139 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Item #28 Consider Resolution 16-426, to approve land acquisition purchase for Tract 121 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Item #29 Consider Resolution 16-427, to approve land acquisition purchase for Tract 215 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Item #30 Consider Resolution 16-428, to approve land acquisition purchase for Tract 224 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Concerned Citizens:

Casey Kinnan, 2176 Spring Hill Circle, opposed Main Street rezoning. He presented the developers estimated traffic impact.

Kathleen Butler, Spring Hill Circle, spoke against Cadence Crossing Rezoning.

Laura Kinnan also spoke in opposition to the rezoning. She does not approve of the high density.

Shirley Shook, 1018 Tanyard Springs Drive, asked the board to think about if you lived in the area that is being proposed. She has concerns about more traffic and emergency vehicles access.

LeAnn Mon - 2158 Spring Hill Circle asked for the board to deny this request.

John Mon - spoke in opposition to the rezoning.

Rebecca Johnston, 3101 Greens Mill Road

Andrea Burani, 1022 Tanyard Springs Drive, spoke in opposition to the rezone request.

Michael Lax, Spring Hill Circle discussed the traffic problems. Noise level is high.

Nicola Stadler, 2111 Spring Hill Circle, opposed to Main Street rezoning. She asked for a show of people here against the rezoning to stand (majority of those present stood) She talked about her son being on a military banner.

Isong Isong, 4000 Williford Way thanked those who listened to their concerns. He stated that he is in opposition to the Cadence Crossing Development.

Jonathan Burani, 1022 Tanyard Springs Drive, opposed the rezoning on Main Street.

Bob Pauk, Shetland Lane, asked how the rezoning will benefit the city or the developer.

Drew Logsdon, 2114 Spring Hill Circle, spoke in opposition to the Main Street rezoning.

Judy, Shamrock Drive, doesn't live near but is in opposition because it effects all neighborhoods and is agains

Beverly Frederick, Williford Way, understands the tax dollars it will bring in but she feels that the rezoning will affect the quality of life.

Lori Kalls, Amber Way, she stated that the traffic is worse than where she came from in New Jersey. She worries about her child's safety.

Adjourn, Motion by Alderman Wurth, seconded by Alderman Hudson.

Adjourned 8:05 p.m.

_____ _____

April Goad, City Recorder Rick Graham, Mayor

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING MINUTES
MONDAY, MARCH 21, 2016
8:10 P.M.

Mayor Rick Graham called the meeting to order at 8:10 p.m.

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

Pledge of Allegiance led by: Alderman Zemek

Invocation led by Alderman Whittenburg

Approval of the Agenda: Motion to approve by Alderman Williams and seconded by Alderman Zemek.

Mr. Fitterer moved that Items 5-11 on New Business be placed on the Consent Agenda. Vote: Unanimous. 8-0.

Concerned Citizens
Comments by the Mayor

CONSENT AGENDA

1. Board approval:
    a. Financial Reports of February 2016
    b. Public Hearing and Regular Meeting Minutes of February 16, 2016
    c. Public Hearing and Special Call Meeting Minutes of March 7, 2016

2. Departmental Reports for February 2016:
    a. Legislative Department (V. Lay) (none)
    b. Fire Department (Hood)
    c. Police Department (Brite)
    d. Emergency Communications (B. Smith)
    e. Library (Bivins)
    f. Building/Planning, Codes Enforcement (Brooks)
    g. Utility Billing (Younger)
    h. Parks & Rec (Fischer) (none)
    i. Court Report (J. Mitchell/B. Morgan)
    j. Public Works (Streets, Water Distribution, and Sewer Collection System and Storm Water/MS4) (Foster/Norman) (none)
    k. Water Treatment (Giles) (none)
    l. Waste Water Treatment (Massey)
    m. GIS/IT (Pewitt) (none)
    n. Human Resources (Taylor) (none)
    o. Safety Committee (M. Bryan) (none)

3. Committee/Commission Minutes to be accepted in monthly records:
    a. Planning Commission minutes of February 8, 2016 (Sanders)
    b. Board of Zoning Appeals minutes January, 2016 (Sanders)
    c. Historic Commission minutes of January 7, 2016 (approved) and February 4, 2016 (unapproved) (Hull, Duda)

d. Budget and Finance Advisory Committee minutes of February 1, 2016 (approved) (Whittenburg, Wurth, Hull)
e. EDC Minutes of February 19, 2016 (Hull, Schoenbrodt)
f. Parks and Recreation Committee minutes January 28, 2016 (Williams/Fischer)
g. Storm Water Advisory Committee (Polk/Zemek) (no meetings)
h. Library Board of Trustees Minutes, November and December 2015 (T. Jones)
i. Transportation Advisory Committee Minutes February 16, 2016 (unapproved) (Fitterer, Whittenburg, Williams)

4. Consider Resolution 16-21, to approve the purchase of ProQA Software for Emergency Communications Services. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Brandi Smith, Emergency Communications Director.

5. Consider Resolution 16-25, to approve the extension of the 2014 Annual Paving Contract. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Jeff Foster, Public Works Director.

6. Consider Resolution 16-26, to approve sale of two surplus pickup trucks in the Public Works Department. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Jeff Foster, Public Works Director.

7. Consider Resolution 16-27, to award contract for the sandblasting and painting of the City Hall Water Tank. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director.

8. Consider Resolution 16-28, to approve funding for Solar Bee Mixer for Water Tank. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director; Caryl Giles, Water Treatment Plant Superintendent.

9. Consider Resolution 16-29, to approve Change Order No. 3 on Fire Station 2. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director; Terry Hood, Fire Chief.

10. Consider Resolution 16-30, to approve Addendum No. 3 of the Professional Services Agreement with CDM Smith, Inc. for field surveying, right of way exhibit drawings, legal description updates, right of way appraisals, right of way acquisitions, and right of way appraisal reviews for Duplex Road Widening Project. Dan Allen, Infrastructure Director

11. Consider Resolution 16-31, to authorize the agreed dismissal of the Williamson County, TN Chancery Court Lawsuit styled *H.B. & T.S. Utility District of Williamson County, Tennessee v. Town of Spring Hill, Tennessee, case no. 33612.* Patrick Carter, City Attorney.

12. Consider Resolution 16-32, a resolution of support for enhanced, sustainable funding for transportation needs for the State of Tennessee and for Local Communities. Rick Graham, Mayor.

~~13. Consider Resolution 16-33, authorizing the issuance of interest bearing General Obligation Water and Sewer Improvement 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. *(recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Jim Smith, Finance Director.~~

14. Consider Resolution 16-34, to authorize funding not to exceed the amount of $105,000.00 for additional work to complete the I-65/Buckner Road interchange study. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director.

15. Consider Resolution 16-35, to authorize Dempsey, Dilling, and Associates to provide design and inspection services for expansion of City Hall. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director.

16. Consider Resolution 16-36, to approve change order/closeout of Spring Station Drive Trail Project. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure

17. Consider Resolution 16-37, to approve change order/closeout of Tanyard Springs Bridge. *(Recommend by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director.

18. Consider Resolution 16-38, to approve procurement and installation of additional splash pad amenities at Port Royal Park. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Dan Allen, Infrastructure Director. This item will be on the consent agenda.

19. Consider Resolution 16-422, to approve land acquisition purchase for Tract 106 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

20. Consider Resolution 16-423, to approve land acquisition purchase for Tract 107 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

21. Consider Resolution 16-424, to approve land acquisition purchase for Tract 124 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

22. Consider Resolution 16-425, to approve land acquisition purchase for Tract 139 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

23. Consider Resolution 16-426, to approve land acquisition purchase for Tract 121 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

24. Consider Resolution 16-427, to approve land acquisition purchase for Tract 215 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

25. Consider Resolution 16-428, to approve land acquisition purchase for Tract 224 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Amy Wurth asked that the corrected Resolution 16-26 be substituted with the new resolution. Also Item number 13,

Resolution 16-33 will need to come off consent and be deferred in new business. Vote: 8/0. Resolution amended. Consent agenda approved 8/0.

PREVIOUS BUSINESS

Item #1 Consider Resolution 16-11, to adopt an Access Management Policy on U.S. 31 from Campbell Station Parkway to Buckner Road. Dan Allen, Infrastructure Director.
Alderman Whittenburg moved to approve. Motion seconded by Alderman Fitterer. Alderman Whittenburg stated that TAC recommended. Alderman Zemek moved to amend Resolution by striking Item #1. Motion seconded by Mayor Graham. Alderman Zemek stated she doesn't feel that another light there is the best way to go. Alderman Wurth stated that stop lights do not improve traffic flow, but it could make it safer. Vice Mayor Hull feels it should be at Wilkes Lane. He does support amendment. Alderman Whittenburg comments. He also does not think Item 2 should remain. Alderman Williams comments regarding the redesign of Wilkes Lane and the report by Volkert. Alderman Whittenburg stated he would welcome this back in committee so more work can be done on the wording. Alderman Zemek withdrew her motion to amend and moved to defer. (Mayor Graham removed second) Motion seconded by Vice Mayor Hull.

Roll call to defer Resolution 16-11: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor aye; Susan Zemek, aye; Kayce Williams, aye; Amy Wurth, aye. Motion passed 8/0.

~~**Item #2** 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~~ ***Cannot be considered due to lack of notification.***

Motion to defer by Alderman Whittenburg and seconded by Alderman Wurth. Mr. Lay stated that the developer didn't give property notification.

Roll call to defer Second and Final Reading of Ordinance 16-04: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor aye; Susan Zemek, aye; Kayce Williams, aye; Amy Wurth, aye. Motion passed 8/0.

Item #2 Consider Resolution 16-10, to terminate agreement with Retail Strategies. *(Deferred on January 19, 2016)*
Motion to approve by Alderman Wurth and seconded by Alderman Whittenburg. Mrs. Wurth stated she is in favor of termination of the agreement. She doesn't feel the company has done what they say they have. Vice Mayor Hull stated he agrees somewhat but a consultant is needed to target specific companies that we are trying to capture in Spring Hill. Alderman Zemek agreed with Vice Mayor Hull and stated he has been actively involved in the process. Alderman Williams stated this resolution is about their performance and feels that they have value beyond the balance of the contract.

Roll call to approve Resolution 16-10: Chad Whittenburg, nay; Matt Fitterer, nay; Keith Hudson, aye; Bruce Hull, nay; Mayor, nay; Susan Zemek, nay; Kayce Williams, nay; Amy Wurth, aye. Motion failed 6/2.

Item #3 Consider Second and Final Reading of Ordinance 16-03, to approve rezoning of property known as Cadence Crossing from R-2, Medium Residential to B-2, Neighborhood Shopping *and R-4, High Density Residential. (Recommended by the Planning Commission on February 8, 2016)* Dara Sanders, City Planner

Motion to approve by Alderman Wurth and seconded by Vice Mayor. Alderman Wurth stated that she is not in favor of the high density. Alderman Williams moved to suspend the rules. Mr. Fitterer and Mrs. Wurth voted against. Motion carried 6/2. Rules suspended.

Representative was present, Jeff Rocia. Alderman Williams asked if questions citizens asked could be answered. He stated there have been no conversations with Panera Bread. B2 doesn't permit food service with drive thru. Some comments about benefits of the plan. He stated it is in compliance with the 2040 Spring Hill Rising Master Plan. They are willing to provide buffers for drains. He feels there are a number of benefits to the plan. He talked about commercial traffic numbers. Mrs. Williams stated that it is a very nice plan and if it doesn't pass, she hopes they will look at it in its current zoning. There is a plan with the zoning request. Orders of the day were called. Mr. Hull and Mr. Whittenburg explained why they will vote yes.

Roll call to approve Second and Final Reading of Ordinance 16-03: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor abstained; Susan Zemek, nay; Kayce Williams, aye; Amy Wurth, nay. Motion passed 5/2/1

NEW BUSINESS

Item #1 Consider Resolution 16-22, to authorize the acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for The Reserve at Port Royal Phase 1-A. *(Recommended by the Planning Commission on January 11, 2016*) Tom Wolf, City Engineer.
Motion to approve by Mr. Fitterer; seconded by Vice Mayor Hull. Discussion: none.

Roll call to approve Resolution 16-22: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor aye; Susan Zemek, aye; Kayce Williams, aye; Amy Wurth, nay. Motion passed 7/1.

Item #2 Consider Resolution 16-23, to authorize the acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for The Reserve at Port Royal Phase 2-A. *(Recommended by the Planning Commission on January 11, 2016*) Tom Wolf, City Engineer.
Motion to approve by Alderman Fitterer; seconded by Vice Mayor Hull. Discussion: None.

Roll call to approve Resolution 16-23: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor aye; Susan Zemek, aye; Kayce Williams, aye; Amy Wurth, nay. Motion passed 7/1

Item #3 Consider Resolution 16-24, to authorize the acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for The Reserve at Port Royal Phase 2-B. *(Recommended by the Planning Commission on January 11, 2016*) Tom Wolf, City Engineer.
Motion to approve by Alderman Fitterer; seconded by Vice Mayor Hull. Discussion: None.

Roll call to approve Resolution 16-24: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor aye; Susan Zemek, aye; Kayce Williams, aye; Amy Wurth, nay. Motion passed 7/1

Item #4 Consider First 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
Motion to approve by Alderman Fitterer; seconded by Mayor Graham.

Roll call to approve First Reading of Ordinance 16-05: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor aye; Susan Zemek, aye; Kayce Williams, aye; Amy Wurth, aye. Motion passed 8/0

1. ~~Consider Resolution 16-422, to approve land acquisition purchase for Tract 106 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director~~

2. ~~Consider Resolution 16-423, to approve land acquisition purchase for Tract 107 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director~~

3. ~~Consider Resolution 16-424, to approve land acquisition purchase for Tract 124 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director~~

4. ~~Consider Resolution 16-425, to approve land acquisition purchase for Tract 139 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director~~

5. ~~Consider Resolution 16-426, to approve land acquisition purchase for Tract 121 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director~~

6. ~~Consider Resolution 16-427, to approve land acquisition purchase for Tract 215 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director~~

7. ~~Consider Resolution 16-428, to approve land acquisition purchase for Tract 224 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director~~

Item #5 Consider Resolution 16-33, authorizing the issuance of interest bearing General Obligation Water and Sewer Improvement 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. *(Recommended by the Budget and Finance Advisory Committee on March 7, 2016)* Jim Smith, Finance Director.

Motion to approve by Mrs. Wurth and seconded Vice Mayor Hull. Alderman Wurth stated that the title should include storm water improvements.
Amendment passed 8/0. Motion to defer by Alderman Fitterer; seconded by Alderman Wurth;

Roll call to defer Resolution 16-33: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor aye; Susan Zemek, aye; Kayce Williams, aye; Amy Wurth, aye. Motion passed 8/0

Item #6 Consider Resolution 16-39, to extend the maintenance bond for Autumn Ridge, Phase 3, Section 2. Tom Wolf, City Engineer.
Motion to approve by Vice Mayor Hull; seconded by Alderman Williams. Mrs. Wurth questioned and asked about deferral because of changes she plans to make by ordinance. Mrs. Zemek had questions. Alderman Fitterer stated that it could pass tonight and be reconsidered after the Ordinance passes. Vice Mayor Hull asked how the ordinance would change this bond. Mrs. Wurth stated it would change the fill requirements. Mr. Whittenburg stated he had asked for staff to get him the information on best practices and where it came from and hasn't gotten it. He would prefer to defer. He also asked about the amounts on the resolution. Alderman Williams asked if the geo tech study had been done. He stated that he is not aware of any that have been done. Mrs. Wurth moved to defer. Motion seconded by Alderman Whittenburg.

Roll call to defer Resolution 16-39: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, nay; Mayor aye; Susan Zemek, nay; Kayce Williams, aye; Amy Wurth, aye. Motion passed 6/2.

Item #7 Consider Resolution 16-40, to extend the maintenance bond for Cherry Grove Addition, Phase 4, Sections 2 and 3. Tom Wolf, City Engineer.
Motion to approve by Mrs. Wurth; seconded by Alderman Fitterer: Alderman Wurth moved to defer. Motion seconded by Alderman Fitterer.

Roll call to approve Resolution 16-40: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, nay; Mayor aye; Susan Zemek, nay; Kayce Williams, aye; Amy Wurth, aye. Motion passed 6/2.

Item #8 Consider Resolution 16-41, to extend the maintenance bond for Cherry Grove Addition, Phase 4, Section 4. Tom Wolf, City Engineer.

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

Roll call to approve Resolution 16-41: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, nay; Mayor aye; Susan Zemek, nay; Kayce Williams, aye; Amy Wurth, aye. Motion passed 6/2.

Concerned Citizens: none

Motion to adjourn by Vice Mayor Bruce and seconded by Mrs. Wurth.

Adjourn at 9:20.

_____ _____

April Goad, City Recorder Rick Graham, Mayor

CITY OF SPRING HILL
BEER BOARD MEETING MINUTES
MONDAY, MARCH 21, 2016
7:00 P.M.

Call Meeting to Order

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

Concerned Citizens: None.

1. Consider request from John B. Jewell of Twice Daily's #6665, 1001 Reserve Blvd, Spring Hill, TN, for an off premise beer permit.

   Motion to approve by Vice Mayor Hull. Motion seconded by Alderman Wurth.

   Twice Daily representative, Alan Byrd, District Manager was present to answer questions. Alderman Whittenburg asked questions pertaining to the training for alcohol sales and he discussed penalties for underage alcohol sales. Mr. Byrd explained procedures in place.

   Vote: 8-0 Approved.

2. Consider request from Shannon Rudderham of The Office Hangout, Inc., 3525 Kedron Road, Spring Hill, TN for an on premise beer permit.

   Motion to approve by Vice Mayor Hull. Motion seconded by Alderman Whittenburg.

   Shannon Rudderham was present to answer questions. Alderman Whittenburg asked questions pertaining to the training for alcohol sales and he discussed penalties for underage alcohol sales. Ms. Rudderham explained procedures in place.

   Vote: 8-0 Approved.

Adjourn: Motion by Alderman Fitterer. Seconded by Alderman Zemek. Beer Board meeting adjourned at 7:04 p.m.

_____ _____

April Goad, City Recorder Rick Graham, Mayor

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

Mayor, Rick Graham called the Public Hearing to order at 6:00 p.m.

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

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

1. Consider Resolution 16-429, to approve land acquisition purchase for Tract 123 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

2. Consider Resolution 16-430, to approve land acquisition purchase for Tract 227 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

3. Consider Resolution 16-431, to approve land acquisition purchase for Tract 101 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Concerned Citizens: None

Alderman Fitterer moved to adjourn. Motion seconded by Alderman Zemek. Public Hearing adjourned at 6:03 p.m.

_____ _____

April Goad, City Recorder Rick Graham, Mayor

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

The Special Call Meeting was called to order at 6:03 p.m.

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

Concerned Citizens: None.

1. Consider Resolution 16-429, to approve land acquisition purchase for Tract 123 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

   Motion to approve by Alderman Whittenburg; seconded by Alderman Fitterer. Vote: 6-0, Unanimous.

   Alderman Duda arrived at 6:04 p.m.

2. Consider Resolution 16-430, to approve land acquisition purchase for Tract 227 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

   Motion to approve by Alderman Whittenburg; seconded by Alderman Williams. Vote 7-0, Unanimous.

3. Consider Resolution 16-431, to approve land acquisition purchase for Tract 101 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

   Motion to approve by Alderman Whittenburg; seconded by Alderman Williams. Vote: 7-0, Unanimous

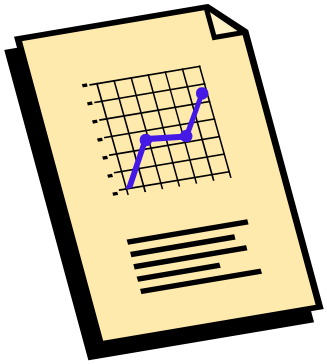
Motion to adjourn by Alderman Fitterer; seconded by Alderman Whittenburg.

Adjourned at 6:05 p.m.

_____ _____

April Goad, City Recorder Rick Graham, Mayor

DEPARTMENTAL REPORTS



DEPARTMENT: Police

AUTHOR: Lt. Kenneth Seibold

DATE: March 31, 2016

RE: Field Operations Monthly Statistics for March, 2016

ATTACHMENTS: None

OVERVIEW:

Field Operations:

- Created 202 incident reports.
- 2,540 calls for service.

- Made 60 arrests
  - Male – 40
  - Female – 20
  - Unknown -
  - White – 49
  - Black – 10
  - Other – 1

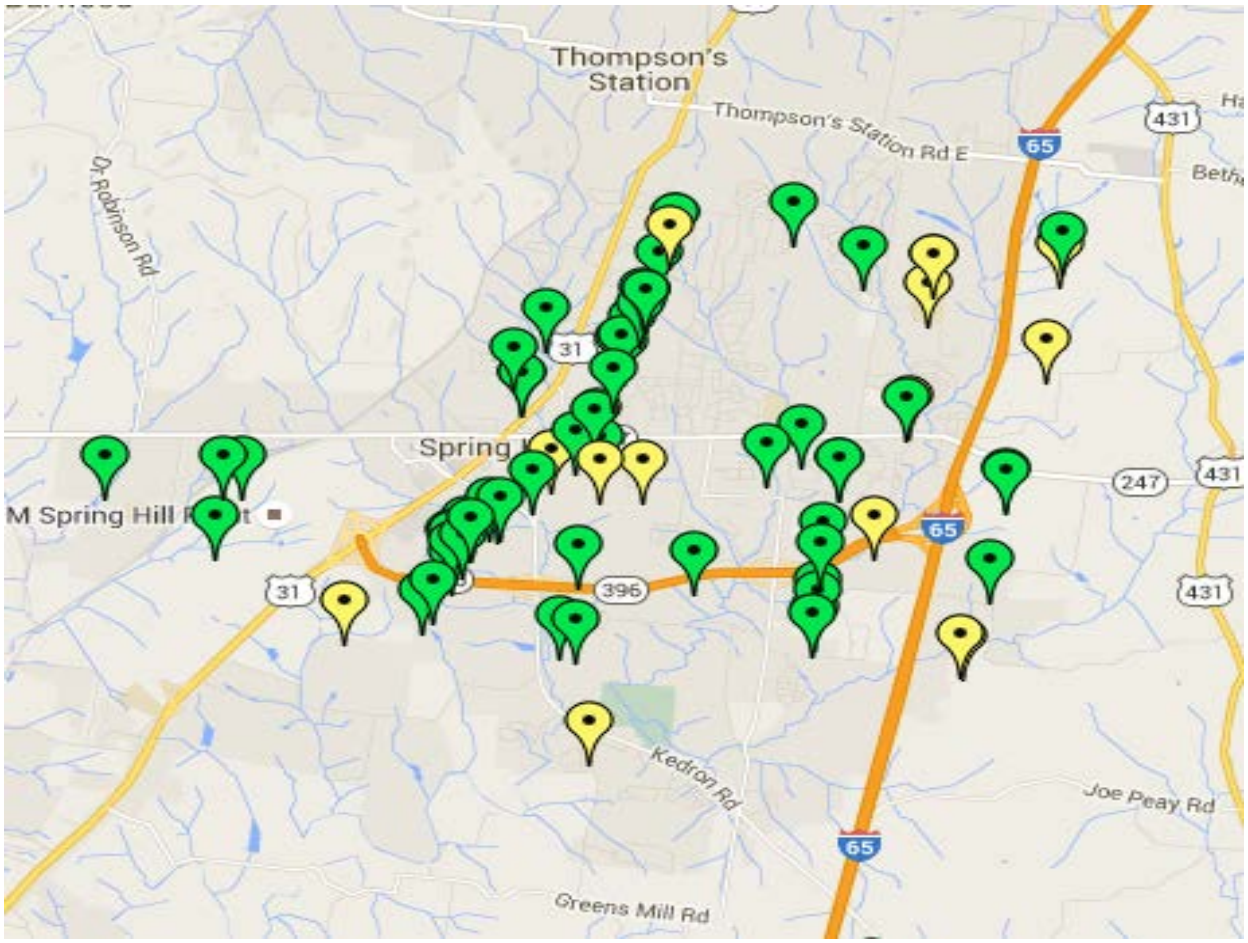
- Conducted 695 traffic stops
- Wrote 131 citations
  - Male – 77
  - Female – 52
  - White – 112
  - Black – 13
  - Other - 4

- Responded to 92 accidents

  - 71 of the accidents were property damage only.
  - 21 of the accidents involved injuries.
  - 0 accidents resulted in fatalities.
  - Total of 30 injuries.

Average number of Police Officers on shift 5.

Location of accidents



Patrol responded to the following incidents:

911 HANG UP/ACCIDENTAL	**2**	**2**
911 HANGUP	**8**	**8**
911 MISDIAL	**4**	**4**
911 OPEN LINE	**26**	**26**
911 TEST LINE	**20**	**20**
ABANDONED VEHICLE	**13**	**13**
ABUSE CHILD/ELDERLY	**3**	**3**
ADVISE LEGALS	**29**	**29**
ANIMAL BITE/ATTACK	**1**	**1**
ANIMAL COMPLAINT	**28**	**28**
ASSIST ANOTHER AGENCY	**22**	**22**
ASSIST CITIZEN	**13**	**13**
ASSIST MOTORIST	**84**	**84**
ATTEMPTED SUICIDE	**4**	**4**
AUTO ACCIDENT/PERSONAL IN	**17**	**17**
AUTO ACCIDENT/PROPERTY D	**72**	**72**
B & E VEHICLE	**1**	**1**
B&E - RESIDENCE	**2**	**2**
B&E - RESIDENCE (ATTEMPTE	**1**	**1**
	3/2016	Total
BAD CHECK/FORGERY/COUNT	**1**	**1**
BAR CHECK	**2**	**2**
BLOCKED ROAD	**3**	**3**

BOLO	**79**	**79**
BURGLAR ALARM	**71**	**71**
BUSINESS ESCORTS	**189**	**189**
CAD Report Only	**14**	**14**
CARDIAC/RESPIRATORY/DEATH	**1**	**1**
CIVIL ESCORTS	**6**	**6**
COMMUNITY POLICING	**2**	**2**
CONDUCT INVESTIGATION	**49**	**49**
CONSTRUCTION VIOLATIONS	**13**	**13**
CUSTODY ISSUE	**2**	**2**
CUTTING OR STABBING	**1**	**1**
DEBRIS IN ROADWAY	**13**	**13**
DELIVER MESSAGE	**3**	**3**
DISTURBANCE/UNKNOWNN P	**6**	**6**
DOMESTIC PROBLEM/TROUBL	**13**	**13**
DRIVING UNDER THE INFLUEN	**8**	**8**
DRUG RELATED	**4**	**4**
DUPLICATE	**31**	**31**
FIGHT	**2**	**2**
FIREWORKS	**3**	**3**
FOLLOW UP	**22**	**22**
HAZMAT	**3**	**3**
HIT AND RUN	**17**	**17**
IDENTIFICATION FRAUD / FR	**15**	**15**
ILLEGAL DUMPING	**2**	**2**
ILLEGAL PARKING	**23**	**23**
INDECENT EXPOSURE/LEWD A	**1**	**1**

JUVENILE PROBLEM/TROUBLE	**24**	**24**
KIDNAPPING	**1**	**1**
LARCENY/THEFT	**14**	**14**
LITTERING	**1**	**1**
	3/2016	Total
LOST/FOUND PROPERTY	**10**	**10**
MISSING ADULT	**2**	**2**
MISSING CHILD	**3**	**3**
NEIGHBOR DISPUTE	**3**	**3**
NOISE COMPLAINT	**17**	**17**
OPEN DOOR	**3**	**3**
OVERDOSE/POISONING	**1**	**1**
PANIC ALARM	**13**	**13**
PHYSICAL ASSAULT	**6**	**6**
PROPERTY CHECK	**363**	**363**
PUBLIC WORKS	**1**	**1**
PUBLICLY INTOXICATED PERS	**4**	**4**
RECKLESS DRIVING	**24**	**24**
REPOED VEHICLE	**9**	**9**
ROAD RAGE	**3**	**3**
RUNAWAY JUVENILE	**3**	**3**
SERVING WARRANTS	**4**	**4**
SEXUAL ASSAULT	**1**	**1**
SHOPLIFTER	**9**	**9**
SHOTS FIRED	**1**	**1**
SICK PERSON	**1**	**1**

SOLICITOR	**8**	**8**
SPEEDING VEHICLE	**4**	**4**
STOLEN VEHICLE	**3**	**3**
SUBJECT WITH GUN	**1**	**1**
SUSPICIOUS PERSON	**35**	**35**
SUSPICIOUS VEHICLE	**91**	**91**
TEST	**12**	**12**
THREATENING/HARASSING	**19**	**19**
TRAFFIC CONTROL	**127**	**127**
TRAFFIC LIGHT - P.W. REQU	**3**	**3**
TRAFFIC STOP	**695**	**695**
TRANSFER MAURY	**12**	**12**
TRANSFER METRO	**1**	**1**
	3/2016	Total
TRANSFER TO THP	**6**	**6**
TRANSFER WILLIAMSON	**5**	**5**
TRESPASSING	**1**	**1**
UNCONSCIOUS/FAINTING	**2**	**2**
UNWANTED SUBJECT	**2**	**2**
VANDALISM	**10**	**10**
VEHICLE FIRE	**2**	**2**
VERBAL DOMESTIC	**6**	**6**
WELFARE CHECK	**25**	**25**
Total	**2,540**	**2,540**

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

PROJECT/CONTRACT UPDATES:

- None

ACTION ITEMS:

- None

CONCERNS/ISSUES/PROBLEMS:

None

DEPARTMENT: **SUPPORT SERVICES**

AUTHOR: **LT. SHAUNA DOOLEY**

DATE: **April 1, 2016**

RE: **March Report**

ATTACHMENTS:

Lt. Dooley / Jason Lovett:

- Due to the limited number of certified applicants that applied and the quality of applicants applying, we have re-posted the vacancies until filled. We have had only 6 people apply since February 25, 2016 when the position was posted. Thus far, only 5 of them have acknowledged they will be testing. Two of the applicants took the written exam on March 30th. The next three applicants will take the written exam April 5th and interviews will begin April 7th.
- I (Dooley) conducted the October monthly audit on March 16th. I reviewed 10 items from 2016. These are the things I look for:
    - Could I locate the paperwork? Is it completed correctly?
    - Was the computer entry correct? Was the location correct?
    - Could I find the item? Was it packaged correctly?
    - Was policy followed?
- I (Dooley) am working on the cost, schedule and general order for a Reserve Program. The basics have been worked through in the past, but POST is now looking to require 120 hours of initial training instead of 80 hours. Working through manpower issues and time constraints is the primary issue in making this program a go. Most of the training would be conducted at night due to applicant's full time jobs.
- Ofc. Lovett taught 15 people on the LEAPS4E software.
- All training has been entered into the LEAPS4E software.
- **Statistics:**
  As of April 4, 2016, www.odmp.org reported 30 Line of Duty Deaths for 2016. Fifteen of those were by gunfire which is a 150% increase.
- **Did you know??? Suicide is one of the number one killers of Law Enforcement. In 2012 there were 138 Line of Duty Deaths compared to 126 police suicides.**

PROJECT UPDATES:

- Graduation of two recruits from TLETA April 1, 2016.
- In-Service Training beginning April 18-22 through May 9-13.

Evidence: Roger & Melissa

- A total of 11 items were submitted to the TBI Lab. This is an 22% increase from last month.
- A total of 90 items were submitted into the Evidence Room. This is a 69% increase from last month.
- We removed zero pounds of pills from the Prescription Drug Box.
- We returned 4 items from the evidence room to their owners.
- A total of 1 Right of Refusals was issued. This is an 75% decrease from last month. Right of Refusal is a form used by evidence clerks to notify an officer of mistakes made on paperwork and/or submittal.
- We destroyed 29 items.
- The March audit revealed a 5% error rate.

Fleet Maintenance: Don Greve

- We rotated and balanced tires on 2 vehicles.
- There were 5 vehicles needing oil change.
- Three vehicles needed front brakes and rotors replaced
- We had zero vehicle involved in accident.
- Four people were fingerprinted for $80.00.
- Six vehicles were sold on GovDeals for a total of ~$8600.

COPS: Mary Beth Lovett

- Beth assists with Traffic Court every Tuesday.
- Beth conducted 4 school walk-throughs and 0 juvenile check(s).
- March 1st-4th Chapmans Retreat
- March 3 Allendale Read Across America
- March 12th Cub Scouts
- March 18th Mom's Group Tour
- Ten car seat were checked and zero were replaced.

Upcoming:

- Working on Police Memorial and Citizen's Police Academy
- April 8th Chapman's Retreat Cheetahfest
- April 9th Unchained Movement Jail and Bail Fundraiser
- April 10th Boy Scout Tour
- **May 19th SHPD Police Memorial**
- **October 4th SHPD Night Out Against Crime Event**

DEPARTMENT: Police

AUTHOR: Lt. Justin Whitwell

DATE: April 5, 2016

RE: CID Monthly Report for March, 2016

ATTACHMENTS: None

OVERVIEW:

Criminal Investigations:

There were 54 cases assigned to CID this month; down from 71 cases assigned in March 2015.

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

See below for update on the Sex Offender Registry.

CID was assigned two Beer Permit background checks for the month; The Office Hangout Inc. and Twice Daily's

Other crimes assigned to CID:

2	Aggravated Assault
2	Aggravated Burglary
1	Aggravated Domestic Assault
1	Aggravated Kidnapping
2	Assaults
1	Burglary
1	Criminal Simulation
1	Death Investigation
3	Fraudulent use of a Credit Card
1	Harassment
5	Identity Thefts
1	Sexual Battery
5	Vandalisms
1	Vehicle Burglary
1	Wire Fraud

29 Cases assigned this month were felony related cases.

Of the cases assigned this month 5 have been closed and 4 have been placed in suspended status.

Narcotics Investigations:

There were 16 cases worked this month.

Completed cases as follows:

- 2 Sale of Schedule 2 School zone
- 4 Possession of Schedule 2 Meth
- 4 Sale of Schedule 2 Methamphetamine
- 4 Introduction of Schedule VI into Jail
- 2 Federal case with crystal meth

HIGHLIGHTS:

This month Narcotic Investigators with the 22nd Judicial DTF have been working several investigations involving methamphetamine, marijuana, and drug trafficking.

Maury County Sheriff's Office asked for assistance from the 22nd Judicial DTF regarding an internal investigation. The Sheriff's Office was notified that marijuana was being brought into the jail. Narcotic Investigators conducted a full investigation and found that four subjects had all conspired to traffic marijuana into the jail. The investigation came to fruition and the four subjects will be indicted. The subjects will be charged with class C felonies.

On 3/21/2016, four members of the Spring Hill Criminal Investigations Division, two Columbia CID members, one TBI Agent and four agents with State Probation and Parole conducted a Sex Offender Registry Verification in the city limits of Spring Hill. We visited fifteen sex offenders that report to the Spring Hill Police Department and two

sex offenders that are supervised by probation and parole. During the verification we were able to update and clarify our reporting with the offenders. Some of the offenders were not at home, but messages were left with them to contact the police department. The following are the offenders that had reporting issues, but have since been resolved:

• **Justin Smith**: he had not updated his vehicle information and new job. This issue has been resolved. Mr. Smith is also living with his mother and his minor sibling, due to this issue Mr. Smith will be moving out of his mother's house. Mr. Smith is currently in the process of marrying his girlfriend so he can live with her and her minor child, this will be outside the City of Spring Hill.

• **Michael Thomas**: was not home, but was contacted via phone. Mr. Thomas is currently awaiting prosecution for a previous violation of the registry.

• **Warren Phillips**: had not updated his vehicle information. This issue has been resolved.

•**Depreko Bonds**: we located juveniles that were residing at the residence that belonged to his wife's sister. Only children belonging to the offender may reside at the residence. Therefore that is a violation of the SOR. We are currently discussing this issue with the DA's Office. Mr. Bonds has notified the police department that he will moving from his residence due to this issue.

CID is currently in discussions with both Maury and Williamson county jurisdictions regarding a county wide verification.

PROJECT/CONTRACT UPDATES:

- None

ACTION ITEMS:

- None

CONCERNS/ISSUES/PROBLEMS:

- None

DEPARTMENT: LIBRARY

AUTHOR: Hulen Bivins

DATE: 4/5/2016

Director's Report to BOMA for March 2016

HIGHLIGHTS:

- Budget Presentation: The Budget needs of the City of Spring Hill Public Library were presented to the City's Finance Director and the City Administrator on March 1. The needs, as presented, included the cost of additional "Hot Spots" plus data usage minutes providing internet connectivity; the acquisition of a new server for the Polaris ILS system that presently supports the Library's collection catalog and checkout functions; the purchase of new computers for staff use; and the need of the conversion of two part-time employee positions to full-time employment. Budget requests to Maury County and to Williamson County were prepared and presented in February.
- Foundation: Organization documents (Articles of Incorporation and Organization Bylaws) for a City of Spring Hill Public Library Foundation were presented to the Library Board on March 8 for their consideration and review. A Library Foundation would be able to receive large donations from Corporate entities with said funds to be used in the future to help pay expenses for the interior needs of shelving, etc. of a new public library building. The Library Director, in March, also discussed the creation of a Foundation with the Board of the Friends of the Spring Hill Public Library at which time the different missions of the Friends group vs. the Foundation were highlighted.
- Emergency Procedures: Having prepared such for public libraries in other states, the Library Director prepared a checklist of emergency procedures in the case of a Flood/Water damage event, and in the case of a tornado. These checklists were deliverables to Mr. Mike Bryan at the Spring Hill Fire Department.
- On the Radio: The Library Director was on AM 950 on March 21 to discuss upcoming programs at the Spring Hill Public Library.
- Library Board: The Board met on March 8 and ratified the budget request made by the Library Director to Maury County, to Williamson County, and to the City of Spring Hill. The Board also discussed the need to update the Policy Manual and Bylaws of the Board, and the future of the Library, especially its future location. The next meeting of the Library Board shall be on Tuesday, May 17, 2016.
- Continuing Education: The Library Director completed a three hour CLE training on March 31. The title of the session was "Supervisor Success: Development Programs that Work."

UPCOMING APRIL EVENTS at the Spring Hill Public Library:

Story Time: 10:00 a.m., Monday – Thursday. Stories, songs, and an art project. A new theme each week.

Baby Time: 9:15 a.m., Tuesdays & Fridays. A lapsit program for babies up to 24 months and their caregivers. We will sing, clap, and bounce to nursery rhymes and songs and learn a little baby sign language.
Homeschool LEGO Club: 10:30 a.m. – 12:00 p.m., Friday, April 1. Come & build! LEGO provided. Especially for homeschoolers.
Leaky Gut Workshop: 10:00 a.m., Saturday, April 2. Do you struggle with joint pain, weight-gain, food sensitivities, low energy, foggy memory, digestive issues, acne or rosacea? Your ailments could be due to Leaky Gut! Come learn about leaky gut and how to fix it! Presented by Crystal Chester RD, LDN
Chicks with Sticks: 10:00 a.m. – 12:00 p.m., April 2 & 16. (1st and 3rd Sat.) Knitting club open to all.
Saturday LEGO Club: 10:00 a.m., Saturday, April 2. Monthly club for LEGO lovers. Enjoy a story for inspiration followed by creation time. Everyone welcome and no sign up necessary. Geared toward school-aged children. LEGOS provided.
American Girl Club: 4:30 p.m., Monday, April 4. We are celebrating these well-written books with crafts, activities and more. In April we will celebrate Kit and the Great Depression Era. This is our last month of American Girl Club meetings for this school year.

The Night Owls: 5:30 p.m., Tuesday, April 5. The Night Owl Book Club shares a love of the mystery genre. The book selections are made twice a year and one book is read per month. The meeting consists of a discussion of the book and a time for socializing. This month: Carved in Bone, A Body Farm Novel by Jefferson Bass.

Library Opens Late: 9:30 a.m., Wednesday, April 6. The library will open one hour late due to a staff mtg.

4OJOS!: After School Spanish Story Time: 4:30 p.m., Wednesday, April 6. Stories, games, and music in Spanish. For Spanish-speaking children as well as those who want to learn Spanish. Twice a month, 1st & 3rd Wednesdays.

Cello Recital with students of Rebecca Vendemo: 5:00 – 6:30 p.m., Thursday, April 7. Come and hear some wonderful classic music by local music students. Light refreshments served.

I Cre8 Art Class: 10:00 a.m., Saturday, April 9. Art teacher Marcela Espejo will inspire you to create art. Open to all ages; no sign up necessary. Project: Shapes – Watercolor & Ink.

"The Award Goes To …Readers" Book Club: 10:00 – 11:30 a.m. (2nd Saturday), Saturday, April 9. This new book club offers an opportunity to discuss and enjoy a range of subjects and styles, including fiction and nonfiction award-winning books, runners- up and all-time top-rated books. The group will discuss why the book won an award, and more. Open to both women and men. April book discussion will be on The Luminaries by Eleanor Catton No sign up necessary. Meeting in the Conference Room.

Maximize Your Social Security: 10:00 a.m., Saturday, April 9. Free Educational Workshop. Learn strategies to help maximize your social security income. Learn how the Bipartisan Budget Act of 2015 will affect your benefits, how to avoid tax on S.S., how to raise your monthly benefit more than 75%, and more. What you don't know could cost you money! Presented by Stacey Andres of Cornerstone Senior Services.

Homeschool 101: 2:00 -4:00 p.m., Saturday, April 9. A panel of homeschoolers will share about their experiences, followed by a Q&A. Basic information on how to homeschool in TN, where are some area co-ops, tutorials, and resources. A free seminar presented by SHAPE (Spring Hill Area Parent Educators.)

Blood Drive at the Library: 11:00 a.m. – 5:00 p.m., Monday, April 11. To schedule an appointment, login to www.bloodassurance.org/SpringHillLibrary or contact Kristi Hutzel at 931-486-2932. All donors will be given a FREE t-shirt and a chance to win a monthly drawing for a $100 Lowe's gift card!

Read to Skye, the Library Therapy Dog: 4:30 – 5:30 p.m., Mondays, April 11 & 25. Reading aloud to a dog is great for reluctant readers because the dog doesn't judge or correct. Children come away more confident and relaxed about reading. 10 minute time slots, 2nd & 4th Monday, starting at 4:30 through April. Limited spots available. Call to sign your child up for either date (not both), and have them bring a book they are prepared to read.

How to Help Avoid Credit and Identity Theft: 5:30 p.m., Tuesday, April 12. Presented by Dianne Scroggins (VP/Banking Officer of Community First Bank and Trust).

Adult Coloring Class: 5:00 p.m., Wednesday, April 13. Have you joined in on the latest trend today? It's something we all know how to do. It's Coloring for Adults! Come relax and join us for an Adult Coloring Class. Registration is required. Class size is limited to 25. Supplies will be provided, or you can bring your own. Sign up at the Library or call 931-486-2932.

Fairy Tale Friends Puppet Show: 10:00 a.m., Saturday, April 16. An encore performance by the Teen Theater Club.

Pokémon Club: 1:00 – 3:00 p.m., Saturday, April 16. Bring your DS & cards. No sign up necessary.

American Girl Club: 3:30 p.m., Saturday, April 16. We are celebrating these well-written books with crafts, activities and more. In April we will celebrate Kit and the Great Depression Era. This is our last American Girl Club meeting for this school year.

Basic Internet Skills: 5:30 p.m., Monday, April 18. Johana Desir will teach a hands-on computer class to teach basic skills, such as how to perform google searches, create an email account, how to log into email. Limited to 10 patrons. Call the library to sign up.

Free Help with TennCare, CoverKids or HealthCare.gov : 9:00 a.m. – 4:30 p.m., Tuesday, April 19. Certified Application Counselors from Mercy Community Healthcare and Pathways to Health can help you navigate TennCare, CoverKids or HealthCare.gov. This is a FREE service. Counselors get paid through grants and are not associated with any health insurance company.

4OJOS!: After School Spanish Story Time: 4:30 p.m., Wednesday, April 20. Stories, games, and music in Spanish. For Spanish-speaking children as well as those who want to learn Spanish. Twice a month, 1st & 3rd Wednesdays.

Creative Movement: 11:00 a.m., Thursday, April 21. Preschoolers are invited to move to music and get the wiggles out.

International Tabletop Day Pre-Celebration: 4:30 – 7:00 p.m., Tuesday, April 2.6 Learn to play family friendly co-operative games, strategic and roleplaying, as well as dice games, and more. Only limits: be 12 and up, and bring your inner geek.

Collage Class with Tracy Yarbrogh: 10:30 a.m., Friday, April 22. Our artist of the month will inspire you to create a mixed media piece. Limited to 20. Stop in or call the library to sign up.

The Sweet Spot: Diabetes Education: 9:00 a.m., Saturday, April 23. A one-hour class covering the essentials of living with diabetes, including neuropathy, healthy eating, preventing diabetes complications. Register to be entered into a drawing for a chance to win a Fitbit. https://form.jotform.com/60899157301157. Presented by B & B Pharmacy.

Teen Earth Day Event: 10:00 a.m., Saturday, April 23. Volunteers wanted to spring clean the Teen's Adopt-a-Road, on the roads claimed near the library. Lunch provided afterwards. Call to sign up. Great for fulfilling community service hours!

Quilt & Sewing Club: 12:00 p.m. - 4:00 p.m., Saturday, April 23. Call the Dancing Bobbin for instructions and supplies: 931-486-2380.

High School Study Tips Workshop: 5:30 – 7:00 p.m., Monday, April 25. Just in time for final exams, Mike Wiley will share the basics of courses he taught at MTSU & CSCC. Students will gain tools to help with Memory Skills, Note Taking, Test Taking, and Time Management.
I Cre8 Art Class: 4:30 p.m., Wednesday, April 27. Art teacher Marcela Espejo will inspire you to create art that anyone can make and be proud to display. Open to all ages; no sign up necessary. Project: Colorful Flower: Tape Art.
Used Book Sale: 9:00 a.m. – 3:00 p.m., Saturday, April 30. Great deals can be found at this quarterly sale put on by the Friends of the Library. Hardback books: $1, paperbacks & children's books: $.50.
Free Voice Lesson – At Last Saturday Workshop: 10:00 a.m., Saturday, April 30. Kids are invited to learn from a vocal teacher with 40 years of experience. Free. Sponsored by the Spring Hill Arts Center.
Multi-Cultural Story Time: 10:00 a.m., Saturday, April 30. Join us for a special story time celebration that emphasizes the importance of literacy for children of all linguistic and cultural backgrounds, including a sampling of international food. Come help us celebrate DIA (Children's Diversity in Action) Day. *Volunteers wanted to read a story in a language other than English and Spanish. Contact: mbach@springhilltn.org.

Upcoming Events / Concerns / Issues:

- Tennessee Library Association Meeting: The annual meeting of the Library Association will be April 7 and 8 in Kingsport. The Library Director and two staff members shall be attending.
- National Endowment Grant: The library is researching the availablility of a grant to support a storyteller event at the library building.
- Friends' Book Sale: The Friends of the Spring Hill Public Library will have their quarterly BOOK SALE at the library on Saturday April 30.

Library Report to BOMA for March 2016

Item Circulation by Collection

Magazines/Electronic	232
Audio Cassette	0
Biography	57
Book/Cassette	4
Book/CD	136
CD	616
Cliffs Notes	0
Easy	6,952
Easy Non Fiction	462
Equipment	0
Fiction	2,429
Geneology	0
Graphic Novels	779
HS Help Fiction	34
HS Help Non Fiction	164
Inter-Library Loan	57
Juvenile Biography	259
Juvenile Fiction	4,263

Circulation Sorted for BGR Data Collection

Adult Circulation	
Adult Print Materials	4,747
Adult Audio Materials	839
Adult Video Materials	5,804
YA Print Materials	1,532
YA Audio Materials	334
Magazines/Electronic	232
Reads	4,397
Equipment	0
Audio Book Cloud	124
ProQuest	0
Wireless Device	51
Total Adult	18,060

Juvenile Non-Fiction	1,500
Juvenile Video/DVD	2,244
Juv/YA Audiobook-CD	217
Juv/YA Playaway	117
Large Print Fiction	521
MP3	25
Non-Fiction	1,525
Paperbacks	134
Playaway	198
Playaway View	50
Reading List	0
Reference	0
Series	0
Video/DVD	5,804
Williams Memorial	24
Young Adult Biography	15
Tumble Book Cloud	2
Audio Book Cloud	124
Tumble Book Cloud Jr	20
Tumble Book Library	249
Young Adult Fiction	637
Young Adult NF	101
Reads	4,397
ProQuest	0
Wireless Device	51
Playaway Launchpad	107
Total	**34,506**

Juvenile Circulation	
Juvenile Print Materials	13,634
Juvenile Audio Materials	140
Juvenile Video Materials	2,401
Tumble Book Cloud	2
Tumble Book Cloud Jr	20
Tumble Book Library	249
Total Juvenile	16,446

Total Circulation	**34,506**

CODES ENFORCEMENT MONTHLY REPORT

March

VEHICLES	
Moved	21
Tagged	8
Citations issued	
Letters issued	29
Resolved	29
YARDS	
Cut	
C/C	2
Citations issued	
Letters issued	4
Resolved	
OVERGROWN LOTS	
Cut	
C/C	
Citations issued	
Letters issued	
Resolved	
TRASH AND DEBRIS	
C/C	
Citations issued	
Letters issued	4
Resolved	3
FENCES	
Letters issued	20
C/C	
Stop work order	
Citations issued	2
Resolved	14

ANIMAL CONTROL	
Letters issued	
C/C	5
Citations issued	
Resolved	
NOISE	
Letters issued	
C/C	4
Citations issued	
Resolved	
ALARMS	
Letters issued	
C/C	
Citations issued	
Resolved	
SIGNS	
Impounded	68
C/C	10
Citations issued	
SHEDS	
Letters issued	
C/C	
Stop work order	
Citations issued	
Resolved	
POOLS	
Letters issued	
C/C	
Stop work order	
Citations issued	
Resolved	

PARKING	
Letter issued	
C/C	10
Citation issued	
Tagged to be towed	
Towed	
Resolved	
DECKS/PATIOS	
Letters issued	
C/C	
Stop work order	
Citations issued	
Resolved	

MONTHLY WATER REPORT
SPRING HILL WATER DEPARTMENT
MONTH OF MARCH 2016

New Customers Added	**231**
Number of New Meters Installed (Builders)	**72**
Irrigation Meters	**5**
Revenue Generated from Water Bill Payments	**$840,771.16**
Revenue from Water Taps, Sewer Taps, & Meters Sold	**$591,086.51**
Number of cut-offs	**52**

City of Spring Hill
Municipal Court Revenue
Mar-2016

MONEY COLLECTED IN MARCH 2016

COURT REVENUE: $15,835.25

LESS TAXES/FINES PAID TO STATE FOR MARCH 2016

LITIGATION TAXES	$1,272.05
SEAT BELT FINES	$513.00
REGISTRATION FINES	$532.00
	$2,317.05

TOTAL MONTHLY COURT REVENUE **$13,518.20**

COURT DATES:	03/01/16	03/08/16	03/15/16	TOTALS
# CASES ON DOCKET:	138	106	9	253
# CASES ASSIGNED TRAFFIC SCHOOL:	27	31	2	60
# CASES SET FOR TRIAL:	2	4	0	6
OTHER DISPOSITIONS: (GUILTY, DISMISSED, ETC.)	70	53	2	125
FTA (# CASES FOR WHICH DEFEDANTS FAILED TO APPEAR)	39	18	5	62

Department Summary Report
Spring Hill Water Treatment Plant

Wednesday March 2, 2016

Caryl A. Giles WTP Superintendent Cell: (931) 384-0626

Attachments: None

Overview:

- ***Running Annual Average MGD 2.873*** *(Chart)*
- *Normandy Reservoir: Current Level: 869.0 feet,*
- *Current Release 102 cfs*
- *Winter Pool: 864.0 Summer Pool 875.0*
- *Lowest Reservoir Level Reached to date: 852.0,*
- *Level at start of summer 2014: 875.0, 2015: 875.0*
- *Required Instantaneous Flows: 120 cfs winter, 155 cfs summer Shelbyville, 100 cfs Columbia*

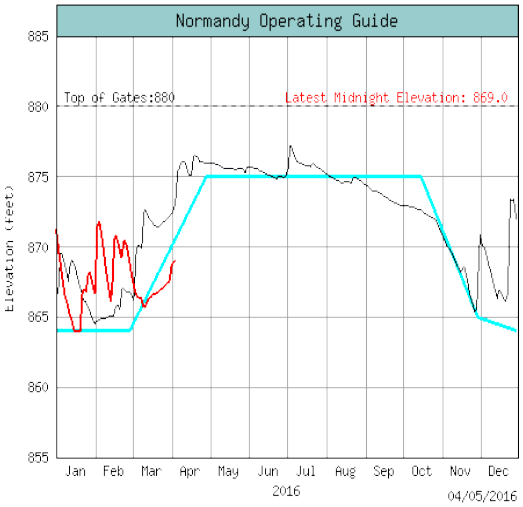
Duck River Agency					
January 2016	$3350.82	67,016,470	July 2015	$4825.13	95,502,548
February 2016	$3051.73	61,034,659	August 2015	$4435.20	88,704,013
March 2016	$2875.00	57,499,979	September 2015	$5064.64	101,292,828
April 2015	$3331.93	66,638,550	October 2015	$3642.37	72,847,336
May 2015	$3996.08	79,921,541	November 2015	$3309.97	66,199,487
June 2015	$4314.35	86,287,046	December 2015	$3016.10	60,321,959

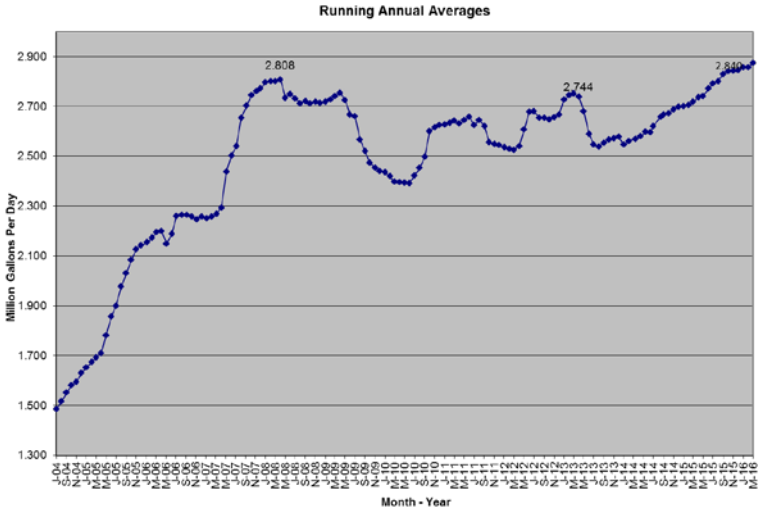
Cost per1000 gal Treated				Average 1/2008 – 3/2016 = $1.268			
Jan 16	1.190	Apr 15	2.632	Jul 15	0.791	Oct 15	1.284
Feb 16	1.422	May 15	1.217	Aug 15	1.083	Nov 15	1.141
Mar 16	1.713	Jun 15	1.296	Sep 15	1.291	Dec 15	1.285

Highlights:

Project/Contract Updates: *Raw Water Pump #2 Will be installed April 26, 2016.*

Hardin's Landing Water Tank: *Tank was put online January 27, 2016. Final completion date is April 9, 2016. All work from the CB&I contract has been completed. Medora will install a solar mixer in the tank on April 20, 2016.*





If questions arise from this report please allow time for a prepared statement.

Department: Wastewater Plant

Travis Massey, WWTP Superintendent

April 5, 2016

March Monthly Staff Report

For the month we received 3.3 inches of rain. The average Influent flow was 3.3167 MGD. The Effluent average flow was 2.6669 MGD. Sent 0.3510 MGD to golf course. The BOD effluent average was 1.05 mg/l and the permit limit is 6.0 mg/l, the removal was 99.62%. The Ammonia effluent average was 0.20 mg/l and the permit limit is 2.7 mg/l, the removal was 99.33%. The Suspend Solids effluent average was 0.264 mg/l and the permit limit is 30.0 mg/l, the removal was 99.88 %. The E-coli average was 1.0 colony per 100 ml and the permit limit is 126 colonies per 100 ml sample. We pressed 397.14 tons in 16 loads for an average of 24.82 tons a load.

COMMITTEE/COMMISSION MINUTES/REPORTS

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MARCH 14, 2016
5:30 P.M.

Chairman Paul Downing called the meeting to order

Members present were: Chairman Paul Downing, Alderman Matt Fitterer, Paula Hepp, Pat Hairston and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf. Absent were Alderman Duda and Matt Koss.

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

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

Public Comment (Agenda Items)

Approval of February 8, 2016 meeting minutes: Alderman Fitterer made a motion to approve the February 8, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 5/0.

Approval of the agenda: Alderman Fitterer made a motion to approve the agenda with amendments. Motion seconded by Commissioner Hairston. Motion passed 5/0.

Consent Agenda:

1. **Resolution 16-04**: To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for The Reserve of Port Royal Phase 1-A
2. **Resolution 16-09**: To release the maintenance bond for The Reserve at Port Royal Phase 1-A
3. **Resolution 16-10**: To release the maintenance bond for The Reserve at Port Royal Phase 1-B
4. **Resolution 16-05**: To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for The Reserve of Port Royal Phase 2-A
5. **Resolution 16-11**: To release the maintenance bond for The Reserve at Port Royal Phase 2-A
6. **Resolution 16-03**: To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for The Reserve of Port Royal Phase 2-B
7. **Resolution 16-12:** To release the maintenance bond for The Reserve at Port Royal Phase 2-B
8. **Resolution 16-18**: To release the performance bond for 2600 feet of Reserve Boulevard final topping
9. **Resolution 16-13**: To release the maintenance bond for The Reserve at Port Royal Phase 3
10. **Resolution 16-14**: To release the maintenance bond for The Reserve at Port Royal Phase 4
11. **Resolution 16-15**: To release the maintenance bond for Dakota Pointe Phase 1 & 2
12. **Resolution 16-16**: To release the maintenance bond for Benevento East Section 1
13. **Resolution 16-22**: Establish a maintenance bond for Reserve Commercial Park North Section 3

14. **PPL 142-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located in the Laurels at Town Center. The property is zoned R-2 (Medium Residential) PUD and contains two (2) lots. The applicant requests preliminary plat approval for two residential lots and a permanent cul-de-sac.

15. **FPL 139-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for Cherry Grove Addition Phase 5. The property is zoned R-2 (Medium Residential) PUD and contains approximately 9.32 acres. The applicant requests final plat approval for 27 single-family residential lots

16. **FPL 140-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for Cherry Grove Addition Phase 6, Section 2. The property is zoned R-2 (Medium Residential) PUD and contains approximately 4.864 acres. The applicant requests final plat approval for 13 single-family residential lots.

17. **FPL 141-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for Copper Ridge Phase 3, Section 2. The property is zoned R-4 (High Density) and contains approximately 4.143 acres. The applicant requests final plat approval for 20 single-family residential lots.

18. **PPL 144-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for Autumn Ridge Phase 6. The property is zoned R-2 (Medium Residential) and contains approximately 4.66 acres. The applicant requests preliminary plat approval for 11 single-family residential lots.

19. **PPL 145-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for Autumn Ridge Phase 7. The property is zoned R-2 (Medium Residential) and contains approximately 11.97 acres. The applicant requests preliminary plat approval for 31 single-family residential lots.

Alderman Fitterer made a motion to approve the Consent agenda. Motion seconded by Commissioner Hairston. Motion passed 5/0.

New Business:

1. **STP 137-2016**: Submitted by Jim Lukens, P.E. for property located on Tom Lunn Rd. The property is zoned M-1 and contains approximately 5 acres. The applicant requests site plan approval for a 22,100 s/f Warehouse.

   Engineering: The City Engineer offers the following comments for your consideration:

   1. The proposed 8-inch diameter sanitary sewer main extension along the east side of Tom Lunn Road from the existing sanitary sewer main at the north end of the subject site to the south property line of same requires submittal to and review and approval by TDEC. Upon TDEC's approval, a copy of the approved stamped construction plan sheet shall be forwarded to the City for the project files.
   2. The use of reinforced concrete storm sewer pipe in lieu of HDPP storm sewer pipe is acceptable.

   Recommendation: Staff recommends approval of **STP 137-2016**, subject to the following conditions of approval:

   1. *Design Review Commission determination of compliance with the Design Review Guidelines.* Staff recommends approval based on the findings herein.

2. Prior to the issuance of permits, the applicant shall dedicate public access easements to the north, south, and east for future interconnectivity.
3. Prior to the issuance of a building permit, the applicant shall address all engineering revisions and provide the requested information.
4. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.
5. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
6. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
7. Applicant shall install 15 Holly trees 25 feet off center from the front property line to the limits of the existing trees at the rear proposed to be preserved as well as 33 laurels.

Alderman Fitterer made a motion to approve **STP 137-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

2. **SKP 146-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the corner of Wall Street and Commonwealth Dr. The property is zoned B-4 (Central Business District) and contains approximately 1.703 acres. The applicant requests sketch plan approval for a multi-tenant retail center.

Engineering: The City Engineer offers the following comments for your consideration:

1. Depending upon the final height of the proposed retaining wall, walls exceeding four (4) feet in height shall be designed by a licensed professional engineer in the State of Tennessee who specializes in structural engineering. This matter to be addressed during the site plan approval process.

Recommendation: Staff recommends approval of **SKP 146-2016**subject to the following conditions of approval:

1. Sketch plan approval is valid for one (1) year, during which time the applicant shall be required to submit a site plan application in accordance with the approved plan.

2. Modification to the approved sketch plan may require Planning Commission approval prior to submittal of a site plan application. The Planning Commission may deny modification requests in accordance with all applicable criteria listed in the zoning ordinance.

Alderman Fitterer made a motion to approve **SKP 146-2016**with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

3. **STP 147-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at 2080 & 2090 Wall Street. The property is zoned B-4 (Central Business District) and contains approximately 2.916 acres. The applicant requests site plan approval for an 18,705 sq./ft. of retail space.

Engineering: The City Engineer offers the following comments for your consideration:

1. Owner of subject property shall maintain the detention facilities in accordance with the City's rules and regulations.
2. Add a note to the Water and Sewer Sheet 1 of 1 that it shall be the contractor's responsibility to cap the unused existing 6-inch diameter water main at the "right in/right out" entrance to subject site.
3. Add a detail for the proposed grease trap on Detail Sheet 1 of 1.

4. Calculations and a shop drawing submittal for the proposed grease trap shall be provided to the City for review and approval prior to the pre-construction conference.

Recommendation: Staff recommends approval of STP **STP 147-2016**, subject to the following conditions of approval:

1. *Design Review Commission determination of compliance with the Design Review Guidelines.* Staff finds that the request does not meet the minimum criteria of the design review guidelines due to the application of metal siding. Staff finds that the proposed application of secondary materials is integral to the architectural style and design of the proposed buildings and not an attempt to decrease the cost of construction; therefore, staff finds in favor of the request.
2. Prior to the issuance of a building permit, the applicant shall dedicate an access easement by separate plat to accommodate future interconnectivity to the south.
3. Prior to the issuance of a building permit, the applicant shall dedicate right-of-way for Main Street in the amount of 47.5 feet from centerline by an easement plat.
4. Prior to the issuance of a building permit, all engineering comments shall be addressed and revisions made.
5. The landscape plan shall be updated to include all symbols, as requested at the work session meeting.
6. Prior to the issuance of a certificate of occupancy, the applicant shall improve Wall Street to include sharrow striping and associated signage in accordance with the City's Bicycle and Greenway Plan
7. Prior to the issuance of a building permit, the applicant shall address all engineering revisions and provide the requested information.
8. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.
9. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
10. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
11. Site Plan approval does not guarantee sign approval as shown on the plans. Prior to installation and application of signage, a sign permit shall be submitted to the Codes Department for review with the City's sign ordinance.

Alderman Fitterer made a motion to approve **STP 147-2016**with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

4. **STP 148-2016**: Submitted by Bret Morton, PE for property located at the Reserve Commercial Park South, Lot 4. The property is zoned B-4 (Central Business District) and contains approximately 1.25 acres. The applicant requests site plan approval for a 10,894 sq./ft. Dental Clinic.

Engineering: The City Engineer offers the following comments for your consideration:

1. Prior to the pre-construction conference, prepare a sanitary sewer plan and profile drawing and submit same to the City for review and approval verifying that the proposed sanitary sewer service line to the facility can be routed below the proposed ditch while maintaining sufficient cover.
2. The "Asphalt Paving Section" detail on Drawing No. C800 needs to be revised to reflect a minimum 2.5-inch asphaltic concrete binder course and a 1.5-inch asphaltic concrete surface course.
3. Incorporate a truncated dome into "Detail 201 Accessible Ramp" on Drawing No. C801.

4. The auto turn plan provided assumes that traffic will only come from the south to enter the subject site. Said plan needs to be expanded to include traffic coming from the north onto the site.

Recommendation: Staff recommends approval of **STP 148-2016**, subject to the following conditions:

1. *Design Review Commission determination of compliance with the Design Review Guidelines.* Staff recommends approval, finding that the proposed building design meets the minimum criteria and the intent of the design review guidelines.
2. Prior to the issuance of a building permit, the applicant shall revise the plan to include a sidewalk connection from Reserve Boulevard to the extent of the property's frontage onto the private street, accompanied by revised construction plans with the sidewalk details. Should the sidewalk be located outside of the public access easement for the private street, the applicant shall also submit a revised easement plat to include the sidewalk.
3. Prior to the issuance of a building permit, all engineering comments shall be addressed and revisions made.
4. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.
5. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
6. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
7. Site Plan approval does not guarantee sign approval as shown on the plans. Prior to installation and application of signage, a sign permit shall be submitted to the Codes Department for review with the City's sign ordinance.

Alderman Fitterer made a motion to approve **STP 148-2016**with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 5/0.

5. **STP 152-2016**: Submitted by Century Investment Partners, Inc. for property located on Miles Johnson Parkway. The property is zoned B-4 and contains approximately 5.01 acres. The applicant requests site plan approval for a 64,090 sq./ft. assisted living and memory care facility.

Engineering: The City Engineer offers the following comments for your consideration:

1. Owner of subject property shall maintain the detention facilities in accordance with the City's rules and regulations.
2. Add an additional ADA ramp on the south side of the "U" shaped covered drop-off point opposite the one on the north side.

Recommendation: Staff recommends approval of STP 152-2016, subject to the following conditions:

1. *Design Review Commission determination of compliance with the Design Review Guidelines.* Staff recommends approval, finding that the proposed building design meets the minimum criteria and the intent of the design review guidelines.
2. Prior to the issuance of a building permit, the applicant shall submit the appropriate application to subdivision the area of the project boundary from the parent tract.
3. Prior to the issuance of a building permit, the application shall submit a fee in lieu of multi-use path construction in the amount of $25,650 ($4.50 per square foot).

4. Prior to the issuance of a building permit, the applicant shall obtain administrative approval of the bike rack anchoring and installation, pursuant to the requirements of the zoning ordinance.
5. Prior to the issuance of a building permit, the applicant shall dedicate all public access easements by an easement plat.
6. Prior to the issuance of a building permit, the landscape plan shall be updated to include 3" caliper trees within the required 15 feet of greenspace with a maximum spacing of 30 feet.
7. Prior to the issuance of a building permit, the applicant shall address all engineering revisions and provide the requested information.
8. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.
9. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
10. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
    Site Plan approval does not guarantee sign approval as shown on the plans. Prior to installation and application of signage, a sign permit shall be submitted to the Codes Department for review with the City's sign ordinance.

Alderman Fitterer made a motion to approve **STP 152-2016**with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

Other Business

Adjourn

Paul Downing, Chairman

Dara Sanders P.C. Secretary

Parks & Rec March Meeting
Thursday, March 24, 2016
6:30

Members Present: Kayce Williams, Brooke Barrett, Sonja Rine

Agenda Items:

Recent and Upcoming Events: Sonja shared her calendar for upcoming event at Spring Hill Parks. Whistles, lighters, matches, heavy industrial strength garbage bags duct tape are needed for the upcoming Summer in 3,2, FUN! Summer in 3,2, FUN will be held on April 23 at Harvey Park. There will also be a Skate Park event on April 30th. Graffiti art will be unveiled. Pickin' in the Park dates were shared. Memorial Day Splash details were shared. There will be drama on the splash pad, live music all day, arts and crafts and bounce houses. Summer Sunday concert series will be Sundays in June and July at Port Royal Park

Memorial Day Celebration & Movies in the Park: This year for the kick off to movies in the park Spring Hill Parks & Rec will bring you a fully interactive movie experience with special effects and pyrotechnics. This experience will transform, Back to the Future, the classic movie you know and love in a way you have never seen it before, it will truly take you back in time. The kick off the movies in the park will be on Saturday, May 28th.

Commission Budget Request: On hold, we didn't have a quorum for the vote.

Approval of Minutes: Minutes were approved and seconded

Round Table: Nothing

Adjourn: Kayce Williams adjourned the meeting

Prepared By:_____
Brooke Barrett, Commission Secretary

Approved: _____ Date _____

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

MINUTES

Call meeting to order. Chair Whittenburg called the meeting to order at 5:30 pm.

Stipulation of members present
Alderman Chad Whittenburg, Alderman Kayce Williams, Administrator Victor Lay, Planner Dara Sanders, Engineer Tom Wolff, Mayor Rick Graham, Missy Stahl

Citizens Mike Trigona and Wiggs Thompson

Alderman Fitterer was absent

Agenda Items

1. US 31 Access Management Study

Whittenburg asked for additional comment. Ms. Sanders summarized staff report. Williams motion to favorably recommend, Whittenburg second. Motion passed 2-0.

2. US 31 Diablo Package

Mr. Allen email stated design nearing completion. Construction funding options and alternatives to be presented within 16/17 budget.

3. Duplex Road Right-of-way Acquisition Update

143 client form 2's sent to TDOT. 123 have been approved. 7 closed. BOMA approved 42 for funding, 7 on agenda this evening. Negotiators working upon 74 remaining.
Tract 31 closed, renters moved last week.
Tract 34 is 2-3 weeks from closing.

4. Duplex/Port Royal Signal Update

Temp lights still pending discussion with TDOT. 112 – GBT owned, certified letter mailed this week requesting ROW dedication as required by rezoning. 113 – Pending bank response. 114 – Working with HOA

5. Paving Program

Noted in Mr. Allen email, Port Royal business park close to completion, being completed under bond money.

6. Planning Commission Transportation-related Items

Ms. Sanders provided update on recent submissions to the Planning Commission;
Miles Johnson, fee in lieu of collection multipath with assisted living facility.
Port Royal / Duplex – NCP 182 units. No street improvements proposed. Staff has advised looking for street improvements and signalization contribution.
100,000 addition to CLI off Beechcroft.
PUD of 56 units off Denning Lane. Concerns of current Denning Lane condition.
420 units (R6) on Denning Lane TND, 8 acres commercial.
Walmart / Publix connection constructed as part of out-parcel development. Discussion on if out-parcels where allowed as part of Walmart plat.

Round Table Discussion (including citizen comments)
Mr. Trigona comments regarding safety of Duplex Rd. Question of timing of Avenue Downs development related to Duplex widening schedule.

Motion to adjourn by Williams, Second by Whittenburg. Meeting end at 6:06 pm

_____ _____

Alderman Matt Fitterer, Secretary Alderman Chad Whittenburg, Chairman

CONSENT AGENDA 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

City of SPRING HILL TENNESSEE est. 1809

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 Section2.

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

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

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.

211 North Pennsylvania Street
One Indiana Square, Suite 1800, Indianapolis, IN 46204-4208
www.woodmclaw.com
Phone 317.639.6151 Fax 317.639.6444

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 RITZEN
Its: managing GP
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

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.

_____
Notary Public

My Commission Expires:

6/17/17

EMILY PERDUE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:

_____

STATE OF ~~TENNESSEE~~ Arkansas

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
County Of Union
Notary Public - Arkansas
My Commission Exp. 09/07/2014

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

City of SPRING HILL TENNESSEE est. 1809

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 16-46

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

City of Spring Hill Fire Department

Target Hazards

	Name	Address	Fire Station
1	Publix	4935 Main St.	Station 3
2	People's Church	4910 Main St.	Station 3
3	Vanderbilt Medical	3098 Campbell Station Pkwy.	Station 3
4	Faith Lutheran Church	2640 Buckner Road	Station 3
5	Wal-Mart	4959 Main St.	Station 3
6	Lowe's Home Improvement	2000 Belshire Way	Station 3
7	Medical Plaza	5073 Main St.	Station 3
8	Spring Hill Funeral Home	5239 Main St.	Station 1
9	Probuild	106 Locke Ave.	Station 1
10	Bagsby Truck/Tractor	133 Locke Ave.	Station 1
11	Co-op	5279 Main St.	Station 1
12	Spring Hill United Methodist Church	5286 Main St.	Station 1
13	Spring Hill Post Office	223 Town Center Pkwy.	Station 1
14	Spring Hill Old School	1220 School St.	Station 1
15	Spring Hill Old School Gymnasium	1220 School St.	Station 1
16	Pioneer	740 Beechcroft Road	Station 1
17	Columbia Academy	756 Beechcroft Road	Station 1
18	Spring Hill Middle School	3501 Cleburne Road	Station 1
19	Spring Hill Elementary School	5359 Main St.	Station 1
20	TN Children's Home (Any Buildings)	804 Branann Hughes Cir.	Station 1
21	Spring Hill Church of Christ	5351 Main St.	Station 1
22	Spring Hill Presbyterian Church	5344 Main St.	Station 1
23	Best Western of Spring hill	104 Kedron Pkwy.	Station 1
24	Spring Hill City Hall	199 Town Center Pkwy.	Station 1
25	Home Depot	5411 Main St.	Station 1
26	Maury Regional Medical (Dr. Hayes)	5421 Main St.	Station 1
27	Food Lion	5341 Main St.	Station 1
28	UAW Union Hall	125 Stephen P. Yokich Pkwy.	Station 1
29	Olive Garden	1098 Crossings Blvd.	Station 1
30	O'Charley's	2000 Crossings Blvd.	Station 1
31	Logan's	2008 Crossings Blvd.	Station 1
32	Cracker Barrel	2020 Crossings Blvd.	Station 1
33	Target	1033 Crossings Blvd.	Station 1
34	Electronic Express	1041 Crossings Blvd.	Station 1
35	Barnes & Noble	1040 Crossings Blvd.	Station 1
36	Pet Smart	1038 Crossings Blvd.	Station 1
37	Kohls	1020 Crossings Blvd.	Station 1
38	Spring Hill Police Department HQ	Royal Park Blvd.	Station 2

39	Spring Hill Public Works	3893 Mahlon Moore Rd.	Station 2
40	Kings Creek Condo's	4000 Deer Creek Blvd.	Station 2
41	Spring Hill Water Treatment Facility	4151 Kedron Road	Station 2
42	Worthington Glen Apartments	1000 Worthington Lane	Station 2
43	Integrity (Old Penske Building)		Station 2
44	Integrity	3005 Parkfield Loop South	Station 2
45	Marvin Wright Elementary	4714 Derryberry Lane	Station 2
46	Kroger (South)	4900 Port Royal Road	Station 2
47	Chapman's Retreat Elementary	1000 Secluded Lane	Station 2
48	Waldon Creek Apartments	1000 Waldon Creek Trace	Station 2
49	Spring Station Middle School	1000 Spring Station Dr.	Station 3
50	Summit High School	2830 Twin Lakes Road	Station 3
51	Longview Elementary	2929 Commonwealth Dr.	Station 3
52	Longview Recreation Center	2909 Commonwealth Dr.	Station 3
53	Church of Jesus Christ of Latter Day Saints	2998 Commonwealth Dr.	Station 1
54	The Academy at WellSpring	1001 Chapman's Retreat Dr.	Station 3
55	The Children's Academy	1002 Secluded Lane	Station 2
56	AllenDale Elementary School	2100 Prescott Way	Station 3
57	Tri-Star Hospital	3001 Reserves BLVD.	Station 1
58	Willow Springs/Arbors Assisted Living	1040 Campbell Station Pkwy.	Station 3

*** Note * This will be a continual process updating with things such as the Movie Theater, Williams Park Apartments, and there are currently 3 pre-schools/daycares being built.**

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

BURR FORMAN LLP

results matter

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

511 Union Street
Suite 2300
Nashville, Tennessee 37219

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

BURR.COM

March 29, 2016

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

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

Bill Haslam
Governor

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

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

Bill Haslam
Governor

Mark Gwyn
Director

February 10, 2016

BURR & FORMAN LLP
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.

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.

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

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

Bill Haslam
Governor

Mark Gwyn
Director

February 10, 2016

BURR & FORMAN LLP
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.

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.

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

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

Bill Haslam
Governor

Mark Gwyn
Director

February 10, 2016

BURR & FORMAN LLP
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.

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

BACKGROUND SCREENING REPORT

Prepared for: Bone Mcallister Norton PLLC

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

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 ROGERS, AR 72758 County: BENTON	Last Seen 02/XX/2016 First Seen 12/XX/2014
	4280 BRIDGER RD KANSAS CITY, MO 64111 County: JACKSON	Last Seen 07/XX/2015 First Seen 07/XX/2015
	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
	204 DEVON GRN BENTONVILLE, AR 72712 County: BENTON	Last Seen 09/XX/2014 First Seen XX/XX/2001
	PO BOX 3 ROGERS, AR 72758 County: BENTON	Last Seen 09/XX/2014 First Seen 09/XX/2014
	2824 SW 108TH ST OKLAHOMA CITY, OK 73170 County: CLEVELAND	Last Seen 09/XX/2011 First Seen 03/XX/1997
	1715 REX AVE APT 79 JOPLIN, MO 64801 County: JASPER	Last Seen 06/XX/2005 First Seen 12/XX/2003
	5507 I AVE KEARNEY, NE 68847 County: BUFFALO	Last Seen 09/XX/2004 First Seen 02/XX/1995
	947 LYNWOOD LN SULLIVAN, MO 63080 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.

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
1715 REX AVE APT 79 JOPLIN, MO 64801 County: JASPER	Last Seen 06/XX/2005 First Seen 12/XX/2003
5507 I AVE KEARNEY, NE 68847 County: BUFFALO	Last Seen 09/XX/2004 First Seen 02/XX/1995
947 LYNWOOD LN SULLIVAN, MO 63080 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.

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

Bill Haslam
Governor

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

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

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. Bauerschhmidt 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: 025 0 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 Bauerschmidt, has signed the application.

Please let me know if you have any questions.

Thanks.

Ed Strong, Junior 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.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

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, [illegible] on behalf of Grace Episcopal 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

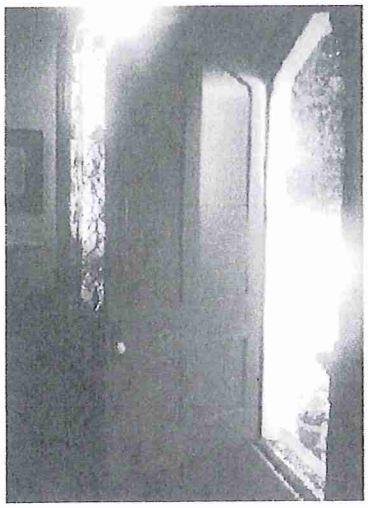
Date Received by Historic Commission: 7/2/2015
Placed on Historic Commission Agenda for meeting to be held on:
July 9, **at** 6:00 pm **p.m.**

☒ **Recommended** ☐ **Not Recommended**

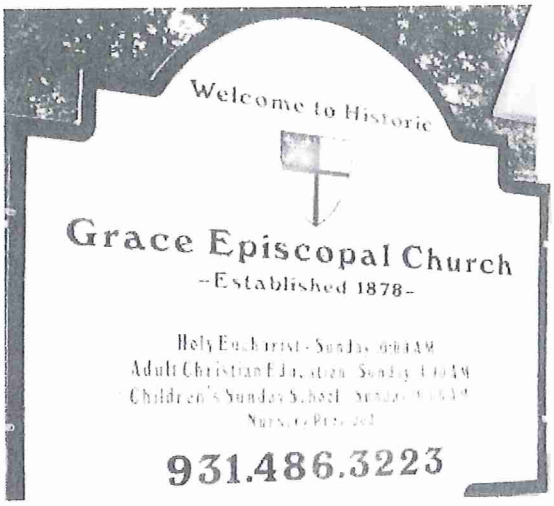
[signature]
~~**Secretary**~~ **of Historic Commission**
Chair

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.

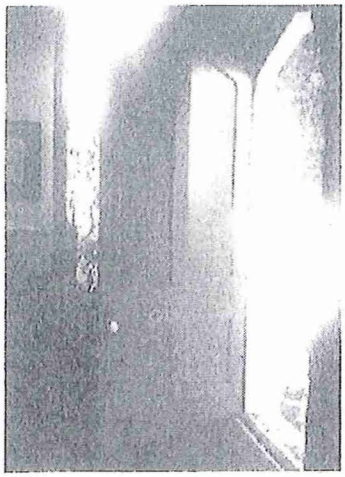
Just a few other points of interest:

- 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.

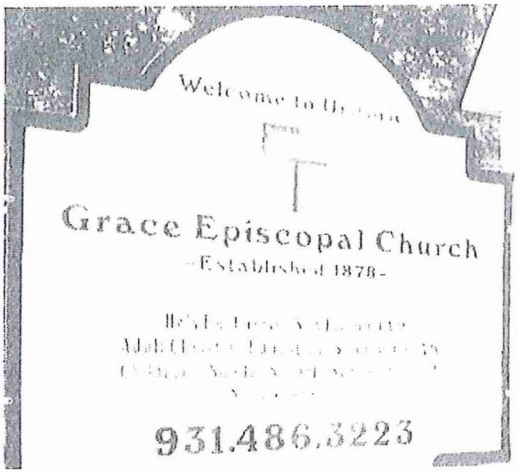
- The church was originally lighted by brass angle lamps. Electricity was added in 1926.
- You will notice that each of the windows in the church is made of stained glass. Some of the windows are original to the building and several have been added through the years as memorials.

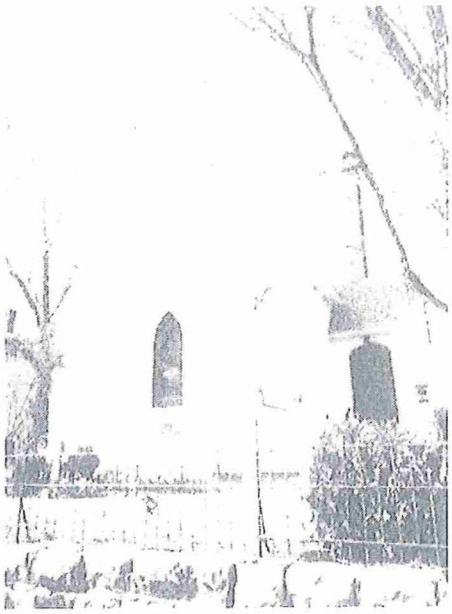
Copyright © 2015 Grace Episcopal Church, Spring Hill, TN Theme by: Theme Horse Powered by: WordPress

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



....beyond the red door...





- 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

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 Wiser 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, Wiser 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:	**$46,800.00**

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen approves Change Order #1 (See Attached Documentation) with Wiser 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 Wiser Consultants and the City of Spring Hill.

RESOLUTION 16-53

RESOLUTION TO APPROVE A SPECIAL EVENTS PERMIT FOR THE SPRING HILL WINE FESTIVAL

WHEREAS, Title 16, Chapter 3, of the Spring Hill Municipal code requires a permit for special events held in the city; and

WHEREAS, the Spring Hill Chamber of Commerce, representing the Spring Hill Wine Festival, has made application to the Spring Hill Board of Mayor and Aldermen; and

WHEREAS, the City of Spring Hill staff recommends approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, approves a Special Event Application and authorizes staff to issue a permit for the Spring Hill Wine Festival to be held on May 7, 2016.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

CITY OF SPRING HILL SPECIAL EVENT APPLICATION

PERMIT# _____

SPRING HILL TENNESSEE

Application Date: 3/31/16 Event Date: 5/7/16

Street Closure Required: Yes / (No) IF yes, *Street Closure Permit* must be attached.

FEES REQUIRED:

Permit Review Fee: $20.00 Deposit/Bond Required- *Determined by City Adminisrator:*

Amount: $ _____

Non Profit: Yes

EVENT DETAILS:

NAME OF EVENT: Spring Hill Wine Festival

Applicant/Organization: Spring Hill Chamber of Commerce

* *Organization shall provide Certificate of Insurance, no less than $250,000.* Copy Attached : Yes

** *Provide copy of business license. IF Non Profit: 501 3C* Copy Attached: 501(c)6 attached

Representative Name & Contact Information: PH# 931-486-0625 EMAIL lauren@springhillchamber.com

Lauren Magli, Spring Hill Chamber, P.O. Box 1815 Spring Hill TN 37174

(Street) (City) (State) (Zip)

Event location: Oaklawn Plantation - 3331 Denning Lane Spring Hill, TN 37174

Time event will begin: 5pm Time event will end: 9pm

Time & place event will: assemble Oaklawn 5-6+7-16 Disassemble: 5-7,8,9-16

Upon signing this application, the applicants shall agree to assume the defense of and indemnify and save harmless the city, its aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the city may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of special event and the activites permitted in connection therewith.

Lauren Magli — Lauren Magli 3/31/16

Print Name of Event Applicant — Signature

Notes/Instructions

CITY ADMINISTRATOR APPROVAL DATE

PERMIT ISSUED DATE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/29/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Broussard and Associates, Inc.
5539 Main Street

Spring Hill TN 37174

CONTACT NAME: Thomas Broussard
PHONE (A/C, No, Ext): (931) 451-0015 FAX (A/C, No): 615 656-2629
E-MAIL ADDRESS: Thomas@broussard-insurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: MOUNT VERNON FIRE	
INSURER B: AMERICAN ZURICH INSURANCE COMPANY	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED

Spring Hill Chamber of Commerce
5000 Northfield Ln.
Door 100
Spring HIll TN 37174

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y		NBP2551802	03/01/2016	03/01/2017	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$
								$
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS	Y		NBP2551802	03/01/2016	03/01/2017	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	[X] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	Y		CUP2551777	03/01/2016	03/01/2017	EACH OCCURRENCE	$ 1,000,000
							AGGREGATE	$ 1,000,000
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		41-80004-16071-250817	03/01/2016	03/01/2017	[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Named as Additional Insured: Historic Oaklawn Plantation

CERTIFICATE HOLDER

Historic Oaklawn Plantion
3331 Denning Lane
Spring Hill, TN 37174

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2014 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: NOV 28 2003

SPRING HILL CHAMBER OF COMMERCE INC
PO BOX 1815
SPRING HILL, TN 37174

Employer Identification Number:
45-0484327
DLN:
17053302045033
Contact Person:
JULIE CHEN
ID# 31261
Contact Telephone Number:
(877) 829-5500
Internal Revenue Code
Section 501(c)(6)
Accounting Period Ending:
December 31
Form 990 Required:
Yes
Addendum Applies:
No

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(a) of the Internal Revenue Code as an organization described in the section indicated above.

Unless specifically excepted, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) for each employee to whom you pay $100 or more during a calendar year. And, unless excepted, you are also liable for tax under the Federal Unemployment Tax Act for each employee to whom you pay $50 or more during a calendar quarter if, during the current or preceding calendar year, you had one or more employees at any time in each of 20 calendar weeks or you paid wages of $1,500 or more in any calendar quarter. If you have any questions about excise, employment, or other Federal taxes, please address them to this office.

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your
tional document
bylaws. Also,

In the hea
990, Return of
are required t
normally more
mail, please f
If you are not
box in the hea
$25,000 or les

If a ret

Open safe deposit box + put in

Form
you
the
test.
he
y
th
O/CG)

AMERICAN EXPRESS RETIREMENT SERVICES
401(K) PLANS, INVESTMENT MANAGEMENT, WORKPLACE EMPLOYEE FINANCIAL SERVICES,
EMPLOYEE FINANCIAL EDUCATION (1.800.437.0600)

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.

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."

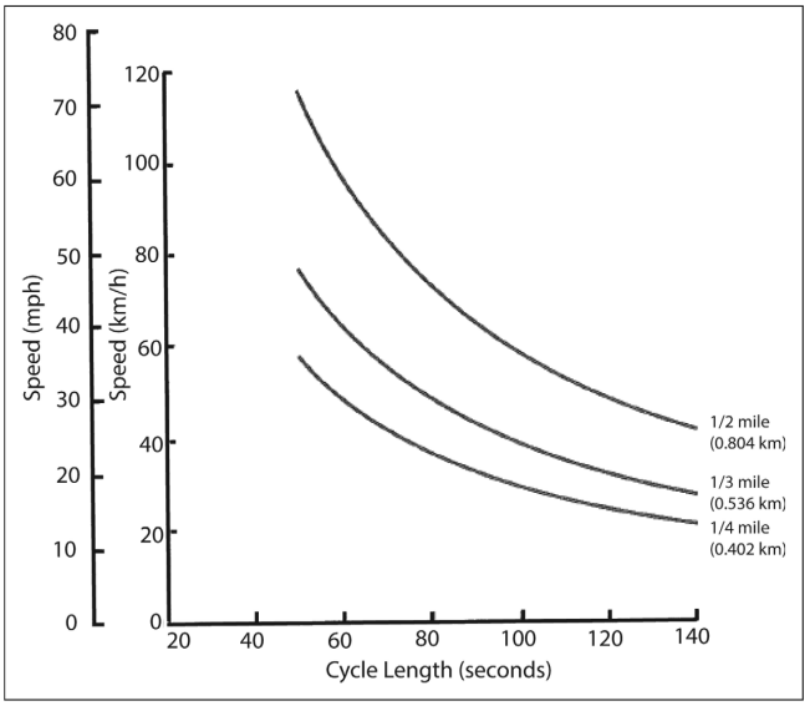
There are several references that provide guidance on spacing and documented studies with data presented to show the impacts of the various traffic signal spacing. However, there is not a written standard that fits every scenario.

- "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.

Gerald Bolden, PE, PTOE
Transportation Design Manager

CC: File

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 025O, 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 025O, 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 025O, 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 060025O 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: Beers Property / Spring Hill Express

Property Address/Location: 5238 Main Street
Spring Hill, TN 37174

Current Zoning District(s): B-2 Rezone to B-4 Property Size: +/- 2.3 Acres

Type of request being made —

- [ ] Annexation
- [x] 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 my 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 Huntley Gordon PLLC
PO Box 461 Thompson Station, TN 37179

Phone number: 615/302-0100

Email: huntly@huntlygordon.com

Signature:

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)*

Name (printed): _____ Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

Name (printed): _____ Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application my 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 25-2015

Address: _____

_____

Phone number: _____

Email: _____

Signature: _____

Property Address	Subdiv	BK	PG	BL	LT	Tax Year	Dist	Map	Grp	CtlMap Parcel	PI	SI
MAIN ST 5238						2014	05	0250	8	0250 19.00	000	

Owner's Name & Mailing Address

BEARD LEOLA PARHAM

1964 SUGAR RIDGE RD
SPRING HILL TN 37174

SubDiv2
Additional Description: PER WILL
Dimensions

County of: Maury

Date Updated
Date Printed: 10/5/2015
Cards: 1 of 1

Total Land Units	2.3
DEED	2.3
CALC	2.3

Appraised Value Recap

Imp	73000
LAND	53700
Total APPR	126700
TOTAL W/USE	0
ASSESSMENT	31675
PROP TYPE	00 25%

AREA DIMENSIONS

FOUNDATION	CONTINUOUS FOOTING		
FLOOR SYSTEM	WOOD W/ SUB FLOOR	HF	0
EXT WALL	SIDING AVERAGE	PMF	0
STRUCT FRAME			
ROOF FRAMING	GABLE/HIP		
ROOF COV DEC	COMPOSITION SHINGLE		
CAB MILLWORK	AVERAGE		
FLOOR FINISH	HARDWOOD/PARQUE	RMS	
INTER FINISH	DRYWALL	PF	0
PAINT DECOR	AVERAGE	WT/AREA	
HTG/AIR COND	/	0	
PLUMBING FIX	6	BRF	
BATH TILE		0	
ELECTRICAL	AVERAGE	IMP TYPE	
QUALITY	AVERAGE	SINGLE FAMILY	

TOTAL UNITS	SHAPE FAC	SIZE FAC	ADJ UNITS	BASE RATE	ADJ BASE	ACT YR BLT	EFF YR BLT
0				0	0	1900	1954

AREA DESC	PCT RATE	ADJ SF RT	AREA RATE	SQ FT	REPL COST
BAS				1324	
USF				1324	78840
OPF				248	4920
UTU				70	1390
UTU				168	3330
EPB				104	4130

TOTAL AUX AREAS: 1324 TOT BASE AREA 1324 No STOR 2

AGE	DEPRECIATION NORM	OTHR	FUNC	ECON	% COND	REPL COST NEW	DEPR	LND APP	BY	SSD	WARD	EDO	PLAN	OTR	MORT	MH	MH NO	AREA CODE
68	68	0	0	0		118740	69730	2006-01-01	15									V01

XFSB DESC	QUAL	SIZE	UNIT PRICE	UNITS	EF YR BUILT	ANN DEPR	PERCNT 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 GREENHOUSE	AVERAGE	24X48		0	1972			2750		STABLE	LEVEL			PAVED			-86.92	35.75
DETACHED GARAGE UNFINISHED	SALVAGE			0				500	CENSUS TRACT		BLOCK	BLK FACE		AREA		CON DIST	OPTIONAL	
									051200		3							

GENERAL CARD DATA

BLDG APP	APP BY	SOURCE	DWL UNITS	WAT	SEW	SLEC	GAS	ZONING	OCC	COND
		OWNER		PUBLIC	INDIVIDUAL	PUBLIC		Y		AV

PERMIT NO	FHA NO	RENTAL SOURCE	RENTAL AMT	RENT SCHED
	0		0	

XFSB APPR DATE APP BY TOTAL XFSB VALUE 3250

LAND DESC	DESC CODE	DIMS	SOIL	UM	FLD	LOC	SIZE	DEPT FAC	COND FAC	UNIT LAND PRICE	ADJ UNIT LAND PRICE	LAND UNITS	MARKET LAND VALUE	COND FAC	LAND USE UNIT PRICE	USE	LAND VAL
RESIDENTIAL												2.3 AC	53740				

LAND USE CODES 1. 11 2. 00 3. 00 4. 00

LAND TOTAL THIS CARD 2.3 53740

MARKET DATA

DATE	PRICE	BOOK	PAGE	VI	INS	Q	DEED TRANS	BOOK	PAGE
1981-09-16		WBP	438						
		373	19						

NOTES

Courthouse Retrieval System, Inc. - Information Deemed Reliable, but Not Guaranteed

Real Estate Assessment Data

Home | About | New Search | Return to List

County Number: 060 **County Name:** MAURY **Tax Year:** 2016

Property Owner and Mailing Address

Jan 1 Owner:
BEARD LEOLA PARHAM
1964 SUGAR RIDGE RD
SPRING HILL, TN 37174

Property Location

Address: MAIN ST 5238

Map: 025O **Grp:** B **Ctrl Map:** 025O **Parcel:** 019.00 **PI:** **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
5232
20
MAIN ST 5238
0600250 B 01900
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

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. <u>Submittal Requirements</u>

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

		<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
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	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.). 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).
Section 3, Rezoning	Outline the requirements for a PZD	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. 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.
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	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. 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.

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. <u>Submittal Requirements</u>

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.

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.

I. *Additional Application Requirements.* Plans and exhibits shall be drawn and prepared by a licensed design professional and shall be prepared legibly in a standard engineering scale. The following information shall be submitted to the Planning and Zoning Department for review:

1. Name, Address, Zoning, and Property lines of all property owners adjacent to the exterior boundaries of the project
2. Name, address, phone numbers of owner(s), developer(s), and representatives. All parties who have more than a 5% ownership and/or investment in the project shall be listed. In the event that a separate company is established for the project, all members of the company shall be listed individually with their own contact information.
3. North arrow, scale, date of preparation, existing zoning, classification, map/parcel numbers, and total acreage
4. Title block located in the lower right hand corner indicating the name and type of project, scale, firm/individual preparing drawing, date, and revisions
5. Legend containing all symbols and lines shown in the drawing

6. Vicinity map of the project with a radius of 1.5 miles from the project, and show Major Thoroughfare Plan streets as well as the 100 year floodplain boundary
7. Show location of all existing structures on property
8. Site coverage note indicating the percentage of the site that is currently covered by impervious surface.
9. Title, name, address, stamp, and signature of design professional who prepared the PZD submittal documents.
10. Show the 100 year floodplain and /or floodway and base flood elevations. Reference the FIRM panel number and effective date.
11. Note and delineate wetlands on the property
12. Existing and proposed topographic information with source noted
13. Show stream buffers
14. Delineate trees to be retained on-site and the measures to be implemented for their protection
15. Show, note, and dimension all known existing on and off site utilities and easements with name of easement holder and the purpose of the easement
16. If a septic system is to be utilized, provide a table of the acreage and percolation rates
17. Show conceptual layout for roadways within the property and address connectivity requirements such that the project has two points of ingress/egress.
18. Identify the location of known existing or abandoned water wells, sumps, cesspools, springs, streams, bodies of water, water impoundments, and underground structures within the project
19. Show the location of know existing or proposed ground leases or access agreements (shared parking lots, drives, etc.)
20. Show location of adjacent parks, cemeteries, structures, development, and historically significant properties
21. Show contours at vertical intervals of not more than two (2) feet
22. Any other data or reports as deemed necessary for project review by the City Planner, City Administration, or Planning Commission

Section 4. <u>Submittal Requirements</u>

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 to satisfy the requirements of Section 3 in this article.

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.

Section 6. Enforcement

The construction and provision of development entitled by a PZD must be in compliance with the approved submittals described herein. If the Planning Commission finds that development is occurring in a manner inconsistent with the approved PZD, then the Planning Commission may take either or both of the following actions:

A. Cease to approve any additional final plats.
B. Instruct the Codes Director to discontinue issuance of building permits.

In any instance where the above actions are taken, the Planning Commission shall gain assurance that the issues have been resolved and the project has been brought back into compliance with the approved PZD.

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 REGISTERED
Number _____

$_____

UNITED STATES OF AMERICA

STATE OF TENNESSEE
COUNTY OF MAURY
CITY OF SPRING HILL
CAPITAL OUTLAY NOTE, SERIES 2016

Interest Rate: Final Maturity Date: Date of Note:

Registered Owner:

Principal Amount: DOLLARS

KNOW ALL MEN BY THESE PRESENTS: That the City of Spring Hill, Tennessee (the "Municipality"), for value received hereby promises to pay to the registered owner hereof, hereinabove named, or registered assigns, in the manner hereinafter provided, the principal amount hereinabove set forth on the maturity date hereinabove set forth, and to pay interest (computed on the basis of a 360 day year of twelve 30 day months) on said principal amount at the rate of interest hereinabove set forth from the date hereof until this Note matures [or is redeemed], said interest being payable on [October 1, 2016], and semi-annually thereafter on April 1 and October 1. Both principal hereof and interest hereon are payable in lawful money of the United States of America by check or draft at the office of the City Recorder, Spring Hill, Tennessee as registration and paying agent (the "Registration Agent"). The Registration Agent shall make all interest payments with respect to this Note on each interest payment date directly to the registered owner hereof 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 check or draft mailed to such owner at such owner's address shown on said note registration records, without, except for final payment, the presentation or surrender of this Note, and all such payments shall discharge the obligations of the Municipality to the extent of the payments so made. Any such interest not so punctually paid or duly provided for on any interest payment date 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 payable to the person in whose name this Note is registered at the close of business on the date (the "Special Record Date") for payment of such defaulted interest to be fixed by the Registration Agent, notice of which shall be given to the owners of the Notes of the issue of which this Note is one not less than ten (10) days prior to such Special Record Date. Payment of principal hereof shall be made upon presentation and surrender of this Note to the Registration Agent when due.

Notes of the issue of which this Note are subject to redemption at any time prior to maturity at the option of the Municipality at a price of par plus accrued interest to the redemption date. The Municipality shall redeem Notes maturing on [April 1, 2025]on the redemption dates set forth below, in aggregate principal amounts equal to the respective dollar amounts set forth below opposite the respective redemption dates at a price of par plus accrued interest thereon to the date of redemption. The dates of mandatory redemption and principal amount of Notes to be redeemed on said dates are as follows:

Maturity	Redemption Date	Principal Amount to be Redeemed

[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 16-55

A RESOLUTION TO PROVIDE POLICY GUIDANCE FOR THE ADMINISTRATION OF BONDS WITHIN THE SUBDIVISION REGULATIONS

WHEREAS, the City of Spring Hill Board of Mayor and Aldermen would like to clarify the provisions of the bonding process within the Subdivision Regulations; and

WHEREAS, the City of Spring Hill Planning Commission is granted the authority to adopt and as well as make amendments to the Subdivision Regulations; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Mayor and Aldermen requests the Spring Hill Planning Commission hear and amend the Subdivision Regulations as follows:

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.

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: 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.

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 utlitiy 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 16-45

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

Proje
ct 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.

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

If Vendor takes exception to any terms or conditions set forth in this RFP, Vendor will submit a list of the exceptions.

4.00 PRICING AND DELIVERY SCHEDULE

Proposal of Lucas Chevrolet - Cadillac Inc.
(Proposer Company Name)

To: The City of Spring Hill
Ref.: Purchase of (1) New SUV Type Vehicle

Ladies and Gentlemen:
Having carefully examined all the specifications and requirements of this RFP and any attachments thereto, the undersigned proposes to furnish the vehicle required pursuant to the above referenced Request for Proposal upon the terms quoted below.

GRAND TOTAL: $ 39934.92

Delivery schedule of events and time periods (must be on or before April 30, 2016)

Respectfully submitted,

Proposer: Lucas Chevrolet - Cadillac Inc.

By: _____
(Authorized Signature for Proposer)

Name: Bobby Wade Allen

Title: General Manager

Date: 4/7/16

LUCAS
SINCE 1965
CHEVROLET • CADILLAC

April 7, 2016

Bid to Spring Hill

Lucas Chevrolet Cadillac, Inc. bids $39934.92 on a 2017 Cadillac XT5 that is white in color with a 1SA package.

Wade Allen
General Manager
Lucas Chevrolet Cadillac, Inc.
931-388-3824
wade@lucaschevrolet.com

Configure a New Vehicle: Summary

BAC: 112683 BFC: 1 Name: LUCAS CHEVROLET-CADILLAC, INC.

You have successfully submitted your configuration as a preliminary order. Go to View My Preliminary Orders **to view the following order:** THCQPR

RELATED LINKS

- → **View My Allocation and Constraints**
- → **View Stored Configurations**
- → **US On-Line Order/Reference Guide**

Review the vehicle configuration information in order to ensure that it is correct. If you need to make a change click "Back" to return to the Configure a New Vehicle: Select Options screen. Click "Submit as Preliminary Order" to submit this configuration as a preliminary order. Click "Save in Stored Configurations" in order to store this configuration. Click "Cancel" to cancel the entire configuration.

Note: A submitted preliminary order is at Event Code 1100 (Preliminary Order Accepted).

View Dealer Version

Customer Information

Business Name:
CITY OF SPRING HILL
199 TOWN CENTER PKWY
SPRING HILL TN 37174
Phone: 931-486-2252
Email:

Model Information

Model Year: 2017 Division: CADILLAC Allocation Group: XT5

Model: 6NF26 - XT5: FWD Order Type: SRE-Retail Sold

DAN: UPDATE Priority: 1 Charge-to: 112683 BFC: 1

Stock No: UPDATE Quantity: 1 Ship-to: 112683 BFC: 1

MSRP:	W/A	MSRP W/DFC:	W/A
Invoice:	W/A	Invoice W/DFC:	W/A
GMS:	W/A	GMS W/DFC:	W/A
Supplier:	W/A	Supplier W/DFC:	W/A

Preferred Equipment Group †

PEG: 1SA W/A

Color

Primary Color: G1W - Crystal White Tricoat W/A

Trim

HIT: Sahara Beige, Leatherette Seating Surfaces W/A

Options

ABD: Seat, second row, 40/20/40 sliding and reclining with cargo area fold-down release	W/A	MRC: Transmission, 8-speed automatic	W/A
APY: Cargo net, lateral mesh	W/A	N38: Steering column, power tilt and telescoping	W/A
ASV: Sensor, cabin humidity	W/A	QMV: Tires, P235/65R18 all-season, H-rated, blackwall	W/A
ATH: Keyless Access	W/A	RT4: Wheels, 18" x 8" (45.7 cm x 20.3 cm) multi-spoke aluminum	W/A
BTV: Adaptive Remote Start	W/A	T4A: Headlamps, halogen	W/A
C59: Air vents, rear	W/A	T7E: Daytime Running Lamps, LED	W/A
CJ2: Climate control, dual-zone automatic	W/A	TB5: Liftgate, rear power with memory height	W/A

DR5:	Mirrors, outside heated power-adjustable, body-color, manual-folding	W/A
FE2:	Suspension, 4-wheel independent	W/A
FE9:	Emissions, Federal requirements	W/A
IO5:	Cadillac CUE Information and Media Control System, AM/FM stereo	W/A
JL9:	Brakes, 4-wheel antilock, 4-wheel vented disc	W/A
K4C:	Wireless Charging	W/A
KW8:	Alternator, 155 amps	W/A
LGX:	Engine, 3.6L V6, DI, VVT, with Automatic Stop/Start	W/A
UD7:	Rear Park Assist	W/A
UDD:	Gauge cluster, 5.7" color Driver Information Center display	W/A
UE1:	OnStar Guidance Plan for 1 year	W/A
UQA:	Audio system feature, Bose premium 8-speaker system	W/A
V33:	Tool kit, road emergency	W/A
V8P:	Roof rails, bright brushed aluminum	W/A
VV4:	OnStar with 4G LTE	W/A
ZCD:	Tire, compact spare	W/A

† North American Order Workbench is intended solely for business use by GM Dealers. Pricing shown is for illustration purposes only. Refer to GMPricing.com for official GM Price schedules. GM pricing is subject to change by GM at anytime, without notice.

Order Workbench: **FAQs** **Site Map**

© 2008 General Motors. All Rights Reserved.

RESOLUTION 16-54

A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY ATTORNEY TO ENTER INTO CONTRACT NEGOTIATIONS FOR COLUMBIA POWER AND WATER SYSTEMS TO PROVIDE HIGH SPEED INTERNET SERVICES TO CITY FACILITIES

WHEREAS, high speed internet services are required to conduct official city business; and

WHEREAS, a recent review and comparison of Internet Service Providers (ISP) in the business level of service by City staff indicates that Columbia Power and Water Systems (CPWS) has the capability and capacity to provide GIG speed data to all city facilities; and

WHEREAS, the shift to CPWS as the City's ISP has the potential to save the City over $90,000 per year.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen that the Mayor and City Attorney are to enter contract negotiations with CPWS to provide high speed internet services to city facilities with any final approval and acceptance of a contract for services to be by action of the Board of Mayor and Aldermen in due course.

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

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

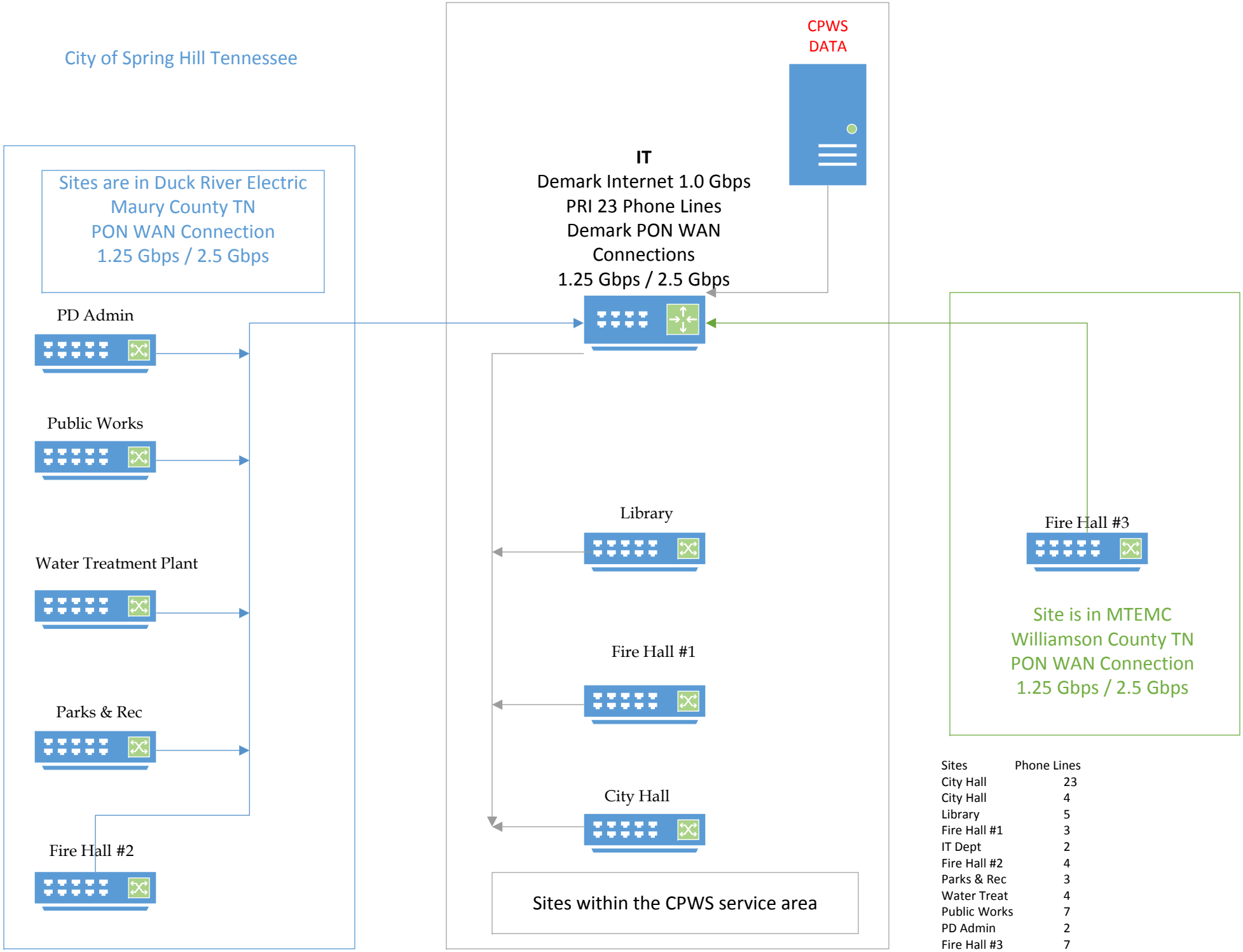
Location	Site Bandwidth	Windstream Monthly Cost	Level 3 Monthly Cost	AT&T Monthly Cost
City Hall MPLS City Hall Internet	250MB 500MB	$7,000.00	$8,868.37	$4,812.42
PD Admin	50MB	$1,894.62	$1,952.48	$613.47
Public Works	50MB	$1,889.72	$1,889.48	$765.27
IT Dept	50MB	$1,804.72	$1,952.48	$613.47
Library	50MB	$1,552.80	$1,889.48	$704.55
Water Treatment Plant	10MB	$1,225.00	$1,335.00	$556.94
Parks & Rec	10MB	$969.95	$1,335.00	$526.58
Fire Hall #3	10MB	$1,171.40	$1,335.00	$648.02
Fire Hall #2	10MB	$1,115.90	$1,335.00	$556.94
Fire Hall #1	10MB	$942.00	$1,335.00	$526.58
	Cost per month	**$19,566.11**	**$23,227.29**	**$10,324.24**
	Cost per year	**$234,793.32**	**$278,727.48**	**$123,890.88**
	Cost for 5 years	**$1,173,966.60**	**$1,393,637.40**	**$619,454.40**

CPWS Site Bandwidth	CPWS - EPON 1GB Internet Monthly Cost
1GB Combined Internet / Wan	$6,089.96
1GB	$544.98
1GB	$719.93
1GB	$544.98
1GB	$649.95
1GB	$614.96
1GB	$579.97
1GB	$719.93
1GB	$614.96
1GB	$579.97
Cost per month	**$11,659.59**
Cost per year	**$139,915.08**
Cost for 5 years	**$699,575.40**

Yellow indicates proposed internet speeds.

With the CPWS EPON option, the city has the potential to save $7,906.52/month or $94,878/year shifting from 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.***



Sites	Phone Lines
City Hall	23
City Hall	4
Library	5
Fire Hall #1	3
IT Dept	2
Fire Hall #2	4
Parks & Rec	3
Water Treat	4
Public Works	7
PD Admin	2
Fire Hall #3	7

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 16-432

TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 219 OF THE DUPLEX ROAD WIDENING PROJECT

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

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

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

WHEREAS, the cost of the acquisition will be $8950.00 to the tract owner (Gregory W. Hicks) and $500.00 to the closing agent (Nancy King Crawford) for closing costs.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes a total land acquisition purchase in the amount of $9,450.00 to Nancy King Crawford, 1929 21st Avenue South, Nashville, TN 37212 for Tract number 219 of the Duplex Road widening project.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

City of Spring Hill
Tennessee
Agreement of Sale

STATE PROJ. #: 60LPLM-F2-019 COUNTY/S Williamson

FED PROJ. # STP-M-247(9) TRACT #: 219

PIN #: 101369.00 NEGOTIATOR: Yolanda Cortez DATE PRINTED: _____

OWNERS: Gregory W. Hicks

This agreement entered into on 3/23/16
Date

between Gregory W. Hicks
Seller Name(s)

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

A. The Seller hereby offers and agrees to convey to the CITY all interest in the lands identified as TRACT 219 on the right-of-way plan for the above referenced project upon the CITY tendering the purchase price of $ 8,950.00® , said tract being further described on the attached legal description

B. The CITY agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The CITY will reimburse the Seller for expenses incident to the transfer of the property to the CITY. Real Estate Taxes will be prorated.

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

C. ☐ Retention of Improvements ☐ Does not Retain Improvements ☒ Not applicable
Seller agrees to retain improvements under the terms and conditions stated in ROW Form-32A attached to this document and made a part of this Agreement of Sale.

D. ☐ Utility Adjustment ☒ Not Applicable
The Seller agrees to make at his expense the below listed repair, relocation or adjustment of utilities owned by him. The purchase price offered includes $_____, to compensate the owner for his expenses.

E. Other
The additional payment for damages is for temporary fencing which will be the responsibility of the property owner to place on his/her property during the time of construction and have removed once construction is complete.

F. _____

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

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

Date	Signature of Seller	Date	Signature of Seller
3/23/16			

Date	Signature of Seller	Date	Signature of Seller

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

(THIS FORM MAY BE USED FOR STAFF NPP)

(2)STATE PROJECT NO:	60LPLM-F2-019	(3)FEDERAL PROJECT NO:	STP-M-247(9)
(4)LPA PROJECT ID NUMBER:		(5)TRACT NUMBER:	219
(6)PROPERTY OWNERSHIP:	Gregory W. Hicks		
(7)COUNTY:	Williamson County	(8)MAP/PARCEL NUMBER:	170B-D-15
(9)APPRAISER:	Randy Button, MAI, SRA, AI-GRS(CG-#03)		
(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER:		$	6,450
(11)EFFECTIVE DATE OF VALUATION:	12/16/14	(12)APPRAISAL TYPE (FORMAL, FPA, or NPP):	FPA

ACQUISITION AREAS & APPROVED COMPENSATIONS

	ACQ. AREAS		COMPENSATIONS	(13)ALTERNATE OFFER	
INTERESTS ACQUIRED	AREA	ACS/SF	(Rounded)	Partial-Acquisition Remainder Declared Uneconomic Remnant	N/A
(14)FEE-SIMPLE					
(15)PERM. DRNGE. ESM'T.					
(16)SLOPE ESM'T.	274.000	SF	$ 644		
(17)AIR RIGHTS					
(18)TEMP. CONST. ESM'T.	1,701.000	SF	$ 1,599		
(19)LNDOWNR IMPRVMTS.			$ 2,150		
TOTL ACQUISITIONS			$ 4,393		
(20)DAMAGES			$ 4,550		
(21)SPECIAL BENEFITS					
NET DAMAGES			$ 4,550		
(22)UTILITY ADJUSTMENT					
TOTL LNDOWNR COMP.			$ 8,943		
(23)TENANT IMPRVMTS.					
TOTAL TRACT COMPENSATION			$ 8,943		
Total Tract Compensation Rounded To			$ 8,950		

(24)COMMENTS & EXPLANATIONS AS NECESSARY

Formal, part-affected appraisal of an improved residential site where the acquisition is from the rear yard. Appraisal report is well documented and supported. Damages include $2,050 in damages for replacement of wood fencing. In addition, payment for temporary fencing during the construction period is included as explained below. Fencing in the acquisition area is acquired. Temporary fencing along the boundary of the TCE will be needed to maintain utility of the rear yard during construction, and this payment will be included by the reviewer. Approximately 190 LF of fencing will be required (4' chain link with top rail). The cost estimate was obtained from surveys of fencing contractors in the project area and includes removal of the temporary fence at the end of construction. The temporary fencing cost is $13.12 x 190 LF = $2,493 (R) $2,500. This amount is added administratively to the damages in Line (20) above.

OFFER PREPARED BY:	David S. Pipkin, CG-437, Consultant Review Appraiser	DATE:	1/27/2016

SIGNATURE OF PREPARER: David S Pipkin

AGENCY AUTHORIZATION BY: 1/29/16

Date & Signature Of Authorizing Party

LOCAL PUBLIC AGENCY
REAL PROPERTY EMINENT DOMAIN
APPRAISAL REVIEW REPORT
(RIGHT OF WAY ACQUISITION)

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

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

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

Section (A) Identification & Base Data:

(1) State Project Number: **60LPLM-F2-019** **(2)** County: **Williamson** **(3)** Tract No: **219**
Federal: **STP-M-247(9)**
Pin: **170B-D-15**

(4) Owner(s) of Record: **Gregory W. Hicks**
3304 Foxtrot Court
Spring Hill, TN 37174

(5) Address/Location of Property Appraised:
3304 Foxtrot Court, Spring Hill, Williamson County, TN

(6) Effective Date of the Appraisal: **12/16/14**

(7) Date of the Report: **4/30/15**

(8) Type of Appraisal:
- [ ] Formal
- [x] Formal Part-Affected

(9) Type of Acquisition:
- [ ] Total
- [x] Partial

(10) Type of Report Prepared:
- [X] Appraisal Report
- [ ] Restricted Appraisal Report

(11) Appraisal & Review Were Based On:
- [x] Original Plans
- [x] Plan Revision Dated: **8/24/15 (review)**

(12) Author(s) of Appraisal Report: **Randy Button, MAI, SRA, AI-GRS(CG #03)**

(13) Effective Date of Appraisal Review: 10/29/2015

(14) Appraisal Review Conducted By: **David S. Pipkin**

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

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

The scope of the appraisal review is to conduct a "field review" for technical compliance with USPAP, TDOT Guidelines for Appraisers and the URAPRAA of a summary appraisal report prepared by an independent fee appraiser under contract to the City of Spring Hill. In making the review appraisal, the reviewer read the appraisal, confirmed acquisition areas with right of way plans, evaluated the report for various report components required under applicable standards, and checked math. The report was evaluated with respect to adequacy of content, depth of analysis, appraisal methodology, and relevance of market data. The review assumes all factual information presented in the report is accurate and correct. I did not make independent verification of the market data. I made a physical inspection from the street of the subject property and comparable properties included in the appraisal.

Section (B): Property Attributes:

(1) Total Tract Size as Taken From the Acquisition Table: **0.429** Acre(s)

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

No. The larger parcel is identified as the entire 0.429 acres of land. The area of the larger parcel appraised agrees with r/w plans.

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

1- **Fencing (No. 1)**	2- **Concrete pad (No. 2)**
3- **Landscaping (No. 3)**	4-
5-	6-
7-	8-
9-	10-
11-	12-
13-	14-
15-	16-
17-	18-
19-	20-

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

Approaches Utilized: [X] Cost [X] Sales Comparison [ ] Income

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

Land:	**$58,500**
Improvements:	**$2,150**
Total:	**$60,650**

Section (D) Acquisitions:

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

[a]	Fee Simple:	**0**	Sq. Ft.
[b]	Permanent Drainage Easement:	**0**	Sq. Ft.
[c]	Slope Easement:	**274**	Sq. Ft.
[d]	Air Rights:	**0**	Sq. Ft.
[e]	Temporary Construction Easement:	**1,701**	Sq. Ft.
[f]		**0**	Sq. Ft.

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

1-	**Fencing (No. 1)**	2-	**Concrete pad (No. 2)**
3-	**Landscaping (No. 3)**	4-	
5-		6-	
7-		8-	
9-		10-	
11-		12-	
13-		14-	
15-		16-	
17-		18-	
19-		20-	

Section (E) Damages/Special Benefits:

The appraisal includes $2,050 in cost-to-cure damages, reflecting the difference between the cost new required to replace the wood fencing acquired and the depreciated value paid for the fencing acquired. This amount is required to make the owner "whole" with respect to fence replacement and is an appropriate payment. No special benefits were identified.

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

Approaches Utilized: ☐ Cost ☒ Sales Comparison ☐ Income

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

Land:	**$54,200**
Improvements:	**$0**
Total:	**$54,200**

Comments:

Land value of the remainder is rounded.

Section (G) Review Comments

"Before" & "After" Valuation (Include Comments For "NO" Responses To Questions 1 - 7 & "YES" Response To Question 8)

(1) Are the conclusions of highest and best use (before & after) reasonable and adequately supported?
Yes. The property is an improved residential subdivision lot. The before highest and best use if vacant is concluded to be residential use. The acquisition is from the rear yard and includes slope and construction easements with limited affect on the remainder, and the appraiser's conclusion that after highest and best use will not change is logical and reasonable.

(2) Are the valuation methodologies (before & after) appropriate?
Yes. FPA type appraisal wherein the land value is estimated using the sales comparison approach and contributing value of the improvements affected is estimated based on the cost approach. This methodology is reasonable and appropriate.

(3) Are the data employed relevant & adequate to the (before & after) appraisal problems?
Yes. The land sales considered are residential lot sales from the same general market area as the subject in and around Spring Hill.

(4) Are the valuation techniques (before & after) appropriate and properly applied?
Yes. The income approach does not apply. The sales comparison and cost approaches are appropriately used in estimating the before value. After value is vacant land and is based on the sales comparison approach.

(5) Are the analyses, opinions, and conclusions (before & after) appropriate and reasonable?
Yes. The before and after highest and best use conclusions are reasonable based on zoning, physical characteristics and utility of the tract. The valuation approaches use appropriate comparison sales and cost data and are properly developed. All appropriate valuation techniques are applied.

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

Yes. The appraisal report is well documented and supported, and the analysis considers the significant aspects of the property and affects of the acquisition on the remainder.

(7) Is the appraisal report under review generally compliant with *USPAP*, the *Uniform Act*, and TDOT's *Guidelines for Appraisers*?
The appraisal report complies in all major respects with USPAP, URAPRAA, and TDOT's Guidelines for Appraisers.

(8) Do the general and special "Limiting Conditions and Assumptions" outlined in the appraisal report limit the valuation to the extent that the report cannot be relied on for the stated use?
No. No unusual assumptions or limiting conditions are noted.

Appraisal Report Conclusions -- Amounts Due Owner

(a)	Fee Simple:	**$0**
(b)	Permanent Drainage Easement:	**$0**
(c)	Slope Easement:	**$644**
(d)	Air Rights:	**$0**
(e)	Temporary Construction Easement:	**$1,599**
(f)		**$0**
(g)	Improvements:	**$2,150**
(h)	Compensable Damages:	**$2,050**
(i)	Special Benefits:	**$0**
(j)	Total Amount Due Owner By Appraisal:	**$6,450**

[x] I **DO** Recommend Approval Of This Report

[ ] I **DO NOT** Recommend Approval Of This Report

Comments:

Amount due the owner is rounded from $6,443 to $6,450.

David A. Ripley

Appraisal Review Consultant(s)

TN CG-437

State License/Certification No(s):

[x] Consultant [ ] Staff

January 27, 2016

Date of Appraisal Review Report

Additional Comments:

Section (H) Certification

I certify to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.
The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
I have performed no services, as an appraiser or in any other capacity, regarding the property that is subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
I did personally inspect the exterior of the subject property of the work under review.

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

David A. Pipkin

Appraisal Review Consultant(s)

[x] Consultant [ ] Staff

January 27, 2016
Date of Appraisal Review Report

Section (I) Limiting Conditions & Assumptions

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

(1) Unless stated herein to the contrary, it is specifically assumed that the author of the appraisal report under review made the required contact with the property owner, and conducted the appropriate inspections and investigations.

(2) Unless stated herein to the contrary, it is specifically assumed that the right-of-way plans upon which the appraisal was based are accurate.

(3) Unless stated herein to the contrary, it is specifically assumed that all property (land & improvement) descriptions are accurate.

(4) Unless stated herein to the contrary, no additional research was conducted by the review appraiser.

(5) Unless stated herein to the contrary, all specific and general limiting conditions and assumptions outlined in the appraisal report submitted for review are adopted herein.

APPRAISAL REPORT
CITY OF SPRING HILL, TENNESSEE

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR HIGHWAY RIGHT-OF-WAY PURPOSES

1. Name, Address & Telephone Numbers:

(A) Owner: Gregory W. Hicks
3304 Foxtrot Court
Spring Hill, TN 37174

(B) Tenant: Owner Occupant
615-512-3640

(C) Address and/or location of subject: 3304 Foxtrot Court, Spring Hill, Williamson County, TN

2. Detail description of entire tract:

The subject site is a trapezoid shaped site located in Burtonwood Phase 4 subdivision. The tract has 199.46 rear feet fronting the south side of Duplex Road and a depth of 169.50 feet, containing 0.429 acres or 18,687 SF. The property is level. The site is improved: Improvement 1 is a six-foot wooden privacy fence; Improvement 2 is a portion of a concrete pad; Improvement 3 is landscaping; Improvement 4 is a single unit residential dwelling that is not impacted by the proposed road project.

3. (A) Tax Map and Parcel No. 170B-D-015.00 **(B) Is Subject in a FEMA Flood Hazard Area? Yes** ☐ **No** ☒
If yes, Show FEMA Map/Zone No. _____

4. Interest Acq.: **Fee** ☐ **Drainage Easement** ☐ **Construction Easement** ☒ **Slope Easement** ☒ **Other:** _____

5. Acquisition: **Total** ☐ **Partial** ☒

6. Type of Appraisal: **Formal** ☐ **Formal Part Affected** ☒

Intended Use of Report – This "Formal Part-Affected" appraisal of a 100% ownership position is intended for the sole purpose of assisting the City of Spring Hill, Tennessee in the acquisition of land for right-of-way purposes. This appraisal pursuit excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

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

7. Detail Description of land acquired:

Slope Easement
The ROW plans call for a slope easement on the subject site along the south side of the proposed right-of-way. This strip of land has a maximum width of 7 feet and a minimum width of 0 feet, and contains 274 sq. ft., more or less.

Construction Easement
The plans also call for a construction easement containing 1,701 SF, in effect renting this portion for 3 years (length of construction). The construction easement ranges from 6-10 foot wide sand is a trip of land running parallel with the right-of-way or slope easement and providing silt control or work space for the road contractors.

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

Sale Date	Grantor	Grantee	Book Page	Verified Consideration	How Sale Amount Verified
2/22/2011	April A. Smith, a/k/a April Hicks	Gregory W. Hicks	5276/ 827	$0	Public Affidavit

Existing Use	Zoning	Utilities Available	Off Site Improvements	Area Lot or Acreage
Residential	R2/PUD	Water, Sewer, Electric, Gas, Tele.	Paved Street and Curb	0.429 Acres or 18,687 SF

ADDITIONAL COMMENTS

9. Highest and Best Use: *Before Acquisition)(If different from existing make explanation supporting same.)*

In order to estimate an opinion of value for the subject property we needed to determine the highest and best use or "the reasonably probable use of property that results in the highest value" (definition of *highest and best use* in The Appraisal of Real Estate, 14th ed. Chicago: Appraisal Institute 2013, page 332).

The larger parcel issue is the first step in condemnation valuation. Larger parcel includes three considerations: unity of ownership, contiguity, and unity of use. Larger Parcel is an assemblage issue and not a highest and best use analysis. I feel the Larger Parcel is Tract 219 in its entirety.

Considering subject as a Larger Parcel, it is important to identify the conditions that are "reasonably probable" including what is (1) legally permissible on the site, (2) physically possible, and (3) financially feasible. In testing the economic productivity of the site we are able to identify what is (4) maximally productive, and therefore the highest and best use.

(1) Looking at the subject property prior to the proposed acquisition, I found the site to be zoned Medium Density Residential / Planned Unit Development (R2/PUD). R2/PUD Districts allow for single-unit residential dwellings with good access to public utilities and facilities. Buildable sites for the Burtonwood Subdivision must have a minimum lot area of 10,000 square feet. Restrictions for the Burtonwood Subdivision were recorded as "Declarations of Covenants, Conditions and Restrictions for Burtonwood Subdivision" in Williamson County, Tennessee Record Book 5507, Page 345-394. These subdivision restrictions require the development of only single family residential units, not to exceed two-stories, with attached two-car garages, and a minimum of 1,200 square feet (of finished ad heated space). The subdivision restrictions also preclude any multi-family or commercial structures. Additionally, no private restrictions, historic controls, or environmental regulations were found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the current zoning designation is not probable.

(2) Considering the physically possible land attributes I found that the site had 199.46 LF of rear existing frontage with a depth of approximately169.50 LF. The site was considered to be level and suitable for residential development. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. Considering the zoning and subdivision restrictions for the development of only single unit residential dwellings, low number of days on the market, and the volume of construction of single unit residential dwellings, I believe the development of a single unit residential unit would appear to be a viable and attractive use for the land. Considering the fact that the neighborhood itself is comprised of new residential construction, such a use is considered appealing to a developer. Therefore, a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site was 18,687 SF which would allow for the development of a residential dwelling with a minimum of 1,200 square feet. I believe the most appealing uses for the site, considering its access and visibility, is for the site to be developed with a residential use.

(4) Considering the subject site's location and legal constraints, its only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:

The subject property is currently improved with a single unit residential dwelling that appeared in average condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit residential dwelling represents the highest and best use to the land and improvements.

This Appraisal Is Based On Original Plans	X	Or Plan Revision		Dated: March 1, 2013

OTHER IMPROVEMENTS

11.

Structure No.	1	No. Stories	N/A	Age	7 EA	Function	Fencing
Construction	Wood	Condition	Average	Linear Feet	220
Reproduction Cost	$3,080	Depreciation	$1,448	Indicated Value $	1,650 [R]

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:
Improvement 1 is a 6-foot wooden privacy fence in average condition. According to Franklin Fence and Deck Company a similar fence has a replacement value of $14.00/LF and an estimated economic life of 15-years. The subject fence is considered to have an effective age of 7 years (47% depreciation). The value of this improvement was calculated as follows:

$14/LF x 220 LF = $3,080 cost new - $0 depreciation ($3,080 x 47% dep.=$1,448)= $1,632 as is= **$1,650 Rounded**

Improvement 1 is an enclosed privacy fence and the cost to re-enclose the fencing is addressed in Item 24.

Structure No.	2	No. Stories	N/A	Age	10 EA	Function	Concrete Slab
Construction	Concrete/Gravel	Condition	Average	Sq. Ft. Area	75
Reproduction Cost	$450	Depreciation	$149	Indicated Value $	350 [R]

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:
According to Joe's Asphalt (615-895-6377) the cost of a concrete slab installation is $1.00/SF for gravel base and $5.00/SF for the concrete material installation. Concrete also has an economic life of 30 years, indicating 33% depreciation for this improvement.

75 SF x $6/SF = $450 - $149 depreciation ($450 x 33% = $149) = $301 as is = **$350 Rounded**

Structure No.	3	No. Stories	N/A	Age	N/A	Function	Landscaping
Construction	Various	Condition	Average	Sq. Ft. Area	N/A
Reproduction Cost	$140	Depreciation	$0	Indicated Value $	150 [R]

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:
The following chart illustrates the estimate for replacement cost which was obtained from Bates Nursery (Nashville, TN).

Planting	Cost/Each	Count	Value
Crape Myrtle	$50/Each	1	$50
Small Bushes	$30/Each	3	$90
		Total	**$150 [R]**

Summary of Indicated Values $ 2,150

State Project No.	60LPLM-F2-019	County	Maury and Williamson	Tract No.	219
Federal Project No.	STP-M-247 (9)	Name of Appraiser	Randy Button, MAI, SRA, AI-GRS (CG#03)		

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

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

Inspection Date:	12/16/2014	SALE NO.	RL-3	SALE NO.	RL-4	SALE NO.	RL-12
CASH EQUIVALENT Sales Price			$54,000		$54,000		$57,500
Date of Sale	# of Periods	4/8/2013	21	3/27/2013	21	7/16/2014	5
% Per Period	Time Adjustment	0.38%	$4,220	0.38%	$4,302	0.38%	$1,114
Sales Price Adjusted for Time			$58,220		$58,302		$58,614
Proximity to Subject		0.8 mi		0.4 mi		3.6 mi	
Unit Value Land Per Lot:			$58,220		$58,302		$58,614
Elements	SUBJECT	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.
Location	Burtonwood	Dakota Pointe		Dakota Pointe		Benevento	
Size	18,687 SF	12,815 SF		10,322 SF		12,105 SF	
Shape	Trapezoid	Irregular		Irregular		Rectangular	
Site/View	Street	Street		Street		Street	
Topography	Level	Rolling		Rolling		Rolling	
Access	Average	Average		Average		Average	
Zoning	R2/PUD	R-2		R-2		R-2	
Utilities Available	Water/Sewer Elec., Gas	Water/Sewer Elec., Gas		Water/Sewer Elec., Gas		Water/Sewer Elec., Gas	
Encumbrances Easements, Etc.	Typical	Typical		Typical		Typical	
Off-Site Improvements	Paved Streets Curb and Gutters	Paved Streets Curb and Gutters		Paved Streets Curb and Gutters		Paved Street, Curb, Sidewalk, Gutters	
On-Site Improvements		None		None		None	
Other:		Pie Lot		Corner Lot			
NET ADJUSTMENTS		+	$0	+	$0	+	$0
ADJUSTED UNIT VALUE			$58,220		$58,302		$58,614
INDICATED VALUE OF SUBJECT LAND:							

Comments:
The range of values per Lot for the three sales used were from: $58,220 to $58,614 per Lot.

The mean value based upon the sales applied to this analysis is $58,379. The most weight was given to the mean value due to the proximity of the sales and the consistency of the adjusted sales prices.

Based upon the available sales data and following discussion, I estimate a value for the entire subject tract to be $58,500/Lot.

ADDITIONAL COMMENTS

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

My research uncovered three comparable land sales that are being used to estimate an opinion of value for the subject site. These three similar vacant land sales that occurred between March 2013 and July 2014.

These three sales (RL-3, RL-4, RL-12) were located across the street from the subject neighborhood. Sales RL-3 and ZRL-4 were located in Dakota Pointe. Each of these properties were sold for the immediate construction of a single unit residential dwelling. Sale RL-3 was sold as a finished home for $265,000 on August 28, 2013 and the land value represented 20.4% of the finished home value. Sale RL-4 had a single unit residential dwelling constructed on the site by an owner occupant and was not resold. However, the finished home value for RL-4 would be considered to be in-line with the residence constructed on RL-3.

Sale RL-12 was a basement lot in the Benevento Subdivision, located just west of the subject subdivision, and represents a lot that purchased by a home builder who built a 3,000 SF home on the site for an owner occupant. The home was eventually sold for $395,000 on February 26, 2015 representing a land value to finished home value of 14.6%.

Over the past 12-months, I found the sale of 20 improved tracts within Burtonwood through the MLS. These 20 sales had finished home prices ranging from$159,000 to $299,900. The finished homes were built between 1999-2007 with 16 of the 20 homes ranging in size from approximately 2,500 to 3,400 SF. The median sales price was $264,700 and the mean sales price was $249,885 (skewed lower due to the size of some finished homes). There were no recently constructed homes sold within the subdivision.

In my opinion, a newly constructed home within the fully developed Burtonwood subdivision would likely be a 2,900-3,400 SF home with at least a 4 bedroom and 2.5 bath floor plan and could achieve a finished home value near the $300,000's. This would suggest that a finished newly finished home in the subject subdivision would most likely fall near or slightly above some of the homes within Dakota Pointe (such as Sale RL-3) and below the sales prices found in Benevento East subdivision.

In conclusion, all three sales presented in the preceding sales grid provide good insight into the market dynamics of vacant subdivision lots which are ready for development. Sale RL-3 and RL-4 suggest that the value of a vacant lot should be near $58,500/lot. It is also apparent that the finished median home value in Dakota Pointe subdivision, located directly across the street from the subject tract, is more similar to what could be expected from the subject tract than the finished home values within Benevento East which are nearer the $400,000's.

As discussed above the Dakota Pointe subdivision is considered to have more similar market appeal and the fully developed Burtonwood subdivision is expected to command similar prices due to the attractive lot sizes even after consideration for the older homes within the subdivision. The subject tract should fall near the adjusted value of sales RL-3 and RL-4. Therefore, an appropriate estimate of land value for the subject site should be $58,500/Lot. Calculated as follows:

Subject Lot Value: $58,500

Subject Square Foot Value: $3.13

($58,500/Lot ÷ 18,687 SF = $3.13/SF)

Note: The square foot value of the subject site will be applied in the following analysis because this reflects the unit measurement being applied to the acquisition areas.

CITY OF SPRING HILL, TENNESSEE

ITEM 17. EXPLANATION and/or BREAKDOWN OF LAND VALUES

(A) VALUATION OF LAND:

LAND	1 Lot	S.F. ☐	F.F. ☐	Acre ☐	Lot ☒	@	$58,500	(Average) Per Unit	=	$58,500
LAND		S.F. ☐	F.F. ☐	Acre ☐	Lot ☐	@		(Average) Per Unit	=	$0
LAND		S.F. ☐	F.F. ☐	Acre ☐	Lot ☐	@		(Average) Per Unit	=	$0
LAND		S.F. ☐	F.F. ☐	Acre ☐	Lot ☐	@		(Average) Per Unit	=	$0
								Total		$58,500

REMARKS: The value indication for the subject land was rounded to $58,500.

18. APPROACHES TO VALUE CONSIDERED:

(A) Indicated Value of	☐ Entire Tract	☒ Part Affected	from SALES COMPARISON APPROACH	$58,500
(B) Indicated Value of	☐ Entire Tract	☐ Part Affected	from COST APPROACH	N/A
(C) Indicated Value of	☐ Entire Tract	☐ Part Affected	from INCOME APPROACH	N/A

RECONCILIATION: (Which approaches were given most consideration?)(Single-point conclusion should be reasonably rounded)

For the purpose of valuing the subject property the Sales Comparison Approach was processed. The Income Capitalization Approach has been considered, however, it has not been processed within this report because most vacant residential land in the market is not leased. The value indication by the Sales Comparison Approach was $58,500. In Item 11 of the report three improvements were calculated to have a value of $2,150. The value of the improvements in Item 11 were added to the land value calculated in the Sales Comparison Approach for a combined value of $60,650. After researching a number of vacant residential lot sales and discussion with market participants, I feel the comparable sales used in this analysis best represent the market value of the subject tract. These values are further supported by recent market data, as discussed in detail in Item 14 of this report. Therefore, I estimate the value for the subject property and the effected improvements to be $60,650.

19. FAIR MARKET VALUE	of ☐ Entire Tract	☒ Part Affected			$60,650
(A) TOTAL AMOUNT DUE OWNER	if ☐ Entire Tract	☒ Part Affected Acquired			$6,450
(B) AMOUNT ATTRIBUTABLE TO:			Land $58,500	Improvements	$2,150

REMARKS: Value of Improvements: $ 2,150

Improvement 1: $ 1,650
Improvement 2: $ 350
Improvement 3: $ 150

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT ...*(Amount in Item 19 carried forward)*..... $60,650

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

A.	Land Acquired (Fee)		S.F.		Ac.		@	$0.00	= $0
	Land Acquired (Fee)		S.F.		Ac.		@	$0.00	= $0
	Drainage Easement		S.F.		Ac.		@	$0.00	= $0
*	Slopes Acquired	274	S.F.	X	Ac.		@	$2.35	= $644
*	Construction Easement	1,701	S.F.	X	Ac.		@	$0.94	= $1,599

B. Improvements Acquired: *(Identify)* Imp. #1: $1,650; Imp. #2: $350; Imp. #3: $150 — $2,150

C. Value of Part Acquired Land and Improvements (Sub-Total)..... $4,393

D. Total Damages *(See Explanation, Breakdown and Support on Sheet 2A-9)*..... $2,050

E. Sum of A, B, and D..... $6,443

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

G. TOTAL AMOUNT DUE OWNER; if only part is Acquired..... $6,443

TOTAL AMOUNT DUE OWNER (ROUNDED)..... $6,450

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

A. LAND REMAINDER

						Amount Per Unit		Damages		Remaining Value
						Before Value	After Value	%	$	
Left Remainder		S.F.		Ac.		@				$0	$0
		S.F.		Ac.		@				$0	$0
Right Remainder	18,687	S.F.	X	Ac.		@	$3.13	$3.13		$0	$58,500
		S.F.		Ac.		@				$0	$0
		S.F.		Ac.		@				$0	$0

REMAINDER VALUE OF LAND..... $58,500

LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A (Above)..... $2,243

LESS COST-TO-CURE (Line 20-D)..... $2,050

TOTAL REMAINDER VALUE OF LAND..... $54,207

B. IMPROVEMENTS REMAINING	Before Value	Damages %	Damages $	Remaining Value
Improvement No.				
Improvement No.				
Improvement No.				
Improvement No.				

REMAINDER VALUE OF IMPROVEMENTS..... $0

LESS FENCING ACQUIRED..... $0

TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS..... $54,207

TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS (ROUNDED)..... $54,200

REMARKS:

* 20A: The value of this slope easement has been estimated at +/- 75% of the fee value. The value of the construction easement has been estimated based on +/- 30% of the fee value. See Item 24 for further explanation.

SUMMARY OF REMAINDER

APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS

(Supplement to Items 20 and 21, Pages 2A-8)

23. HIGHEST AND BEST USE AFTER ACQUISITION:

(1) Looking at the subject property following the proposed acquisition, the site would still be zoned Medium Density Residential (R2/PUD) with nothing found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (adopted June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the existing classification is not probable.

(2) Considering the physically possible land attributes I found the site post-construction will have 199.46 rear LF of frontage with a depth of approximately 169.50 LF. The site was considered to be level and suitable for a single unit residential development. Post-construction, the site will not be impacted other than the presence of the slope easement on the southern property line and the loss of improvements 1-3. This will not impede the utility of the site as this area is within the 20-foot wide public utility and drainage easement, inside the setback area, and cannot be developed. The size and shape of the tract will remain unchanged post-construction. Therefore, the proposed changes are not expected to change the site's overall utility of present use. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps, making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. I believe a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site post-construction will be 18,687 SF, which is adequate for the development of a residential building.

(4) Considering the subject site's location and legal constraints, the only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:
The subject property is currently improved with a single unit residential dwelling that is in good condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit dwelling represents the present highest and best use of the site in the present "as is" condition.

24. DESCRIBE REMAINDER (S):

The remainder will have the same shape and topography as before the acquisition. The remaining site will contain +/- 100 % of the land area before construction.

Post-construction, the rear lot will continue to backup to Duplex Road. The new roadway will have two traffic lanes plus a center turning lane (12 feet wide/each), making the new roadway approximately 36 feet wide. The right-of-way will generally be located approximately 19 LF from the asphalt along the north side of the road (project left) and will have a 9 LF wide shared-use path. The right-of-way will be located approximately 12 LF from the asphalt along the south side of the road (project right) and will have a 5 LF wide sidewalk. Each side of the road will have a concrete curb and gutter system which will capture rainwater runoff and dispose of the water without causing issues to any existing or potential improvements. Slope easements along the entire project are not to exceed a 2:1 ratio.

The remainder will have a depth of 169.50 LF. The proposed right-of-way will share the subject tracts southern property line with the subject tract. The residential improvement will be located approximately 48 LF from the right-of-way. Present zoning for the subject property calls for a rear setback of 25 LF. Therefore, the subject's residential improvement is considered to continue its compliance with zoning setback regulations. Damages are not considered appropriate and are not applied to the remaining site or remaining improvements since the improvements are legally conforming.

As shown in the following chart, the new roadway will generally be at grade in relation to the subject site. Post-construction the site will contain 18,687 SF and will comply with minimum R2/PUD site requirements of 10,000 SF lot needed to develop a single unit residential dwelling on the remainder site. As described above and in Item 9 of this report, there is minimal demonstrated demand for the development of units, other than single unit dwellings.

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

The following chart illustrates the elevation of the new roadway and grade of the slope easements.

Duplex Road Center Line Station	Fill (Cut) at Centerline (Feet)	Fill (Cut) at Left Shoulder (Feet)	Remarks
150+50.00	0	0	4:1 Slope
150+83.13 (Begin)	--	--	--
151+00.00	0	0	4:1 Slope
151+50.00	1	1	3:1 Slope
152+00.00	3	2	2:1 Slope
152+50.00	2	3	2:1 Slope
152+82.59 (End)	--	--	--
153+00.00	2	5	2:1 Slope

Slope Easement: A slope easement is a non-possessory acquired interest in land that provides the city the right to use a portion of the tract for the purpose of building up (fill) or removing land (cut) in order to establish the proper grade for a public right-of-way. This restrictive covenant is established for public use and runs with the land thereby restricting the owner's bundle of rights. This is because the slope easement changes the character of the property, limits the utilization of the tract, impedes the right of control, right of exclusion, and the right of enjoyment. The proposed slope easement at the subject tract is proposed to have a 4:1 fill slope increasing to a 2:1 fill slope, will be located within the 20 LF wide PUDE easement and within the setback area of the subject lot. Therefore, I estimate the value of the slope easement and its impact on the site to be approximately 75% of the before value of the land.

Construction Easement: On November 17, 2014, the Federal Reserve Prime Interest Rate yield was 3.25%. TDOT is required by statute to pay 2% in excess of the Federal Reserve Prime Interest Rate to a property owner on any award above that posted on the date of acquisition. The current [November 2014] TDOT rate is 5 ¼ %. I have used a 10% rate of return as the appropriate return on the land for use as a construction easement for a period of 3 years.

Cost-to-Cure: The removal of the privacy fencing will also require the re-enclosure of the fencing post-construction. Therefore, the cost-to-cure for acquisition of the privacy fencing includes making the property owner's whole related to the present value of new fencing required to replace existing fencing plus a management and coordination cost associated with the effort required to re-enclose the fencing. Management and coordination costs are estimated at 20% of the total cost to replace the existing fencing. The following chart illustrates the cost-to-cure calculation. The cost-to-cure fencing (shown as damages below) includes the following:

Item	Estimate
Cost-to-Cure: Enclose Fencing 220 LF x $14/SF = $3,080	$3,080
Add: Management and Coordination Cost (20% of total)	+$616
Total Cost-to-Cure (re-enclose fencing)	***$3,696***
Less: Payment for Improvement 1 in Item 11	-$1,650
Remaining Cost-to-Cure Amount Due	$2,046
Total Due to Re-Enclose Fencing	**$2,050 [R]**

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

Improvements Acquired: This appraisal is a formal part affected report. The improvements impacted by the project were valued and improvements not impacted by the project were not valued. There were a total of three improvements impacted by the project: (1) wooden privacy fence, (2) portion of a concrete slab, (3) various plant materials used for landscaping. The calculations for these value estimates for these improvement are detailed in Item 11. The following chart illustrates the before and after values of each improvement:

	Before Value	Damages (%)	Remainder Value	Damages
Improvement 1	$1,650	-	-	$2,050
Improvement 2	$350	-	-	-
Improvement 3	$150	-	-	-
Land	$58,500	-	$0	-
Total	***$60,650***	**-**	***$0 [R]***	***$2,050***

25. **Amount of DAMAGE This Page To--2A-8, Item 20-D** $2,050

(A) **Amount of BENEFITS This Page To--2A-8, Item 20-F** $0

PHOTOGRAPHS

26.

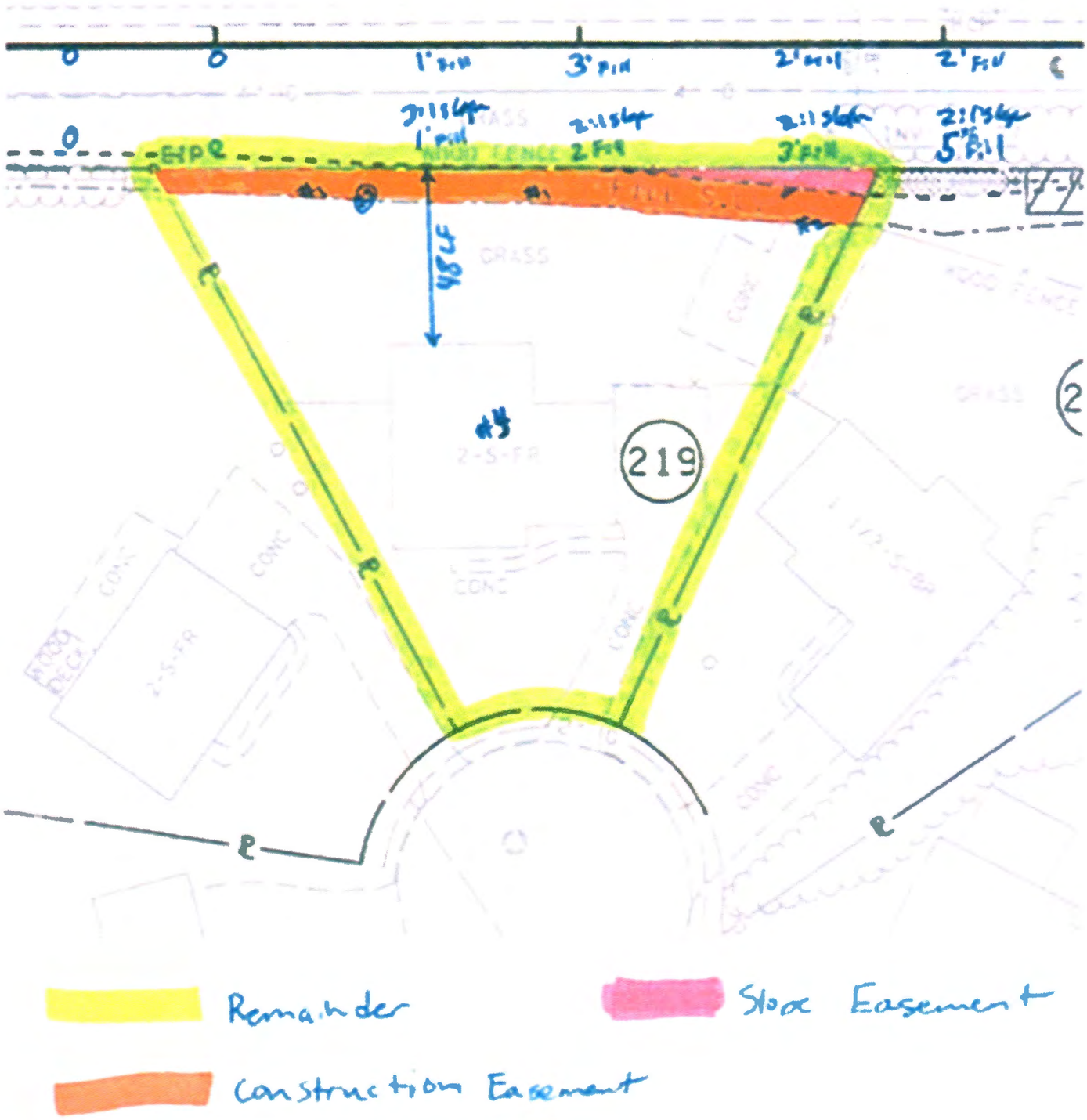
An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph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

60LPLM-F2-019
STP-M-247 (9)
TRACT #219
SUBJECT
12/16/2014
APPROXIMATE
CONSTRUCTION
EASEMENT AND
IMPROVEMENT #1

60LPLM-F2-019
STP-M-247 (9)
TRACT #219
SUBJECT
12/16/2014
APPROXIMATE
CONSTRUCTION
AND SLOPE
EASEMENT

60LPLM-F2-019
STP-M-247 (9)
TRACT #219
SUBJECT
12/16/2014
IMPROVEMENT #4

RIGHT-OF-WAY MAP



Remainder

Slope Easement

Construction Easement

PURPOSE OF APPRAISAL

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

DEFINITION OF MARKET VALUE

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

PROPERTY RIGHTS APPRAISED

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

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

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

INTENDED USE

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

INTENDED USER

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

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

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

SCOPE OF WORK

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

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

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

ATTACHMENTS

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

☐ attached at the end of this report.

☒ in a related market data brochure prepared for this project and which becomes a part of this report.

SCOPE OF WORK (Continued)

Acquisition appraisals are conducted in accordance with Tennessee's State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages. Further, the public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder.

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

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

(1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

(2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.

(3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

(4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected)* shall be dismissed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

(5) The value estimate is based on building sizes and land areas calculated by the appraiser from exterior dimensions taken during the inspection of the subject property.

(6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

(7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

(8) Responsible ownership and competent property managements are assumed.

(9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

(10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

(11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

(12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

(13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

(14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

(15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

(16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde, foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.

(17) The public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).

(18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.

(19) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

CERTIFICATE OF APPRAISER

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

(1) That I have made a personal inspection of the property that is the subject of this report and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.

(2) The statements of fact contained in this appraisal are true and correct.

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

(4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the City of Spring Hill with ☒ without ☐ , the assistance of Federal-aid highway funds, or other Federal funds.

(5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.

(6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.

(7) That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

(8) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

(9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill and I will not do so until so authorized by City of Spring Hill officials, or until I am released from this obligation by having publicly testified to such findings.

(10) Adam L. Hill (Registered Trainee #4698) provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Hill assisted in the compilation of the Market Data Brochure, property inspections, communications with property owners, and in compiling this report.

(11) That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

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

(13) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

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

(15) To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

(16) As of the date of this report I, Randy Button, MAI, SRA, AI-GRS, have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

(17) THAT the OWNER (Name) Gregory W. Hicks was contacted on (Date) 11/20/2014 .

☐ In Person ☐ By Phone ☒ *By Mail, and was given an opportunity for he or his designated representative (Name) Gregory W. Hicks to accompany the appraiser during his or her inspection of the subject property. The owner or his representative Declined ☐ Accepted ☒ to accompany appraiser on (Date) 12/16/14 .

If by mail attach copy to 2A-12

Date(s) of inspection of subject December 16th, 2014

Date(s) of inspection of comparable sales October 17th, 2014

(18) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.

(19) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.

(20) That my opinion of the fair market value of the acquisition as of the 16th day of December , 2014.

is $6,450 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature Randy Button Date of Report 4/30/2015

State of Tennessee Certified General Real Estate Appraiser License Number CG #003

State Project No.	60LPLM-F2-019	County	Maury and Williamson	Tract No.	219
Federal Project No.	STP-M-247 (9)	Name of Appraiser	Randy Button, MAI, SRA, AI-GRS (CG#03)		

COPY OF FORM 4 LETTER

APPRAISAL NOTICE

Randy Button and Associates, Inc.
223 Rosa L. Parks Avenue, Suite 402
Nashville, Tennessee 37203

November 20, 2014

GREGORY W. HICKS
3304 Foxtrot Ct
Spring Hill, TN 37174

Dear Property Owner,

I have been engaged to perform a real estate appraisal on a property shown to be in your ownership. The purpose of this appraisal is to establish a basis for possible compensation related to the acquisition of a portion of your property resulting from the widening of Duplex Road (S.R. 247)/State Project 94092-1224-14.

This letter is to afford you, or your representative, the opportunity to accompany me during my inspection of:

- Tract 219: 3304 Foxtrot Ct, Spring Hill, TN 37174 with a site containing ± 0.429 acres of land. This tract is also known for tax purposes as Tax Map and Parcel 170B-D-15.00

Since the above referenced parcel(s) will be impacted by the public right-of-way improvement project, a land surveyor will be placing wooden stakes in your yard to indicate the impacted areas.

Please contact my office within the next fourteen (14) days to schedule an appointment for us to come to meet you or your representative at the above referenced property. During this visit I will provide you with information, and explain how this project will affect your property. Also we can go over what the surveying stakes mean and as we perform our inspection of the area affected by acquisition. Please do not remove the stakes until we are able to come to your property.

To ensure that we establish a date and time of mutual convenience, please call or text Adam Hill at 615-348-7980. We are happy to schedule a convenient time to meet with you. Our office will be closed December 1 – December 5th. If you leave us a message please provide your name, a good number and time for us to return your call, your preferred time to meet with us, and that you are calling about Tract No. 219.

Sincerely,

Randy Button, President
Randy Button and Associates, Inc.

RESOLUTION 16-433

TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 68 OF THE DUPLEX ROAD WIDENING PROJECT

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

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

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

WHEREAS, the cost of the acquisition will be $5,325.00 to the tract owner (J. David Wicker, Attorney, as Trustee for 1601 Harrison Way Land Trust) and $500.00 to the closing agent (Nancy King Crawford) for closing costs.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes a total land acquisition purchase in the amount of $5,825.00 to Nancy King Crawford, 1929 21st Avenue South, Nashville, TN 37212 for Tract number 68 of the Duplex Road widening project.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

CITY OF SPRING HILL
TENNESSEE
Agreement of Sale

STATE PROJ # 60LPLM-F2-019 COUNTY/S Maury

FED PROJ # STP-M-247(9) TRACT # 068

PIN # 103169.00 NEGOTIATOR Debra Rhemann DATE PRINTED 01/06/16

OWNERS

This agreement entered into on 3/28/16
Date

between J. DAVID WICKER, ATTORNEY, as TRUSTEE for 1601 Harrison Way Land Trust
Seller Name(s)

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

A. The Seller hereby offers and agrees to convey to the CITY all interest in the lands identified as TRACT 068 on the right-of-way plan for the above referenced project upon the CITY tendering the purchase price of **$5,325.00**, said tract being further described on the attached legal description.

B. The CITY agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The CITY will reimburse the Seller for expenses incident to the transfer of the property to the CITY. Real Estate Taxes will be prorated.

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

C. ☐ Retention of Improvements ☐ Does not Retain Improvements ☒ Not applicable
Seller agrees to retain improvements under the terms and conditions stated in ROW Form-32A attached to this document and made a part of this Agreement of Sale.

D. ☐ Utility Adjustment ☒ Not Applicable
The Seller agrees to make at his expense the below listed repair, relocation or adjustment of utilities owned by him. The purchase price offered includes $_____, to compensate the owner for his expenses.

E. Other

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

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

3/28/16			
Date	Signature of Seller	Date	Signature of Seller
Date	Signature of Seller	Date	Signature of Seller

LPA Form 2

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

(THIS FORM MAY BE USED FOR STAFF NPP)

(2)STATE PROJECT NO:	60LPLM-F2-019	(3)FEDERAL PROJECT NO:	STP-M-247(9)
(4)PROJECT ID NUMBER:		(5)TRACT NUMBER:	68
(6)PROPERTY OWNERSHIP:	J. David Wicker, attorney, Trustee for the 1601 Harrison Way Land Trust		
(7)COUNTY:	Maury	(8)MAP/PARCEL NUMBER:	025N-C-001.00
(9)APPRAISER:	Randy Button, MAI, SRA, AI-GRS (CG#03)		
(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER:			$5,300
(11)EFFECTIVE DATE OF VALUATION:	1/15/15	(12)APPRAISAL TYPE (FORMAL, FPA, or NPP):	FPA

ACQUISITION AREAS & APPROVED COMPENSATIONS

	ACQ. AREAS		COMPENSATIONS	(13)ALTERNATE OFFER	
				Partial-Acquisition Remainder Declared Uneconomic Remnant	N/A
INTERESTS ACQUIRED	AREA	ACS/SF	(Rounded)		
(14)FEE-SIMPLE					
(15)PERM. DRNGE. ESM'T.					
(16)SLOPE ESM'T.	1,211	SF	$3,325 (R)		
(17)AIR RIGHTS					
(18)TEMP. CONST. ESM'T.	1,481	SF	$1,750 (R)		
(19)LNDOWNR IMPRVMTS.			$250		
TOTL ACQUISITIONS					
(20)DAMAGES					
(21)SPECIAL BENEFITS					
NET DAMAGES					
(22)UTILITY ADJUSTMENT					
TOTL LNDOWNR COMP.			$5,325		
(23)TENANT IMPRVMTS.					
TOTAL TRACT COMPENSATION			$5,325		

(24)COMMENTS & EXPLANATIONS AS NECESSARY

Any difference due to rounding.
Please note the title report indicates J. David Wicker, Attorney, as Trustee for the 1601 Harrison Way Land Trust.
Please note there was a plans change dated 3-11-2015 to revise the property owner name and Deed Book/Page.

OFFER PREPARED BY:	Gary Standifer, MAI, CCIM	DATE:	5/20/2015

SIGNATURE OF PREPARER:

AGENCY AUTHORIZATION BY:

Date & Signature Of Authorizing Party

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

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

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

City of Spring Hill

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

Section (A) Identification & Base Data:

(1) State Project Number: **60LPLM-F2-019** **(2)** County: **Maury** **(3)** Tract No.: **68**
Federal: **STP-M-247(9)**
Pin: **103169.00**

(4) Owner(s) of Record: **J. David Wicker, Attorney, as Trustee, 1601 Harrison Way Land Trust**
4630 Bethesda Road, Thompson Station, TN 37179

(5) Address/Location of Property Appraised: **1601 Harrison Way, Spring Hill, TN 37174-2670**

(6) Effective Date of the Appraisal: **1/15/2015**

(7) Date of the Report: **4/30/2015**

(8) Type of Appraisal:
- ☐ Formal
- ☒ Formal Part-Affected

(9) Type of Acquisition:
- ☐ Total
- ☒ Partial

(10) Type of Report Prepared:
- ☒ Appraisal Report
- ☐ Restricted Appraisal Report

(11) Appraisal & Review Were Based On:
- ☐ Original Plans (Assumed)
- ☒ Plan Revision Dated: **3-11-2015**

(12) Author(s) of Appraisal Report: **Randy Button, MAI, SRA, AI-GRS (CG#03)**

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

(14) Appraisal Review Conducted By: **Gary R. Standifer, MAI, CCIM**

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

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

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

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

Section (B): Property Attributes:

(1) Total Tract Size as Taken From the Acquisition Table: **0.271** Acres (s)

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

No.

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

1- **Landscaping** 2-

3- 4-

5- 6-

7- 8-

9- 10-

11- 12-

13- 14-

15- 16-

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

Approaches Utilized: ☒ Cost ☒ Sales Comparison ☐ Income

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

Land: **$46,000**

Improvements: **$ 250**

Total: **$46,250**

Comments: **FPA - Assignment**

Section (D) Acquisitions:

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

[a]	Fee Simple:		S.F./Acre(s)
[b]	Permanent Drainage Easement:		S.F./Acre(s)
[c]	Slope Easement	**1,211**	S.F./~~Acre(s)~~
[d]	Air Rights:		S.F./Acre(s)
[e]	Temporary Construction Easement:	**1,481**	S.F./~~Acre(s)~~
[f]			S.F./Acre(s)

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

1- **Landscaping - $250**
2-
3-
4-
5-
6-
7-
8-
9-
10-
11-
12-
13-
14-
15-
16-
17-
18-
19-
20-

Section (E) Damages/Special Benefits:

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

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

Approaches Utilized: ☐ Cost ☒ Sales Comparison ☐ Income

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

Land: **$40,961**

Improvements: **N/A**

Total: **$40,950 (R)**

Comments: **FPA - Assignment**

Section (G) Review Comments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The submitted appraisal report appears to be generally compliant with USPAP, the Uniform Act, and TDOT's Guidelines for Appraisers. Please note this was an FPA - Assignment.

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

The general and special "Contingent and Limiting Conditions" in the submitted appraisal report do not limit the appraiser's valuation of the subject property. FPA - Assignment.

Appraisal Report Conclusions – Amounts Due Owner

(a)	Fee Simple:	
(b)	Permanent Drainage Easement:	
(c)	Slope Easement:	**$3,306**
(d)	Air Rights:	
(e)	Temporary Construction Easement:	**$1,733**
(f)		
(g)	Improvements:	**$250**
(h)	Compensable Damages:	
(I)	Special Benefits:	
(j)	Total Amount Due Owner by Appraisal	**$5,300(R)**

☒ I **DO** Recommend Approval of this Report

☐ I **DO NOT** Recommend Approval of this Report

Comments:

Mr. Button's value conclusions are approved for the purpose of negotiation.

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

CG-28
State License/Certification No(s):

☒ Consultant ☐ Staff

5/11/2015
Date of Appraisal Review Report

Additional Comments:

The reviewer received an electronic copy of the Tract 68 appraisal report. Please note, Mr. Button was asked to correct the project numbers within the footer of his Appraisal Report. It is assumed the corrections were made and the proper Federal and State project numbers are included within the Appraisal Report submitted. It is assumed the report utilized for the purpose of this appraisal review assignment is the report that has been submitted to the City opf Spring Hill and to the owner of the subject parcel. The reviewer has printed the appraisal report received electronically from Mr. Button and retains it in the file for Tract 68.

Section (H) Certification

I certify to the best of my knowledge and belief:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ Consultant ☐ Staff

5/11/2015
Date of Appraisal Review Report

Section (I) Limiting Conditions & Assumptions

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

(1) Unless stated herein to the contrary, it is specifically assumed that the author of the appraisal report under review made the required contact with the property owner, and conducted the appropriate inspections and investigations.

(2) Unless stated herein to the contrary, it is specifically assumed that the right-of-way plans upon which the appraisal was based are accurate.

(3) Unless stated herein to the contrary, it is specifically assumed that all property (land & improvement) descriptions are accurate.

(4) Unless stated herein to the contrary, no additional research was conducted by the review appraiser.

(5) Unless stated herein to the contrary, all specific and general limiting conditions and assumptions outlined in the appraisal report submitted for review are adopted herein.

APPRAISAL REPORT
CITY OF SPRING HILL, TENNESSEE

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR HIGHWAY RIGHT-OF-WAY PURPOSES

1. Name, Address & Telephone Numbers:

(A) Owner: David J. Wicker
4630 Bethesda Road
Thompsons Station, TN 37179
615-428-7405

(B) Tenant: J.T. Coleman and Allison Smith

(C) Address and/or location of subject:

2. Detail description of entire tract:

The subject site is an irregular shaped site located at the entrance of the Winter Park Subdivision, Section 2. The tract has +/- 122 feet fronting the south side of Duplex Road and a depth of 89.37 feet, containing 0.271 acres or 11,805 SF. The property is level. The site is improved: Improvement 1 is two trees located in the construction easement; Improvement 2 is a single unit residential dwelling that is not impacted by the proposed project.

3. (A) Tax Map and Parcel No. 025N-C-001.00 **(B) Is Subject in a FEMA Flood Hazard Area? Yes** ☐ **No** ☒
If yes, Show FEMA Map/Zone No. _____

4. Interest Acq.: **Fee** ☐ **Drainage Easement** ☐ **Construction Easement** ☒ **Slope Easement** ☒ **Other:** _____

5. Acquisition: **Total** ☐ **Partial** ☒

6. Type of Appraisal: **Formal** ☐ **Formal Part Affected** ☒

Intended Use of Report – This "Formal Part-Affected" appraisal of a 100% ownership position is intended for the sole purpose of assisting the City of Spring Hill, Tennessee in the acquisition of land for right-of-way purposes. This appraisal pursuit excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

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

7. Detail Description of land acquired:

Slope Easement
The ROW plans call for a slope easement on the subject site along the south side of the proposed right-of-way. This strip of land has a maximum width of 13 feet and a minimum width of 0 feet, and contains 1,211 sq. ft., more or less.

Construction Easement
The plans also call for a construction easement containing 1,481 SF, in effect renting this portion for 3 years (length of construction). The construction easement ranging from 4-10 feet wide and is a strip of land running parallel with the right-of-way or slope easement and providing silt control or work space for the road contractors.

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

Sale Date	Grantor	Grantee	Book Page	Verified Consideration	How Sale Amount Verified
1/30/2004	David Matthew and Tara Hays	J. David Wicker, Trustee for the 1601 Harrison Way Land Trust	R2264/ 1014	$0	Public Affidavit

Existing Use	Zoning	Utilities Available	Off Site Improvements	Area Lot or Acreage
Residential	R2/PUD	Water, Sewer, Electric, Gas, Tele.	Paved Street and Curb	0.271 Acres or 11,805 SF

ADDITIONAL COMMENTS

9. Highest and Best Use: *Before Acquisition)(If different from existing make explanation supporting same.)*

In order to estimate an opinion of value for the subject property we needed to determine the highest and best use or "the reasonably probable use of property that results in the highest value" (definition of *highest and best use* in The Appraisal of Real Estate, 14th ed. Chicago: Appraisal Institute 2013, page 332).

The larger parcel issue is the first step in condemnation valuation. Larger parcel includes three considerations: unity of ownership, contiguity, and unity of use. Larger Parcel is an assemblage issue and not a highest and best use analysis. I feel the Larger Parcel is Tract 68 in its entirety.

Considering subject as a Larger Parcel, it is important to identify the conditions that are "reasonably probable" including what is (1) legally permissible on the site, (2) physically possible, and (3) financially feasible. In testing the economic productivity of the site we are able to identify what is (4) maximally productive, and therefore the highest and best use.

(1) Looking at the subject property prior to the proposed acquisition, I found the site to be zoned Medium Density Residential / Planned Unit Development (R2/PUD). R2/PUD Districts allow for single-unit residential dwellings with good access to public utilities and facilities. Buildable sites for the Winter Park Subdivision, Section 2 must have a minimum lot area of 7,800 square feet. Restrictions for the Winter Park Subdivision were recorded as "Declarations of Covenants, Conditions and Restrictions for Chapmans Retreat" in Maury County, Tennessee Record Book 1621, Page 414-425. These subdivision restrictions require the development of only single family residential units per lot. The subdivision restrictions also preclude any multi-family or commercial structures. Additionally, no private restrictions, historic controls, or environmental regulations were found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the current zoning designation is not probable.

(2) Considering the physically possible land attributes I found that the site had +/- 122 LF of existing frontage with a depth of approximately 89.37 LF. The site was considered to be level and suitable for residential development. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. Considering the high rental rates in the area, low number of days on the market, and the volume of construction of single unit residential dwellings, I believe the development of a single unit residential unit would appear to be a viable and attractive use for the land. Considering the fact that the neighborhood itself is not in a period of regeneration and redevelopment, new residential construction would be appealing to a developer. Therefore, I believe that a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site was 11,805 SF which would allow for the development of a residential dwelling with an adequate gross living area to justify the development. I believe the most appealing uses for the site, considering its access and visibility, is for the site to be developed with a residential use.

(4) Considering the subject site's location and legal constraints, its only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:
The subject property is currently improved with a single unit residential dwelling that appeared in average condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit residential dwelling represents the highest and best use to the land and improvements.

This Appraisal Is Based On Original Plans	X	Or Plan Revision		Dated: March 1, 2013

OTHER IMPROVEMENTS

11.

Structure No. 1 No. Stories N/A Age N/A Function Landscaping

Construction Fruit Tree Condition Average Sq. Ft. Area N/A

Reproduction Cost $240 Depreciation $0 Indicated Value $ 250 [R]

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:
According to Bates Nursery (Nashville, TN) the replacement cost of a fruit tree is $120/each. The subject tract had two trees. Therefore the estimated replacement cost of these two trees is $240 which was rounded to $250.

Structure No. _____ No. Stories _____ Age _____ Function _____

Construction _____ Condition _____ Sq. Ft. Area _____

Reproduction Cost _____ Depreciation _____ Indicated Value $ _____

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Structure No. _____ No. Stories _____ Age _____ Function _____

Construction _____ Condition _____ Sq. Ft. Area _____

Reproduction Cost _____ Depreciation _____ Indicated Value $ _____

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Structure No. _____ No. Stories _____ Age _____ Function _____

Construction _____ Condition _____ Sq. Ft. Area _____

Reproduction Cost _____ Depreciation _____ Indicated Value $ _____

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Summary of Indicated Values **$ 250**

State Project No. 94092-1224-14 County Maury and Williamson Tract No. 68

Federal Project No. STP/HHP-247 (00) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

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

Inspection Date: 1/15/2015		SALE NO. RL-3		SALE NO. RL-8		SALE NO. RL-12	
CASH EQUIVALENT Sales Price			$54,000		$42,500		$57,500
Date of Sale	# of Periods	4/8/2013	22	5/7/2014	8	7/16/2014	6
% Per Period	Time Adjustment	0.38%	$4,425	0.38%	$1,362	0.38%	$1,333
Sales Price Adjusted for Time			$58,425		$43,862		$58,833
Proximity to Subject							
Unit Value Land Per Lot:			$58,425		$43,862		$58,833
Elements	SUBJECT	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.
Location	Winter Park	Dakota Pointe		Port Royal Estates		Benevento	
Size	11,805 SF	12,815 SF		8,464 SF		12,105 SF	
Shape	Irregular	Irregular		Trapezoid		Rectangular	
Site/View	Street	Street		Street		Street	
Topography	Level	Rolling		Rolling		Rolling	
Access	Average	Average		Average		Average	
Zoning	R2/PUD	R-2		R-2/PUD		R-2	
Utilities Available	Water/Sewer Elec., Gas	Water/Sewer Elec., Gas		Water/Sewer Elec., Gas		Water/Sewer Elec., Gas	
Encumbrances Easements, Etc.	Typical	Typical		Typical		Typical	
Off-Site Improvements	Paved Curbed St. Street Lights	Paved Streets Curb and Gutters		Paved Street, Curb, Sidewalk, Gutters		Paved Street, Curb, Sidewalk, Gutters	
On-Site Improvements	None	None		None		None	
Other:							
NET ADJUSTMENTS		+	$0	+	$0	+	$0
ADJUSTED UNIT VALUE			$58,425		$43,862		$58,833

INDICATED VALUE OF SUBJECT LAND FOUND ON FOLLOWING PAGE:

Comments:
The range of values per lot for the three sales used were from: $ 43,862 to $ 58,833 per Lot.

The subject is believed to have market appeal between RL-3 (Dakota Pointe) and RL-8 (Port Royal Estates). RL-8 is considered to have the most similar zoning, location within Maury County, and the overall market appeal.

Based upon the available sales information the estimated per lot value is $46,000/Lot for the entire subject site.

ADDITIONAL COMMENTS

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

My research uncovered a number of vacant residential lot sales. The three sales applied in this analysis were located in three separate neighborhoods: Dakota Pointe, Port Royal Estates, and Benevento. The three sales ranged in size from 8,464 SF to 12,815 SF, exhibiting a mean of 11,128 SF, which brackets the subject tract, which was found to contain 11,805 SF. The three sales occurred between April 2013 and July 2014.

Sale RL-3 is located in the Dakota Pointe Subdivision located within Williamson County. This property was sold for the immediate construction of a single unit residential dwelling. Sale RL-3 was sold as a finished home for $265,000 on August 28, 2013 and the land value represented 20.4% of the finished home value. RL-8 is located within a similar neighborhood to the subject known as the Port Royal Estate. This site was sold to a local home builder, John Maher Builders, Inc. who has developed many lots in neighboring subdivisions building similar homes as those found within Winter Park. This subdivision is located within both Maury and Williamson Counties and there was no value difference within the Port Royal Estate lot sales due to the locational influence. Sale RL-12 was a basement lot in the Benevento Subdivision, located just east of the subject subdivision, and represents a lot that purchased by a home builder who built a 3,000 SF home on the site for an owner occupant. The home was eventually sold for $395,000 on February 26, 2015 representing a land value to finished home value of 14.6%. This finished home price point is in excess of what could be expected from a newly built home within Winter Park.

Over the past 12-months, I found the sale of 9 improved tracts within Winter Park through the MLS. These 9 sales had finished home prices ranging from $177,200 to $223,000. The finished homes were built between 2002-2005. It appeared most of these homes contained around 2,300 SF and were 3-bedroom, 2.5-bath homes. The most expensive home sold was a 5 bedroom, 3-bath home. However, this did not appear to be the determining factor on value.

In my opinion, a newly constructed home within the fully developed Winter Park subdivision would likely achieve a finished home value near the $230,000's-$245,000's. This would suggest that a finished newly finished home in the subject subdivision would most likely fall near or slightly above some of the homes within the Port Royal Estates (RL-8). However, it is not likely that the subject neighborhood would be able to command the same finished home values as Dakota Pointe (RL-3) and Benevento (RL-12) which are both located within Williamson County, zoned R2, and in the original building stage of development. The subject neighborhood was constructed between 2002-2005. It is also apparent that many of the recent sales within the subject neighborhood have been to purchasers who are leasing the properties to renters.

In conclusion, all three sales presented in the preceding sales grid provide good insight into the market dynamics of vacant subdivision lots which are ready for development. The subject is believed to market appeal and a lot value that should fall near Sale RL-8. This would suggest that the value of a vacant lot should be near $46,000/lot after consideration to the size of the tract.

As discussed above the Port Royal Estates subdivision is considered to have more similar market appeal and the fully developed Winter Park subdivision is expected to command similar prices due to the attractive lot sizes even after consideration for the older homes within the subdivision. The subject tract should fall near the adjusted value of sales RL-8. Therefore, an appropriate estimate of land value for the subject site should be $46,000/Lot. Calculated as follows:

Subject Lot Value: $46,000

Subject Square Foot Value: $3.90

($46,000/Lot ÷ 11,805 SF = $3.90/SF)

Note: The square foot value of the subject site will be applied in the following analysis because this reflects the unit measurement being applied to the acquisition areas.

CITY OF SPRING HILL, TENNESSEE

ITEM 17. EXPLANATION and/or BREAKDOWN OF LAND VALUES

(A) VALUATION OF LAND:

LAND	1 Lot	S.F. [ ]	F.F. [ ]	Acre [ ]	Lot [X]	@	$46,000	(Average) Per Unit	=	$46,000
LAND		S.F. [ ]	F.F. [ ]	Acre [ ]	Lot [ ]	@		(Average) Per Unit	=	$0
LAND		S.F. [ ]	F.F. [ ]	Acre [ ]	Lot [ ]	@		(Average) Per Unit	=	$0
LAND		S.F. [ ]	F.F. [ ]	Acre [ ]	Lot [ ]	@		(Average) Per Unit	=	$0
								Total		$46,000

REMARKS: The value indication for the subject land was rounded to $46,000.

18. APPROACHES TO VALUE CONSIDERED:

(A) Indicated Value of	[ ] Entire Tract	[X] Part Affected	from SALES COMPARISON APPROACH	$46,000
(B) Indicated Value of	[ ] Entire Tract	[ ] Part Affected	from COST APPROACH	N/A
(C) Indicated Value of	[ ] Entire Tract	[ ] Part Affected	from INCOME APPROACH	N/A

RECONCILIATION: (Which approaches were given most consideration?)(Single-point conclusion should be reasonably rounded)

For the purpose of valuing the subject property the Sales Comparison Approach was processed. The Income Capitalization Approach has been considered, however, it has not been processed within this report because most vacant residential land in the market is not leased. The value indication by the Sales Comparison Approach was $46,000. In Item 11 of the report one improvement was calculated to have a value of $250. The value of the improvement in Item 11 was added to the land value calculated in the Sales Comparison Approach for a combined value of $46,250. After researching a number of vacant residential lot sales and discussion with market participants, I feel the comparable sales used in this analysis best represent the market value of the subject tract. These values are further supported by recent market data, as discussed in detail in Item 14 of this report. Therefore, I estimate the value for the subject property and the effected improvements to be $46,250.

19. FAIR MARKET VALUE	of [ ] Entire Tract	[X] Part Affected			$46,250
(A) TOTAL AMOUNT DUE OWNER	if [ ] Entire Tract	[X] Part Affected Acquired			$5,300
(B) AMOUNT ATTRIBUTABLE TO:			Land $46,000	Improvements	$250

REMARKS: Value of Improvements: $ 250

Improvement 1: $ 250

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT ...*(Amount in Item 19 carried forward)*..... $46,250

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

A.	Land Acquired (Fee)		S.F.		Ac.		@	$0.00	= $0
	Land Acquired (Fee)		S.F.		Ac.		@	$0.00	= $0
	Drainage Easement		S.F.		Ac.		@	$0.00	= $0
	* Slopes Acquired	1,211	S.F.	X	Ac.		@	$2.73	= $3,306
	* Construction Easement	1,481	S.F.	X	Ac.		@	$1.17	= $1,733
B.	Improvements Acquired: *(Identify)*							Imp. #1: $250	
									$250

C. Value of Part Acquired Land and Improvements (Sub-Total)..... $5,289

D. Total Damages *(See Explanation, Breakdown and Support on Sheet 2A-9)*..... $0

E. Sum of A, B, and D..... $5,289

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

G. TOTAL AMOUNT DUE OWNER; if only part is Acquired..... $5,289

TOTAL AMOUNT DUE OWNER (ROUNDED)..... $5,300

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

A. LAND REMAINDER

						Amount Per Unit		Damages		Remaining Value
						Before Value	After Value	%	$	
Left Remainder		S.F.		Ac.		@				$0	$0
		S.F.		Ac.		@				$0	$0
Right Remainder	11,805	S.F.	X	Ac.		@	$3.90	$3.90		$0	$46,000
		S.F.		Ac.		@				$0	$0
		S.F.		Ac.		@				$0	$0

REMAINDER VALUE OF LAND..... $46,000

LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A (Above)..... $5,039

LESS COST-TO-CURE (Line 20-D)..... $0

TOTAL REMAINDER VALUE OF LAND..... $40,961

B. IMPROVEMENTS REMAINING	Before Value	Damages %	Damages $	Remaining Value
Improvement No.				
Improvement No.				
Improvement No.				
Improvement No.				

REMAINDER VALUE OF IMPROVEMENTS..... $0

LESS FENCING ACQUIRED..... $0

TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS..... $40,961

TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS (ROUNDED)..... $40,950

REMARKS:

* 20A: The value of this slope easement has been estimated at +/- 70% of the fee value. The value of the construction easement has been estimated based on +/- 30% of the fee value. See Item 24 for further explanation.

SUMMARY OF REMAINDER

APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS

(Supplement to Items 20 and 21, Pages 2A-8)

23. HIGHEST AND BEST USE AFTER ACQUISITION:

(1) Looking at the subject property following the proposed acquisition, the site would still be zoned Medium Density Residential (R2/PUD) with nothing found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (adopted June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the existing classification is not probable.

(2) Considering the physically possible land attributes I found the site post-construction will be level and suitable for a single unit residential development. Post-construction, the site will not be impacted other than the presence of the slope easement on the northern property line and the loss of improvement 1. This will not impede the utility of the site as this area is inside the 10-foot wide public utility and drainage easement and within the setback area and cannot be developed. The size and shape of the tract will remain unchanged post-construction. Therefore, the proposed changes are not expected to change the site's overall utility of present use. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps, making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. I believe a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site post-construction will be 11,805 SF, which is adequate for the development of a residential building.

(4) Considering the subject site's location and legal constraints, the only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:
The subject property is currently improved with a single unit residential dwelling that is in good condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit dwelling represents the present highest and best use of the site in the present "as is" condition.

24. DESCRIBE REMAINDER (S):

The remainder will have the same shape and topography as before the acquisition. The remaining site will contain +/- 100 % of the land area before construction.

Post-construction, the rear lot will continue to backup to Duplex Road. The new roadway will have two traffic lanes plus a center turning lane (12 feet wide/each), making the new roadway approximately 36 feet wide. The right-of-way will generally be located approximately 19 LF from the asphalt along the north side of the road (project left) and will have a 9 LF wide shared-use path. The right-of-way will be located approximately 12 LF from the asphalt along the south side of the road (project right) and will have a 5 LF wide sidewalk. Each side of the road will have a concrete curb and gutter system which will capture rainwater runoff and dispose of the water without causing issues to any existing or potential improvements. Slope easements along the entire project are not to exceed a 2:1 ratio.

The subject tract will continue to share the northern property line with the proposed right-of-way. The residential improvement will be located approximately 34 LF from the right-of-way. Present zoning for the subject property calls for a rear side right-of-way setback of 20 LF. Therefore, the subject's residential improvement is considered to continue its compliance with zoning setback regulations. Damages are not considered appropriate and are not applied to the remaining site or remaining improvements since the improvements are legally conforming.

As shown in the following chart, the new roadway will generally be at grade in relation to the subject site. Post-construction the site will contain 11,805 SF and will comply with minimum R2/PUD site requirements of 7,800 SF lot needed to develop a single unit residential dwelling on the remainder site. As described above and in Item 9 of this report, there is minimal demonstrated demand for the development of units, other than single unit dwellings.

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

The following chart illustrates the elevation of the new roadway and grade of the slope easements.

Duplex Road Center Line Station	Fill (Cut) at Centerline (Feet)	Fill (Cut) at Left Shoulder (Feet)	Remarks
46+00.00	1	1	4:1 Slope
+/- 46.48 (Begin)	--	--	--
46+50.00	1	1	4:1 Slope
47+00.00	1	(3)	4:1 Slope
47+50.00	1	(2)	4:1 Slope
47+70.42 (End)	--	--	--
48+00.00	1	2	4:1 Slope

Slope Easement: A slope easement is a non-possessory acquired interest in land that provides the city the right to use a portion of the tract for the purpose of building up (fill) or removing land (cut) in order to establish the proper grade for a public right-of-way. This restrictive covenant is established for public use and runs with the land thereby restricting the owner's bundle of rights. This is because the slope easement changes the character of the property, limits the utilization of the tract, impedes the right of control, right of exclusion, and the right of enjoyment. The proposed slope easement at the subject tract is proposed to have a 4:1 fill slope, will be located within the 10 LF wide PUDE easement and within the setback area of the subject lot. Therefore, I estimate the value of the slope easement and its impact on the site to be approximately 70% of the before value of the land.

Construction Easement: On December 17, 2014, the Federal Reserve Prime Interest Rate yield was 3.25%. TDOT is required by statute to pay 2% in excess of the Federal Reserve Prime Interest Rate to a property owner on any award above that posted on the date of acquisition. The current [December 2014] TDOT rate is 5 ¼ %. I have used a 10% rate of return as the appropriate return on the land for use as a construction easement for a period of 3 years.

Improvements Acquired: This appraisal is a formal part affected report. The improvement impacted by the project was valued and improvements not impacted by the project were not valued. There was a total of one improvement impacted by the project: (1)two trees. The calculation for this value estimate is detailed in Item 11. The following chart illustrates the before and after values of each item:

	Before Value	Damages (%)	Remainder Value	Damages
Improvement 1	$250	-	-	-
Land	$46,000	-	$40,961	-
Total	***$46,250***	-	***$40,950 [R]***	***$0***

25. **Amount of DAMAGE This Page To--2A-8, Item 20-D** $0

(A) **Amount of BENEFITS This Page To--2A-8, Item 20-F** $0

PHOTOGRAPHS

26.

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

60LPLM-F2-019
STP-M-247 (9)
TRACT #68
SUBJECT
1/15/15
APPROXIMATE
CONSTRUCTION
EASEMENT,
IMPROVEMENT #1

60LPLM-F2-019
STP-M-247 (9)
TRACT #68
SUBJECT
1/15/15
APPROXIMATE
CONSTRUCTION
AND SLOPE
EASEMENT

60LPLM-F2-019
STP-M-247 (9)
TRACT #68
SUBJECT
1/15/15
APPROXIMATE
CONSTRUCTION
AND SLOPE
EASEMENT

PHOTOGRAPHS

26.

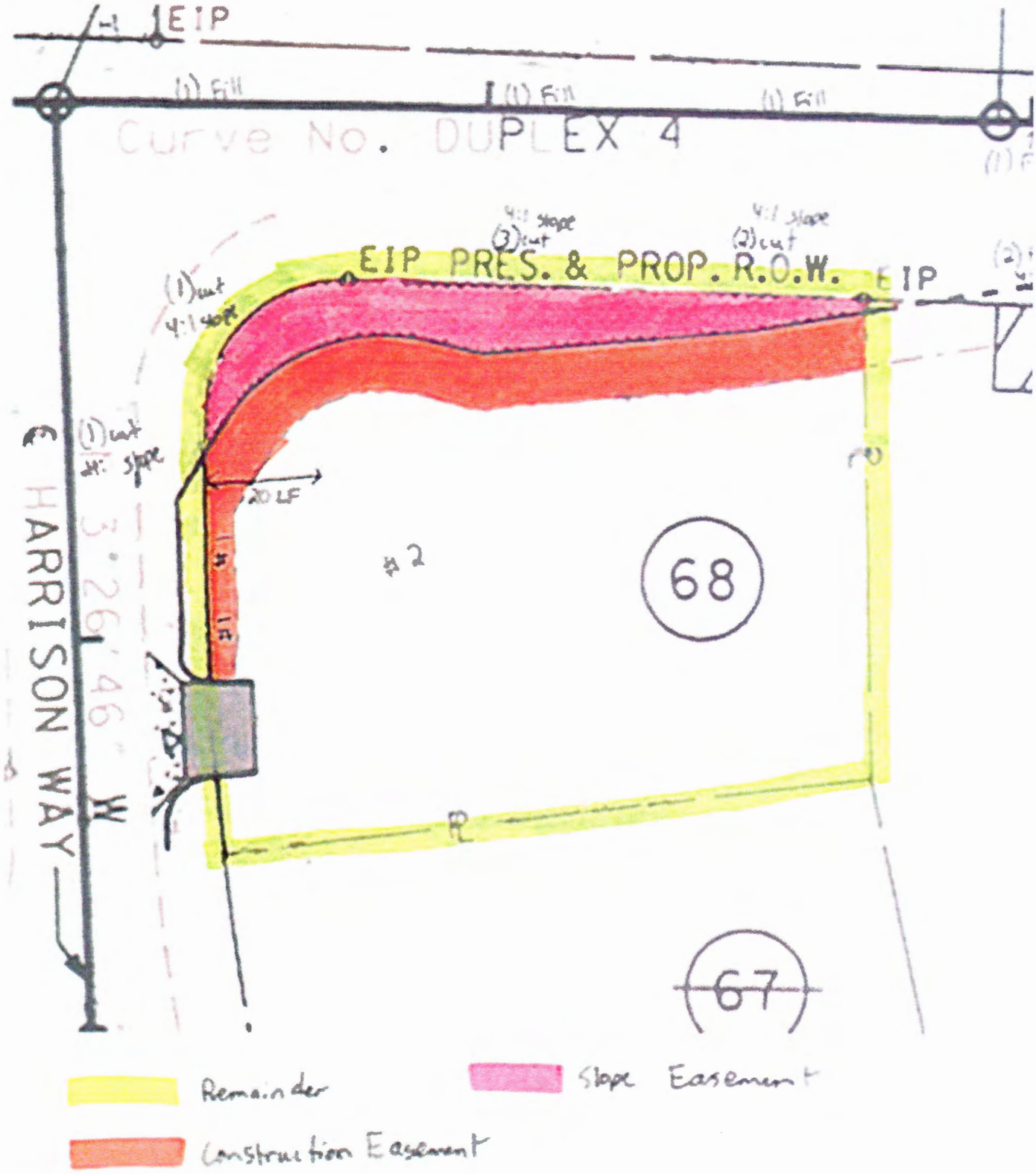
An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph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

60LPLM-F2-019
STP-M-247 (9)
TRACT #68
SUBJECT
1/15/15
APPROXIMATE
CONSTRUCTION
AND SLOPE
EASEMENT

60LPLM-F2-019
STP-M-247 (9)
TRACT #68
SUBJECT
1/15/15
APPROXIMATE
CONSTRUCTION
AND SLOPE
EASEMENT

60LPLM-F2-019
STP-M-247 (9)
TRACT #68
SUBJECT
1/15/15
IMPROVEMENT #2

RIGHT-OF-WAY MAP



PURPOSE OF APPRAISAL

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

DEFINITION OF MARKET VALUE

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

PROPERTY RIGHTS APPRAISED

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

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

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

INTENDED USE

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

INTENDED USER

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

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

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

SCOPE OF WORK

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

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

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

ATTACHMENTS

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

☐ attached at the end of this report.

☒ in a related market data brochure prepared for this project and which becomes a part of this report.

SCOPE OF WORK (Continued)

Acquisition appraisals are conducted in accordance with Tennessee's State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages. Further, the public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder.

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

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

(1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

(2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.

(3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

(4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected)* shall be dismissed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

(5) The value estimate is based on building sizes and land areas calculated by the appraiser from exterior dimensions taken during the inspection of the subject property.

(6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

(7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

(8) Responsible ownership and competent property managements are assumed.

(9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

(10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

(11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

(12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

(13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

(14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

(15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

(16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde, foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.

(17) The public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).

(18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.

(19) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

CERTIFICATE OF APPRAISER

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

(1) That I have made a personal inspection of the property that is the subject of this report and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.

(2) The statements of fact contained in this appraisal are true and correct.

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

(4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the City of Spring Hill with ☒ without ☐ , the assistance of Federal-aid highway funds, or other Federal funds.

(5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.

(6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.

(7) That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

(8) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

(9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill and I will not do so until so authorized by City of Spring Hill officials, or until I am released from this obligation by having publicly testified to such findings.

(10) Adam L. Hill (Registered Trainee #4698) provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Hill assisted in the compilation of the Market Data Brochure, property inspections, communications with property owners, and in compiling this report.

(11) That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

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

(13) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

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

(15) To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

(16) As of the date of this report I, Randy Button, MAI, SRA, AI-GRS, have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

(17) THAT the OWNER (Name) J. David Wicker, Trustee was contacted on (Date) 11/20/2014 .

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

(Name) David Matthew Hayes to accompany the appraiser during his or her inspection of the subject

property. The owner or his representative Declined ☐ Accepted ☒ to accompany appraiser on (Date) 01/15/2015 .

If by mail attach copy to 2A-12

Date(s) of inspection of subject January 15th, 2015

Date(s) of inspection of comparable sales October 17th, 2014 and February 6th, 2015

(18) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.

(19) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.

(20) That my opinion of the fair market value of the acquisition as of the 15th day of January , 2015.

is $5,300 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature Date of Report 4/30/2015

State of Tennessee Certified General Real Estate Appraiser License Number CG #003

State Project No.	94092-1224-14	County	Maury and Williamson	Tract No.	68
Federal Project No.	STP/HHP-247 (00)	Name of Appraiser	Randy Button, MAI, SRA, AI-GRS (CG#03)		

COPY OF FORM 4 LETTER

APPRAISAL NOTICE

Randy Button and Associates, Inc.
223 Rosa L. Parks Avenue, Suite 402
Nashville, Tennessee 37203

November 20, 2014

J. DAVID WICKER, AS TRUSTEE FOR THE 1601 HARRISON WAY LAND TRUST
P. O. BOX 432
Thompsons Station, Tennessee 37079

Dear Property Owner,

I have been engaged to perform a real estate appraisal on a property shown to be in your ownership. The purpose of this appraisal is to establish a basis for possible compensation related to the acquisition of a portion of your property resulting from the widening of Duplex Road (S.R. 247)/State Project 94092-1224-14.

This letter is to afford you, or your representative, the opportunity to accompany me during my inspection of:

- Tract 68: 1601 Harrison Way, Spring Hill, Tennessee 37174 with a site containing ± 0.271 acres of land. This tract is also known for tax purposes as Tax Map and Parcel 25N-C-1.00

Since the above referenced parcel(s) will be impacted by the public right-of-way improvement project, a land surveyor will be placing wooden stakes in your yard to indicate the impacted areas.

Please contact my office within the next fourteen (14) days to schedule an appointment for us to come to meet you or your representative at the above referenced property. During this visit I will provide you with information, and explain how this project will affect your property. Also we can go over what the surveying stakes mean and as we perform our inspection of the area affected by acquisition. Please do not remove the stakes until we are able to come to your property.

To ensure that we establish a date and time of mutual convenience, please call or text Adam Hill at 615-348-7980. We are happy to schedule a convenient time to meet with you. Our office will be closed December 1 – December 5th. If you leave us a message please provide your name, a good number and time for us to return your call, your preferred time to meet with us, and that you are calling about Tract No. 68.

Sincerely,

Randy Button, President
Randy Button and Associates, Inc.

RESOLUTION 16-434

TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 134 OF THE DUPLEX ROAD WIDENING PROJECT

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

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

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

WHEREAS, the cost of the acquisition will be $6,670.00 to the tract owner (Christy Watkins) and $500.00 to the closing agent (Nancy King Crawford) for closing costs.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes a total land acquisition purchase in the amount of $7,170.00 to Nancy King Crawford, 1929 21st Avenue South, Nashville, TN 37212 for Tract number 134 of the Duplex Road widening project.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

AGREEMENT OF SALE
CITY OF SPRING HILL
MAURY COUNTY, TENNESSEE

PROJECT Duplex Road Widening
FEDERAL PROJECT # STP-M-247(9)
STATE PROJECT # 60LPLM-F2-019

ADDRESS 1008 Lowrey Place, Spring Hill, TN
MAP/PARCEL 167M-K/6.00
TRACT # 134

This agreement entered into on this the 3rd day of April, 2016, between Christy Watkins, herein after called the **Seller** and the **City of Spring Hill**, shall continue for a period of 90 days under the terms and conditions listed below. This Agreement embodies all considerations agreed to between the **Seller** and the **City of Spring Hill.**

A. The **Seller** hereby offers and agrees to convey to the **City of Spring Hill** lands identified as **Tract # 134** on the right-of-way plan for the above referenced project upon the **City of Spring Hill** tendering the purchase price of **$6,670.00** said tract being further described on the attached legal description.

B. The **City of Spring Hill** agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The **City of Spring Hill** will reimburse the **Seller** for expenses incidental to the transfer of the property to the **City of Spring Hill**. Real Estate Taxes will be prorated.

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

C. Retention of Improvements: ( ) Does not retain improvements ( ) Not applicable (x)
Seller agrees to retain improvements under the terms and conditions stated in the attached agreement to this document and made a part of this Agreement of Sale.

D. Utility Adjustment Not applicable (x)
The **Seller** agrees to make, at the **Seller's** expense, the below listed repair, relocation or adjustment of utilities owned by the **Seller**. The purchase price offered includes **$ -0-** to compensate the owner for those expenses.

E. Other: This agreement includes compensation for the installation and removal of 70 lf of 4'temporary chain link fencing with top rail.

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

_____

Seller: Christy Watkins **Seller:** _____

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

(THIS FORM MAY BE USED FOR STAFF NPP)

(2)STATE PROJECT NO:	60LPLM-F2-019	(3)FEDERAL PROJECT NO:	STP-M-247(9)
(4)LPA PROJECT ID NUMBER:		(5)TRACT NUMBER:	134
(6)PROPERTY OWNERSHIP:	Christy Watkins		
(7)COUNTY:	Williamson County	(8)MAP/PARCEL NUMBER:	167M-K-6
(9)APPRAISER:	Randy Button, MAI, SRA, AI-GRS(CG-#03)		
(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER:		$	5,750
(11)EFFECTIVE DATE OF VALUATION:	12/20/14	(12)APPRAISAL TYPE (FORMAL, FPA, or NPP):	FPA

ACQUISITION AREAS & APPROVED COMPENSATIONS

	ACQ. AREAS		COMPENSATIONS	(13)ALTERNATE OFFER	
INTERESTS ACQUIRED	AREA	ACS/SF	(Rounded)	Partial-Acquisition Remainder Declared Uneconomic Remnant	N/A
(14)FEE-SIMPLE	92	SF	$ 468		
(15)PERM. DRNGE. ESM'T.	32	SF	$ 163		
(16)SLOPE ESM'T.	589	SF	$ 2,998		
(17)AIR RIGHTS					
(18)TEMP. CONST. ESM'T.	641	SF	$ 981		
(19)LNDOWNR IMPRVMTS.			$ 500		
TOTL ACQUISITIONS			$ 5,110		
(20)DAMAGES			$ 1,520		
(21)SPECIAL BENEFITS					
NET DAMAGES			$ 1,520		
(22)UTILITY ADJUSTMENT					
TOTL LNDOWNR COMP.			$ 6,630		
(23)TENANT IMPRVMTS.					
TOTAL TRACT COMPENSATION			$ 6,630		
Total Tract Compensation Rounded To			$ 6,670		

(24)COMMENTS & EXPLANATIONS AS NECESSARY

Formal, part-affected appraisal of an improved residential site where the acquisition is from the rear yard. Appraisal report is well documented and supported. Damages include $600 in damages for replacement of wood fencing. In addition, payment for temporary fencing during the construction period is included as explained below. Fencing in the acquisition area is acquired. Temporary fencing along the boundary of the TCE will be needed to maintain utility of the rear yard during construction, and this payment will be included by the reviewer. Approximately 70 LF of fencing will be required (4' chain link with top rail). The cost estimate was obtained from surveys of fencing contractors in the project area and includes removal of the temporary fence at the end of construction. The temporary fencing cost is $13.12 x 70 LF = $918, (R) $920. This amount is added administratively to the damages in Line (20) above.

OFFER PREPARED BY:	David S. Pipkin, CG-437, Consultant Review Appraiser	DATE:	3/10/2016

SIGNATURE OF PREPARER:	David S Pipkin
AGENCY AUTHORIZATION BY:	Date & Signature Of Authorizing Party 3/14/16

LOCAL PUBLIC AGENCY
REAL PROPERTY EMINENT DOMAIN
APPRAISAL REVIEW REPORT
(RIGHT OF WAY ACQUISITION)

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

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

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

Section (A) Identification & Base Data:

(1) State Project Number: **60LPLM-F2-019** **(2)** County: **Williamson** **(3)** Tract No: **134**

Federal: **STP-M-247(9)**

Pin: **167M-K-4**

(4) Owner(s) of Record: **Stephen Austell**

1004 Lowrey Place

Spring Hill, TN 37174

(5) Address/Location of Property Appraised:
1004 Lowrey Place, Spring Hill, Williamson County, TN

(6) Effective Date of the Appraisal: **1/17/15**

(7) Date of the Report: **5/29/15**

(8) Type of Appraisal:
- [ ] Formal
- [x] Formal Part-Affected

(9) Type of Acquisition:
- [ ] Total
- [x] Partial

(10) Type of Report Prepared:
- [X] Appraisal Report
- [ ] Restricted Appraisal Report

(11) Appraisal & Review Were Based On:
- [x] Original Plans
- [x] Plan Revision Dated: **8/24/15 (review)**

(12) Author(s) of Appraisal Report: **Randy Button, MAI, SRA, AI-GRS(CG #03)**

(13) Effective Date of Appraisal Review: 10/29/2015

(14) Appraisal Review Conducted By: **David S. Pipkin**

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

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

The scope of the appraisal review is to conduct a "field review" for technical compliance with USPAP, TDOT Guidelines for Appraisers and the URAPRAA of a summary appraisal report prepared by an independent fee appraiser under contract to the City of Spring Hill. In making the review appraisal, the reviewer read the appraisal, confirmed acquisition areas with right of way plans, evaluated the report for various report components required under applicable standards, and checked math. The report was evaluated with respect to adequacy of content, depth of analysis, appraisal methodology, and relevance of market data. The review assumes all factual information presented in the report is accurate and correct. I did not make independent verification of the market data. I made a physical inspection from the street of the subject property and comparable properties included in the appraisal.

Section (B): Property Attributes:

(1) Total Tract Size as Taken From the Acquisition Table: **0.152** Acre(s)

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

No. The larger parcel is identified as the entire 0.152 acres of land. The area of the larger parcel appraised agrees with r/w plans.

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

1-	**Fencing (No. 1)**	2-	**Landscaping (No. 2)**
3-		4-	
5-		6-	
7-		8-	
9-		10-	
11-		12-	
13-		14-	
15-		16-	
17-		18-	
19-		20-	

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

Approaches Utilized: [x] Cost [x] Sales Comparison [ ] Income

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

Land:	**$45,000**
Improvements:	**$700**
Total:	**$45,700**

Section (D) Acquisitions:

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

[a]	Fee Simple:	**315**	Sq. Ft.
[b]	Permanent Drainage Easement:		Sq. Ft.
[c]	Slope Easement:	**312**	Sq. Ft.
[d]	Air Rights:		Sq. Ft.
[e]	Temporary Construction Easement:	**550**	Sq. Ft.
[f]			Sq. Ft.

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

1-	**Fencing (No. 1)**	2-	**Landscaping (No. 2)**
3-		4-	
5-		6-	
7-		8-	
9-		10-	
11-		12-	
13-		14-	
15-		16-	
17-		18-	
19-		20-	

Section (E) Damages/Special Benefits:

The appraisal includes $650 in cost-to-cure damages, reflecting the difference between the cost new required to replace the wood fencing acquired and the depreciated value paid for the fencing acquired. This amount is required to make the owner "whole" with respect to fence replacement and is an appropriate payment. No special benefits are identified.

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

Approaches Utilized: ☐ Cost ☒ Sales Comparison ☐ Income

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

Land:	**$38,950**
Improvements:	**$0**
Total:	**$38,950**

Comments:

Remainder value of land is rounded.

Section (G) Review Comments

"Before" & "After" Valuation (Include Comments For "NO" Responses To Questions 1 - 7 & "YES" Response To Question 8)

(1) Are the conclusions of highest and best use (before & after) reasonable and adequately supported?
Yes. The property is an improved residential subdivision lot. The before highest and best use if vacant is concluded to be residential use. The acquisition is from the rear yard and includes fee, slope and construction easements with limited affect on the remainder, and the appraiser's conclusion that after highest and best use will not change is logical and reasonable.

(2) Are the valuation methodologies (before & after) appropriate?
Yes. FPA type appraisal wherein the land value is estimated using the sales comparison approach and contributing value of the improvements affected is estimated based on the cost approach. This methodology is reasonable and appropriate.

(3) Are the data employed relevant & adequate to the (before & after) appraisal problems?
Yes. The land sales considered are residential lot sales from the same general market area as the subject in and around Spring Hill.

(4) Are the valuation techniques (before & after) appropriate and properly applied?
Yes. The income approach does not apply. The sales comparison and cost approaches are appropriately used in estimating the before value. After value is vacant land and is based on the sales comparison approach.

(5) Are the analyses, opinions, and conclusions (before & after) appropriate and reasonable?
Yes. The before and after highest and best use conclusions are reasonable based on zoning, physical characteristics and utility of the tract. The valuation approaches use appropriate comparison sales and cost data and are properly developed. All appropriate valuation techniques are applied.

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

Yes. The appraisal report is well documented and supported, and the analysis considers the significant aspects of the property and affects of the acquisition on the remainder.

(7) Is the appraisal report under review generally compliant with *USPAP*, the *Uniform Act*, and TDOT's *Guidelines for Appraisers*?
The appraisal report complies in all major respects with USPAP, URAPRAA, and TDOT's Guidelines for Appraisers.

(8) Do the general and special "Limiting Conditions and Assumptions" outlined in the appraisal report limit the valuation to the extent that the report cannot be relied on for the stated use?
No. No unusual assumptions or limiting conditions are noted.

Appraisal Report Conclusions -- Amounts Due Owner

(a)	Fee Simple:	**$2,142**
(b)	Permanent Drainage Easement:	
(c)	Slope Easement:	**$2,122**
(d)	Air Rights:	
(e)	Temporary Construction Easement:	**$1,122**
(f)		
(g)	Improvements:	**$700**
(h)	Compensable Damages:	**$650**
(i)	Special Benefits:	**$0**
(j)	Total Amount Due Owner By Appraisal:	**$6,750**

[x] I **DO** Recommend Approval Of This Report

[ ] I **DO NOT** Recommend Approval Of This Report

Comments:

Amount due the owner is rounded from $6,736 to $6,750.

David A. Pipkin

Appraisal Review Consultant(s)

TN CG-437

State License/Certification No(s):

[x] Consultant [ ] Staff

January 27, 2016

Date of Appraisal Review Report

Additional Comments:

Section (H) Certification

I certify to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.
The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
I have performed no services, as an appraiser or in any other capacity, regarding the property that is subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
I did personally inspect the exterior of the subject property of the work under review.

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

David A. Pipkin

Appraisal Review Consultant(s)

[x] Consultant [ ] Staff

January 27, 2016

Date of Appraisal Review Report

Section (I) Limiting Conditions & Assumptions

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

(1) Unless stated herein to the contrary, it is specifically assumed that the author of the appraisal report under review made the required contact with the property owner, and conducted the appropriate inspections and investigations.

(2) Unless stated herein to the contrary, it is specifically assumed that the right-of-way plans upon which the appraisal was based are accurate.

(3) Unless stated herein to the contrary, it is specifically assumed that all property (land & improvement) descriptions are accurate.

(4) Unless stated herein to the contrary, no additional research was conducted by the review appraiser.

(5) Unless stated herein to the contrary, all specific and general limiting conditions and assumptions outlined in the appraisal report submitted for review are adopted herein.

APPRAISAL REPORT
CITY OF SPRING HILL, TENNESSEE

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR HIGHWAY RIGHT-OF-WAY PURPOSES

1. Name, Address & Telephone Numbers:

(A) Owner: Christy Watkins
1008 Lowrey Place
Spring Hill, TN 37174

(B) Tenant: Owner Occupant
615-482-1290

(C) Address and/or location of subject: 1008 Lowrey Place, Spring Hill, Williamson County, TN

2. Detail description of entire tract:

The subject site is an irregular shaped site located in Baker Springs Section 2 subdivision. The tract has 13.33 rear feet fronting the south side of Duplex Road and a depth of 135.32 feet, containing 0.203 acres or 8,843 SF. The property is level. The site is improved: Improvement 1 a six-foot wooden privacy fence; Improvement 2 is a single unit residential dwelling that is not impacted by the proposed road project.

3. (A) Tax Map and Parcel No. 167M-K-006.00 **(B) Is Subject in a FEMA Flood Hazard Area? Yes** ☐ **No** ☐
If yes, Show FEMA Map/Zone No. _____

4. Interest Acq.: **Fee** ☒ **Drainage Easement** ☒ **Construction Easement** ☒ **Slope Easement** ☒ **Other:** _____

5. Acquisition: **Total** ☐ **Partial** ☒

6. Type of Appraisal: **Formal** ☐ **Formal Part Affected** ☒

Intended Use of Report – This "Formal Part-Affected" appraisal of a 100% ownership position is intended for the sole purpose of assisting the City of Spring Hill, Tennessee in the acquisition of land for right-of-way purposes. This appraisal pursuit excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

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

7. Detail Description of land acquired:

BEGINNING at an existing iron pin on the south existing right of way line of S.R. 247 (Duplex Road) and being a common corner with Baker Springs, LLC (D.B. 2370 PG. 549) and being located 26.72 feet right of centerline station 102+33.58; thence with the existing right of way line South 89 deg. 41 min. 56 sec. East for a distance of 13.33 feet to an existing iron pin being a common corner with Robert B. and Catherine M. Evans (D.B. 3395 PG. 957); thence with the common line South 16 deg. 31 min. 03 sec. East for a distance of 5.38 feet to a point on the south proposed right of way line of S.R. 247 (Duplex Road); thence with the proposed right of way line South 89 deg. 49 min. 00 sec. West for a distance of 21.66 feet to a point on the common line with Baker Springs, LLC; thence with the common line North 52 deg. 01 min. 33 sec. East for a distance of 8.62 feet to the Point of **BEGINNING.**

Containing 92 square feet, more or less.

See Page 1A for description of easements to be acquired.

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

Sale Date	Grantor	Grantee	Book Page	Verified Consideration	How Sale Amount Verified
10/28/2004	Capitol Homes, Inc.	Christy Watkins	3395/ 970	$129,060	Public Affidavit

Existing Use	Zoning	Utilities Available	Off Site Improvements	Area Lot or Acreage
Residential	R2/PUD	Water, Sewer, Electric, Gas, Tele.	Paved Street and Curb	0.203 Acres or 8,843 SF

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 134
Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

ADDITIONAL COMMENTS

7. Detailed description of land acquired: Continued from preceding page.....

Drainage Easement

BEGINNING at a point on the common line with Baker Springs, LLC (D.B. 2370 PG. 549) and being located 45.00 feet right of centerline station 102+10.00; thence leaving said common line and extending onto Tract 134 the following two calls: South 00 deg. 11 min. 00 sec. East for a distance of 7.00 feet to a point; thence South 89 deg. 49 min. 00 sec. West for a distance of 9.02 feet to a point on the common line with Baker Springs, LLC; thence with the common line North 52 deg. 01 min. 33 sec. East for a distance of 11.42 feet to the Point of **BEGINNING**.

Containing 32 square feet, more or less.

Slope Easement: The ROW plans call for a slope easement on the subject site along the south side of the proposed right-of-way. This strip of land has a maximum width of 17 feet and a minimum width of 0 feet, and contains 589sq. ft., more or less.

Construction Easement: The plans also call for a construction easement containing 641 SF, in effect renting this portion for 3 years (length of construction). The construction easement is an approximate 10 foot wide strip of land running parallel with the right-of-way or slope easement and providing silt control or work space for the road contractors.

9. Highest and Best Use: *Before Acquisition)(If different from existing make explanation supporting same.)*

In order to estimate an opinion of value for the subject property we needed to determine the highest and best use or "the reasonably probable use of property that results in the highest value" (definition of *highest and best use* in The Appraisal of Real Estate, 14th ed. Chicago: Appraisal Institute 2013, page 332).

The larger parcel issue is the first step in condemnation valuation. Larger parcel includes three considerations: unity of ownership, contiguity, and unity of use. Larger Parcel is an assemblage issue and not a highest and best use analysis. I feel the Larger Parcel is Tract 134 in its entirety.

Considering subject as a Larger Parcel, it is important to identify the conditions that are "reasonably probable" including what is (1) legally permissible on the site, (2) physically possible, and (3) financially feasible. In testing the economic productivity of the site we are able to identify what is (4) maximally productive, and therefore the highest and best use.

(1) Looking at the subject property prior to the proposed acquisition, I found the site to be zoned Medium Density Residential / Planned Unit Development (R2/PUD). R2/PUD Districts allow for single-unit residential dwellings with good access to public utilities and facilities. Buildable sites for the Baker Springs Subdivision must have a minimum lot area of 6,050 square feet. Restrictions for the Baker Springs Subdivision were recorded as "Declarations of Covenants, Conditions and Restrictions for Baker Springs" in Williamson County, Tennessee Record Book 2495, Page 393-417. These subdivision restrictions require the development of only single family residential units per lot. R2/PUD zoning allows a maximum total building area of 35% of the site size. The subdivision restrictions also preclude any multi-family or commercial structures. Additionally, no private restrictions, historic controls, or environmental regulations were found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the current zoning designation is not probable.

(2) Considering the physically possible land attributes I found that the site had 13.33 of rear existing frontage with a depth of approximately 135.32 LF. The site was considered to be level and suitable for residential development. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. Considering the zoning and subdivision restrictions for the development of only single unit residential dwellings, low number of days on the market, and the volume of construction of single unit residential dwellings, I believe the development of a single unit residential unit would appear to be a viable and attractive use for the land. Considering the fact that the neighborhood itself is comprised of new residential construction, such a use is considered appealing to a developer. Therefore, a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site was 8,843 SF which would allow for the development of a residential dwelling with a maximum of 3,095 square feet. I believe the most appealing uses for the site, considering its access and visibility, is for the site to be developed with a residential use.

(4) Considering the subject site's location and legal constraints, its only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:

The subject property is currently improved with a single unit residential dwelling that appeared in average condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit residential dwelling represents the highest and best use to the land and improvements.

This Appraisal Is Based On Original Plans	X	Or Plan Revision		Dated: March 1, 2013

OTHER IMPROVEMENTS

11.

Structure No.	1	No. Stories	N/A	Age	7 EA	Function	Fencing
Construction	Wood	Condition	Average			Linear Feet	64
Reproduction Cost	$896	Depreciation	$421			Indicated Value $	500 [R]

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:
Improvement 1 is a 6-foot wooden privacy fence in average condition. According to Franklin Fence and Deck Company a similar fence has a replacement value of $14.00/LF and an estimated economic life of 15-years. The subject fence is considered to have an effective age of 7 years (47% depreciation). The value of this improvement was calculated as follows:

$14/LF x 64 LF = $896 cost new - $421 depreciation ($896 x 47% dep.=$421)= $475 as is= **$500 Rounded**

Improvement 1 is an enclosed privacy fence and the cost to re-enclose the fencing is addressed in Item 24.

Structure No.		No. Stories		Age		Function	
Construction		Condition				Sq. Ft. Area	
Reproduction Cost		Depreciation				Indicated Value $	

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Structure No.		No. Stories		Age		Function	
Construction		Condition				Sq. Ft. Area	
Reproduction Cost		Depreciation				Indicated Value $	

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Structure No.		No. Stories		Age		Function	
Construction		Condition				Sq. Ft. Area	
Reproduction Cost		Depreciation				Indicated Value $	

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Summary of Indicated Values **$ 500**

State Project No.	60LPLM-F2-019	County	Maury and Williamson	Tract No.	134
Federal Project No.	STP-M-247 (9)	Name of Appraiser	Randy Button, MAI, SRA, AI-GRS (CG#03)		

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

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

Inspection Date:	12/20/2014	SALE NO.	RL-4	SALE NO.	RL-6	SALE NO.	RL-8
CASH EQUIVALENT Sales Price			$54,000		$45,000		$42,500
Date of Sale	# of Periods	3/27/2013	21	5/21/2014	7	5/7/2014	8
% Per Period	Time Adjustment	0.38%	$4,330	0.38%	$1,214	0.38%	$1,222
Sales Price Adjusted for Time			$58,330		$46,214		$43,722
Proximity to Subject							
Unit Value Land Per Lot:			$58,330		$46,214		$43,722
Elements	SUBJECT	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.
Location	Baker Springs	Dakota Pointe		Res. Port Royal		Port Royal Estates	
Size	8,8843 SF	10,322 SF		9,350 SF		8,464 SF	
Shape	Irregular	Irregular		Trapezoid		Trapezoid	
Site/View	Street	Street		Street		Street	
Topography	Level	Level		Level		Rolling	
Access	Average	Average		Average		Average	
Zoning	R-2/PUD	R-2		R-2/PUD		R-2/PUD	
Utilities Available	Water/Sewer Elec., Gas	Water/Sewer Elec., Gas		Water/Sewer Elec., Gas		Water/Sewer Elec., Gas	
Encumbrances Easements, Etc.	Typical	Typical		Typical		Typical	
Off-Site Improvements	Paved Curbed St. Curb and Gutters	Paved Streets Curb and Gutters		Paved Streets Curb and Gutters		Paved Street, Curb, Sidewalk, Gutters	
On-Site Improvements	None	None		None		None	
Other:							
NET ADJUSTMENTS		+	$0	+	$0	+	$0
ADJUSTED UNIT VALUE			$58,330		$46,214		$43,722
INDICATED VALUE OF SUBJECT LAND FOUND ON FOLLOWING PAGE:							

Comments:
The range of values per lot for the three sales used were from: $ 43,722 to $ 58,330 per Lot.

The mean value based upon the sales applied to this analysis is $49,422/Lot. The most consideration was given toward sale RL-6 a RL-8 due to the more recent sale dates, similar zoning, and similar size of the tracts. Overall, the subject is considerd most similar to sale RL-8 which is connected to the subject neighborhood from Baker Creek Drive via Knapton Drive.

Based upon the available sales information the estimated per lot value is $45,000/Lot for the entire subject site.

ADDITIONAL COMMENTS

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

My research uncovered a number of vacant residential lot sales. The three sales applied in this analysis were located in three separate neighborhoods: Dakota Pointe, the Reserve at Port Royal, and Port Royal Estates. The three sales ranged in size from 8,464 SF to 10,322 SF, exhibiting a mean of 9,378 SF, which brackets the subject tract, which was found to contain 8,843 SF. The three sales occurred between March 2013 and May 2014.

The subject tract is located in Section 2 of the Baker Springs Subdivision, which was developed around 2002. The lot sizes typically range from 6,050 – 8,500 SF though some are as large as +13,000 SF. The subdivision is fully developed. Finished homes built when the subdivision was originally developed have been selling just below the $220,000's. However, because the subject's subdivision is fully developed, no vacant residential lot sales were available. For that reason, my research focused on residential land sales that were near the subject site and in subdivisions where new homes are similar to the improvements within Baker Springs.

Sale RL-4 is the oldest sale used in the analysis. This sale occurred in Dakota Pointe, which typically exhibits finished home sales between $280,000 and $350,000. This sale is located within Williamson County and has larger sized lots as the subject tract. Sale RL-4 also has frontage along Buckner Lane, a busy thoroughfare, giving it some similarity to the subject in terms of location along a main traffic artery within the city. Overall, the subject neighborhood is not considered to have the potential to support finished home values in the $300,000 at this time. Therefore, this sale is considered superior to the subject neighborhood.

RL-4 is located within a similar neighborhood to the subject known as the Reserve at Port Royal. This site was sold to a local home builder, John Maher Builders, Inc. who has developed many lots in neighboring subdivisions building similar homes as those found within Baker Springs. Sale RL-4 also has the same zoning classification as the subject tract and also has a 20 LF wide public utility and drainage easement located along the eastern property line. This is considered similar to the subject which has a 20 LF wide utility easement along the present right-of-way of Duplex Road.

RL-8 is located in a neighborhood that is also considered similar to the subject. This sale is in Port Royal Estates which is located in a neighboring subdivision located south of the subject and is accessed from Baker Creek Drive. This subdivision is located in both Maury and Williamson Counties. Vacant land sales within the subdivision are selling at $42,500 per residential lot in both counties. This was confirmed with the developer, Celebration Homes, LLC, who is actively developing lots within the Williamson County portion of the subdivision with finished homes ranging between $230,000-$265,000. This subdivision is located directly south of the subject and is considered significantly similar to the subject tract in terms of overall market appeal and development potential.

My research suggest that newer homes within Spring Hill are selling for higher prices than the 10-12 year old homes within the Baker Springs Subdivision. I believe that if a vacant lot were to be developed within the subject neighborhood the finished home values would be most similar to those presently occurring in the Port Royal Estate Subdivision. RL-8 sold for $42,500/lot as did many other lots within this subdivision regardless of their location within Maury or Williamson County, suggesting the overall potential finished home value was the driving market force behind lot values. Similar lot values were also observed in the Reserve at Port Royal with sale RL-6 ($45,000/lot) and the Laurels at Town Center ($42,500/lot).

As a result, I believe the subject tract should fall near the adjusted value to Sale RL-8, which is considered the most similar to the subject tract. The greatest support for values were exhibited in Sale RL-8 with consideration given to sale RL-6 which was located in the slightly superior Port Royal Estate subdivision. Therefore, I believe the most reasonable value for the subject lot, as of the date of my inspection, to be near $45,000/Lot.

Subject Lot Value: $45,000

Subject Square Foot Value: $5.09/SF

($45,000 / 8,843 SF = $5.09/SF)

Note: The square foot value of the subject site will be applied in the following analysis because this reflects the unit measurement being applied to the acquisition areas.

CITY OF SPRING HILL, TENNESSEE

ITEM 17. EXPLANATION and/or BREAKDOWN OF LAND VALUES

(A) VALUATION OF LAND:

LAND	1 Lot	S.F. ☐	F.F. ☐	Acre ☐	Lot ☒	@	$45,000	(Average) Per Unit	=	$45,000
LAND		S.F. ☐	F.F. ☐	Acre ☐	Lot ☐	@		(Average) Per Unit	=	$0
LAND		S.F. ☐	F.F. ☐	Acre ☐	Lot ☐	@		(Average) Per Unit	=	$0
LAND		S.F. ☐	F.F. ☐	Acre ☐	Lot ☐	@		(Average) Per Unit	=	$0
								Total		$45,000

REMARKS: The value indication for the subject land was rounded to $45,000.

18. APPROACHES TO VALUE CONSIDERED:

(A) Indicated Value of	☐ Entire Tract	☒ Part Affected	from SALES COMPARISON APPROACH	$45,000
(B) Indicated Value of	☐ Entire Tract	☐ Part Affected	from COST APPROACH	N/A
(C) Indicated Value of	☐ Entire Tract	☐ Part Affected	from INCOME APPROACH	N/A

RECONCILIATION: (Which approaches were given most consideration?)(Single-point conclusion should be reasonably rounded)

For the purpose of valuing the subject property the Sales Comparison Approach was processed. The Income Capitalization Approach has been considered, however, it has not been processed within this report because most vacant residential land in the market is not leased. The value indication by the Sales Comparison Approach was $45,000. Item 11 of the report one improvement was calculated to have a value of $500. The value of the improvement in Item 11 was added to the land value calculated in the Sales Comparison Approach for a combined value of $45,500. After researching a number of vacant residential lot sales and discussion with market participants, I feel the comparable sales used in this anlysis best represent the market value of the subject tract. These values are further supported by recent market data, as discussed in detail in Item 14 of this report. Therefore, I estimate the value for the subject property and the effected improvements to be $45,500.

19. FAIR MARKET VALUE of ☐ Entire Tract ☒ Part Affected $45,500

(A) TOTAL AMOUNT DUE OWNER if ☐ Entire Tract ☒ Part Affected Acquired $5,750

(B) AMOUNT ATTRIBUTABLE TO: Land $45,000 Improvements $500

REMARKS: Value of Improvements: $ 500

Improvement 1: $ 500

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT ...*(Amount in Item 19 carried forward)*..... $45,500

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

A.	Land Acquired (Fee)	92	S.F.	X	Ac.		@	$5.09	=	$468
	Land Acquired (Fee)		S.F.		Ac.		@	$0.00	=	$0
*	Drainage Easement	32	S.F.	X	Ac.		@	$5.09	=	$163
*	Slopes Acquired	589	S.F.	X	Ac.		@	$5.09	=	$2,998
*	Construction Easement	641	S.F.	X	Ac.		@	$1.53	=	$981
B.	Improvements Acquired *(Identify)*		Imp. #1: $500							
										$500

C. Value of Part Acquired Land and Improvements (Sub-Total)..... $5,110

D. Total Damages *(See Explanation, Breakdown and Support on Sheet 2A-9)*..... $600

E. Sum of A, B, and D..... $5,710

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

G. TOTAL AMOUNT DUE OWNER; if only part is Acquired..... $5,710

TOTAL AMOUNT DUE OWNER (ROUNDED)..... $5,750

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

A. LAND REMAINDER

						Amount Per Unit		Damages		Remaining Value
						Before Value	After Value	%	$	
Left Remainder		S.F.		Ac.		@				$0	$0
		S.F.		Ac.		@				$0	$0
Right Remainder	8,751	S.F.	X	Ac.		@	$5.09	$5.09		$0	$44,532
		S.F.		Ac.		@				$0	$0
		S.F.		Ac.		@				$0	$0

REMAINDER VALUE OF LAND..... $44,532

LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A (Above)..... $4,142

LESS COST-TO-CURE (Line 20-D)..... $600

TOTAL REMAINDER VALUE OF LAND..... $39,790

$38,850

B. IMPROVEMENTS REMAINING	Before Value	Damages %	Damages $	Remaining Value

REMAINDER VALUE OF IMPROVEMENTS..... $0

LESS FENCING ACQUIRED..... $0

TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS..... $39,790

TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS (ROUNDED)..... $39,750

REMARKS:

* 20A: The value of this drainage easement has been estimated at +/- 100% of the fee value. The value of this slope easement has been estimated at +/- 100% of the fee value. The value of the construction easement has been estimated based on +/- 30% of the fee value. See Item 24 for further explanation.

SUMMARY OF REMAINDER
APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS

(Supplement to Items 20 and 21, Pages 2A-8)

23. HIGHEST AND BEST USE AFTER ACQUISITION:

(1) Looking at the subject property following the proposed acquisition, the site would still be zoned Medium Density Residential (R2/PUD) with nothing found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (adopted June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the existing classification is not probable.

(2) Considering the physically possible land attributes I found the site post-construction will have 21.66 rear LF of frontage with a depth of approximately 129.94 LF. The site was considered to be level and suitable for a single unit residential development. Post-construction, the site will be impacted by a slope easement running along the northern portion of the lot and meeting a retaining wall. The residence's nearest living wall is located approximately 64 LF from the proposed wall. This will not impede the utility of the site as this area is within the 20-foot wide public utility and drainage easement, inside the setback area, and cannot be developed. The tract is adjacent to a drainage easement established by the subdivision developer, the proposed proad project will increase this area by 32 SF which is located along at a point along the rear property line. The site will also be impacted by the loss of improvement 1. The proposed changes are not expected to change the site's overall utility of present use. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps, making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. I believe a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site post-construction will be 8,751 SF, which is adequate for the development of a residential building.

(4) Considering the subject site's location and legal constraints, the only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:
The subject property is currently improved with a single unit residential dwelling that is in good condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit dwelling represents the present highest and best use of the site in the present "as is" condition.

24. DESCRIBE REMAINDER (S):

The remainder will have the same shape and topography as before the acquisition. The remaining site will contain +/- 99.0 % of the land area before construction. The acquisition area has the dimensions of 8.62 LF x 13.33 LF x 5.30 LF x 21.66 LF and is located on a steep slope that cannot be developed. The permanent slope easement does not further reduce the size of the tract and is not considered to reduce the utility due to the size of the lot. However, the slope easement does reduce the utility of the area being sloped. The proposed slope easement will be on a steep grade often in excess of a 1:1 slope and will slope into a the proposed wall. The top of the retaining wall will be slightly be higher than the grade of the land. The closest distance between the proposed right-of-way/wall and the closest living wall of the existing residence is approximately 64 LF. Present zoning for the subject property calls for a rear setback of 20 LF. However, I do believe the slope removes any value or utility to the affected slope area due to the 1:1 slope ratio and presence of the wall. Therefore, I estimate the value of the impacted slope area to be 100% of market value and the remaining slope area is not believed to have any contributory value to the remaining sight. Additionally, no damages to remaining improvements are believed to exist since the improvements are legally conforming, post-construction.

Post-construction, the rear lot will continue to backup to Duplex Road. The new roadway will have two traffic lanes plus a center turning lane (12 feet wide/each), making the new roadway approximately 36 feet wide. The right-of-way will generally be located approximately 19 LF from the asphalt along the north side of the road (project left) and will have a 9 LF wide shared-use path. The right-of-way will be located approximately 12 LF from the asphalt along the south side of the road (project right) and will have a 5 LF wide sidewalk. Each side of the road will have a concrete curb and gutter system which will capture rainwater runoff and dispose of the water without causing issues to any existing or potential improvements. Slope easements along the entire project does not typically exceed a 2:1 ratio.

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

The remainder will have a depth of 129.94 LF. The proposed right-of-way will share the subject tracts southern property line with the subject tract. The residential improvement will be located approximately 64 LF from the right-of-way. Present subdivision restrictions for the subject property call for a rear setback of 20 LF. Therefore, the subject's residential improvement is considered to continue its compliance with zoning setback regulations. Damages are not considered appropriate and are not applied to the remaining site or remaining improvements since the improvements are legally conforming.

As shown in the following chart, the new roadway will generally be below grade in relation to the subject site. Post-construction the site will contain 8,751 SF and will comply with minimum R2/PUD site requirements of 6,050 SF lot needed to develop a single unit residential dwelling on the remainder site. As described above and in Item 9 of this report, there is minimal demonstrated demand for the development of units, other than single unit dwellings.

The plans call for a retaining wall along the south side of Duplex Road (north property line of subject tract). The proposed wall is approximately 470 feet in length. The wall itself will vary in height from 1.5 - 7 feet. The highest portion of the wall will be located at the proposed and existing drainage easement (Station 101+50.00). The following chart illustrates the height of the retaining wall at each station along near the subject tract (all figures below are indicated in feet):

Centerline Station	Height of Wall Above Grade in Yard	Depth of Slope Cut	Distance from Slope to Wall	Height of Wall
99+95.00	< 1'	0	None	2
100+50.00	Level	0	None	3
101+00.00	Level	0	None	3
101+50.00	Level	0	None	4
102+00.00	< 1'	4	2:1 Slope from wall	5
102+50.00	< 1'	8	5	7
103+00.00	< 1'	6	4	4
103+50.00	< 1'	4	3	3
104+00.00	< 1'	3	3	2
104+65.00	< 1'	3	3	1.5

The following chart illustrates the elevation of the new roadway and grade of the slope easements.

Duplex Road Center Line Station	Fill (Cut) at Centerline (Feet)	Fill (Cut) at Left Shoulder (Feet)	Remarks
101+50.00	0	(1)	No Slope
102+00.00	0	(4)	2:1 Slope
102+33.58 (Begin)	--	--	--
102+46.46.91 (End)	--	--	--
102+50.00	0	(6)	> 1:1 Slope
103.00+00	1	(3)	> 1:1 Slope

Slope Easement: A slope easement is a non-possessory acquired interest in land that provides the city the right to use a portion of the tract for the purpose of building up (fill) or removing land (cut) in order to establish the proper grade for a public right-of-way. This restrictive covenant is established for public use and runs with the land thereby restricting the owner's bundle of rights. This is because the slope easement changes the character of the property, limits the utilization of the tract, impedes the right of control, right of exclusion, and the right of enjoyment. The proposed slope easement will be located within the 20 LF wide utility easement that runs parallel with the Duplex Road however will slope directly into the proposed wall. Therefore, I estimate the value of the slope easement and its

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

impact on the site to be approximately 100% of the before value of the land.

Drainage Easement: A drainage easement is a non-possessory acquired interest in land that provides the city the right to use a portion of the tract for the purpose of the public benefit. This restrictive covenant runs with the land thereby restricting the owner's bundle of rights. The property owner is not allowed to construct any improvements, to change the grade of the land, or to tamper with the drainage improvements. A drainage easement is improved in a manner that captures and drains water from the roadway. As a result, I estimate the drainage easement to impact the value of the site by 100% of the before value of the land.

Construction Easement: On December 17, 2014, the Federal Reserve Prime Interest Rate yield was 3.25%. TDOT is required by statute to pay 2% in excess of the Federal Reserve Prime Interest Rate to a property owner on any award above that posted on the date of acquisition. The current [December 2014] TDOT rate is 5 ¼ %. I have used a 10% rate of return as the appropriate return on the land for use as a construction easement for a period of 3 years.

Cost-to-Cure: The removal of the privacy fencing will also require the re-enclosure of the fencing post-construction. Therefore, the cost-to-cure for acquisition of the privacy fencing includes making the property owner's whole related to the present value of new fencing required to replace existing fencing plus a management and coordination cost associated with the effort required to re-enclose the fencing. Management and coordination costs are estimated at 20% of the total cost to replace the existing fencing. The following chart illustrates the cost-to-cure calculation. The cost-to-cure fencing (shown as damages below) includes the following:

Item	Estimate
Cost-to-Cure: Enclose Fencing 64 LF x $14/SF = $896	$896
Add: Management and Coordination Cost (20% of total)	+$179
Total Cost-to-Cure (re-enclose fencing)	***$1,075***
Less: Payment for Improvement 1 in Item 11	-$500
Remaining Cost-to-Cure Amount Due	$575
Total Due to Re-Enclose Fencing	**$600 [R]**

Improvements Acquired: This appraisal is a formal part affected report. The improvement impacted by the project was valued and improvements not impacted by the project were not valued. There were a total of one improvement impacted by the project: (1) wooden privacy fence. The calculations for this improvement are detailed in Item 11. The following chart illustrates the before and after values of each item:

	Before Value	Damages (%)	Remainder Value	Damages
Improvement 1	$500	-	-	$600
Land	$45,000	-	$39,790	-
Total	***$45,500***	-	***$39,750 [R]***	***$600***

25. **Amount of DAMAGE This Page To--2A-8, Item 20-D** $600

(A) **Amount of BENEFITS This Page To--2A-8, Item 20-F** $0

PHOTOGRAPHS

26.

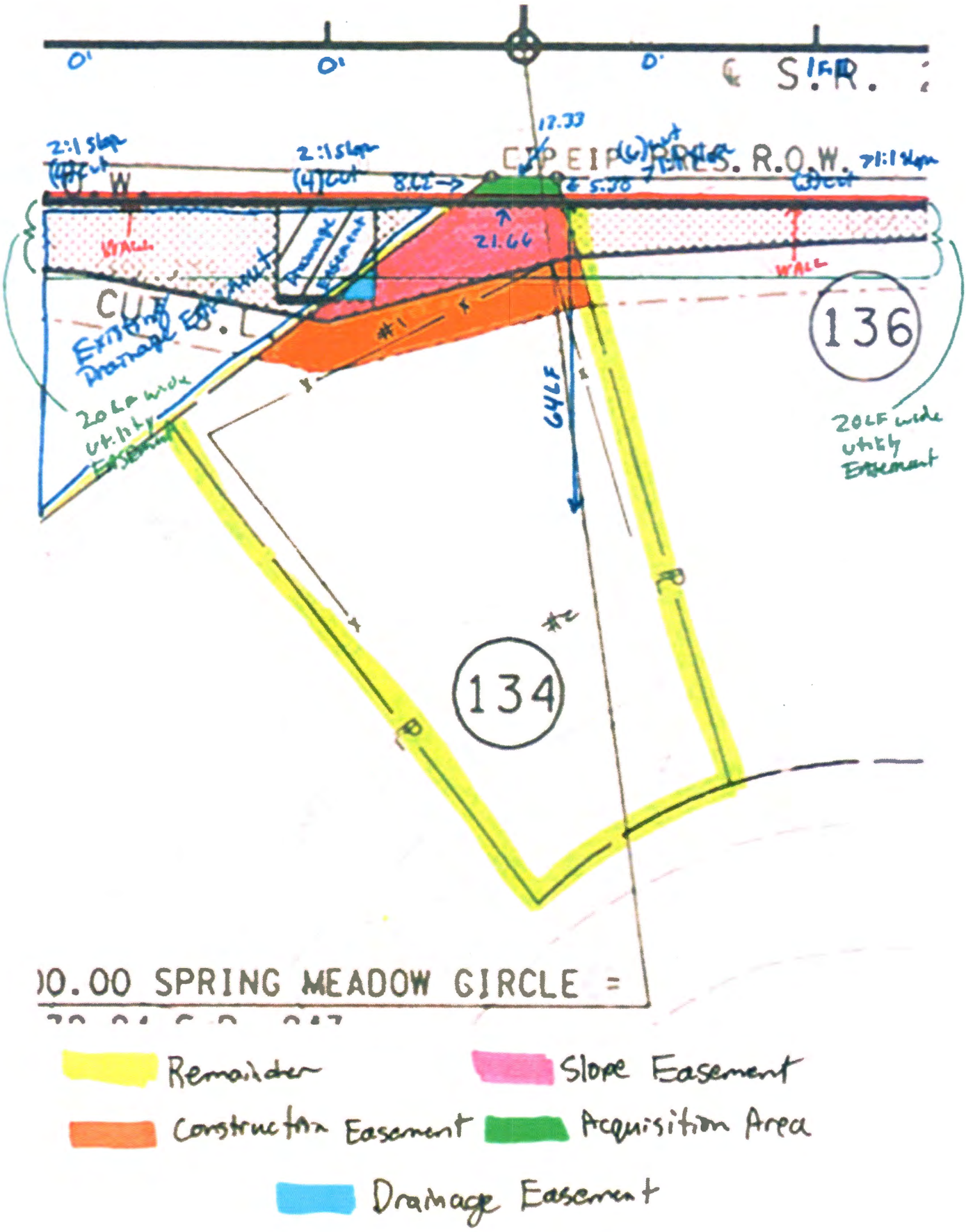
An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph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

60LPLM-F2-019
STP-M-247-(9)
TRACT #134
SUBJECT
12/20/14
APPROXIMATE
CONSTRUCTION,
SLOPE, DRAINAGE
EASEMENT,
ACQUISITION AREA

60LPLM-F2-019
STP-M-247-(9)
TRACT #134
SUBJECT
12/20/14
APPROXIMATE
CONSTRUCTION
EASEMENT,
IMPROVEMENT #1

60LPLM-F2-019
STP-M-247-(9)
TRACT #134
SUBJECT
12/20/14
IMPROVEMENT #2

RIGHT-OF-WAY MAP



Remainder

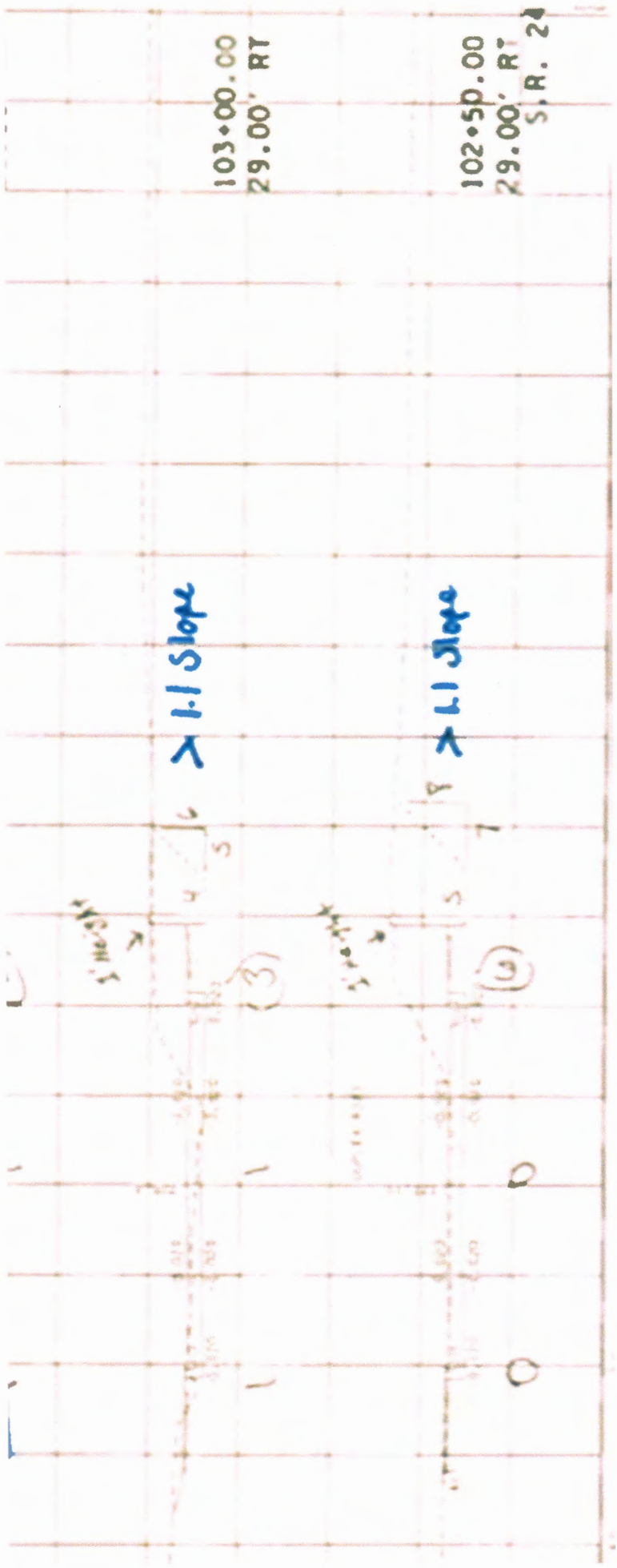
Slope Easement

Construction Easement

Acquisition Area

Drainage Easement

RIGHT-OF-WAY CROSS SECTION



State Project No.	60LPLM-F2-019	County	Maury and Williamson	Tract No.	134
Federal Project No.	STP-M-247 (9)	Name of Appraiser	Randy Button, MAI, SRA, AI-GRS (CG#03)		

PURPOSE OF APPRAISAL

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

DEFINITION OF MARKET VALUE

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

PROPERTY RIGHTS APPRAISED

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

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

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

INTENDED USE

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

INTENDED USER

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

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

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

SCOPE OF WORK

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

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

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

ATTACHMENTS

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

☐ attached at the end of this report.

☒ in a related market data brochure prepared for this project and which becomes a part of this report.

SCOPE OF WORK (Continued)

Acquisition appraisals are conducted in accordance with Tennessee's State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages. Further, the public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder.

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

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

(1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

(2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.

(3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

(4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected)* shall be dismissed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

(5) The value estimate is based on building sizes and land areas calculated by the appraiser from exterior dimensions taken during the inspection of the subject property.

(6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

(7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

(8) Responsible ownership and competent property managements are assumed.

(9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

(10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

(11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

(12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

(13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

(14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

(15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

(16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde, foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.

(17) The public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).

(18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.

(19) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

CERTIFICATE OF APPRAISER

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

(1) That I have made a personal inspection of the property that is the subject of this report and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.

(2) The statements of fact contained in this appraisal are true and correct.

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

(4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the City of Spring Hill with ☒ without ☐ , the assistance of Federal-aid highway funds, or other Federal funds.

(5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.

(6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.

(7) That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

(8) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

(9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill and I will not do so until so authorized by City of Spring Hill officials, or until I am released from this obligation by having publicly testified to such findings.

(10) Adam L. Hill (Registered Trainee #4698) provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Hill assisted in the compilation of the Market Data Brochure, property inspections, communications with property owners, and in compiling this report.

(11) That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

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

(13) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

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

(15) To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

(16) As of the date of this report I, Randy Button, MAI, SRA, AI-GRS, have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

(17) THAT the OWNER (Name) Christy Watkins was contacted on (Date) 11/20/2014 .

☐ In Person ☐ By Phone ☒ *By Mail, and was given an opportunity for he or his designated representative (Name) Christy Watkins to accompany the appraiser during his or her inspection of the subject property. The owner or his representative Declined ☐ Accepted ☒ to accompany appraiser on (Date) 12/20/2014 .

If by mail attach copy to 2A-12

Date(s) of inspection of subject December 20th, 2014

Date(s) of inspection of comparable sales October 17th, 2014

(18) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.

(19) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.

(20) That my opinion of the fair market value of the acquisition as of the 20th day of December , 2014.

is $5,750 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature Randy Button Date of Report 5/29/2015

State of Tennessee Certified General Real Estate Appraiser License Number CG #003

State Project No.	60LPLM-F2-019	County	Maury and Williamson	Tract No.	134
Federal Project No.	STP-M-247 (9)	Name of Appraiser	Randy Button, MAI, SRA, AI-GRS (CG#03)		

COPY OF FORM 4 LETTER

APPRAISAL NOTICE

Randy Button and Associates, Inc.
223 Rosa L. Parks Avenue, Suite 402
Nashville, Tennessee 37203

November 20, 2014

CHRISTY WATKINS
1008 Lowrey Pl
Spring Hill, TN 37174

Dear Property Owner,

I have been engaged to perform a real estate appraisal on a property shown to be in your ownership. The purpose of this appraisal is to establish a basis for possible compensation related to the acquisition of a portion of your property resulting from the widening of Duplex Road (S.R. 247)/State Project 94092-1224-14.

This letter is to afford you, or your representative, the opportunity to accompany me during my inspection of:

- Tract 134: 1008 Lowrey Pl, Spring Hill, TN 37174 with a site containing ± 0.203 acres of land. This tract is also known for tax purposes as Tax Map and Parcel 167M-K-6.00

Since the above referenced parcel(s) will be impacted by the public right-of-way improvement project, a land surveyor will be placing wooden stakes in your yard to indicate the impacted areas.

Please contact my office within the next fourteen (14) days to schedule an appointment for us to come to meet you or your representative at the above referenced property. During this visit I will provide you with information, and explain how this project will affect your property. Also we can go over what the surveying stakes mean and as we perform our inspection of the area affected by acquisition. Please do not remove the stakes until we are able to come to your property.

To ensure that we establish a date and time of mutual convenience, please call or text Adam Hill at 615-348-7980. We are happy to schedule a convenient time to meet with you. Our office will be closed December 1 – December 5th. If you leave us a message please provide your name, a good number and time for us to return your call, your preferred time to meet with us, and that you are calling about Tract No. 134.

Sincerely,

Randy Button, President
Randy Button and Associates, Inc.

RESOLUTION 16-435

TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 158 OF THE DUPLEX ROAD WIDENING PROJECT

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

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

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

WHEREAS, the cost of the acquisition will be $9,975.00 to the tract owner (Marion S. Moore) and $500.00 to the closing agent (Nancy King Crawford) for closing costs.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes a total land acquisition purchase in the amount of $10,475.00 to Nancy King Crawford, 1929 21st Avenue South, Nashville, TN 37212 for Tract number 158 of the Duplex Road widening project.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

AGREEMENT OF SALE
CITY OF SPRING HILL
MAURY COUNTY, TENNESSEE

PROJECT Duplex Road Widening
FEDERAL PROJECT # STP-M-247(9)
STATE PROJECT # 60LPLM-F2-019

ADDRESS 302 Cheairs Court, Spring Hill, TN
MAP/PARCEL 170A-H/16.00
TRACT # 158

This agreement entered into on this the 9th day of April, 2016, between Marion S. Moore, herein after called the **Seller** and the **City of Spring Hill**, shall continue for a period of 90 days under the terms and conditions listed below. This Agreement embodies all considerations agreed to between the **Seller** and the **City of Spring Hill.**

A. The **Seller** hereby offers and agrees to convey to the **City of Spring Hill** lands identified as **Tract # 158** on the right-of-way plan for the above referenced project upon the **City of Spring Hill** tendering the purchase price of **$9,975.** said tract being further described on the attached legal description.

B. The **City of Spring Hill** agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The **City of Spring Hill** will reimburse the **Seller** for expenses incidental to the transfer of the property to the **City of Spring Hill**. Real Estate Taxes will be prorated.

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

C. Retention of Improvements: ( ) Does not retain improvements ( ) Not applicable (x)
Seller agrees to retain improvements under the terms and conditions stated in the attached agreement to this document and made a part of this Agreement of Sale.

D. Utility Adjustment Not applicable (x)
The **Seller** agrees to make, at the **Seller's** expense, the below listed repair, relocation or adjustment of utilities owned by the **Seller**. The purchase price offered includes **$ -0-** to compensate the owner for those expenses.

E. Other: This agreement includes payment for the installation and removal of 120 lf of temporary 4' chain link fence with top rail.

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

_____

Seller: Marion Moore **Seller:** _____

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

(THIS FORM MAY BE USED FOR STAFF NPP)

(2)STATE PROJECT NO:	60LPLM-F2-019	(3)FEDERAL PROJECT NO:	STP-M-247(9)
(4)LPA PROJECT ID NUMBER:		(5)TRACT NUMBER:	158
(6)PROPERTY OWNERSHIP:	Marion S. Moore		
(7)COUNTY:	Williamson County	(8)MAP/PARCEL NUMBER:	170A-H-016
(9)APPRAISER:	Randy Button, MAI, SRA, AI-GRS(CG-#03)		
(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER:		$	8,400
(11)EFFECTIVE DATE OF VALUATION:	12/19/14	(12)APPRAISAL TYPE (FORMAL, FPA, or NPP):	FPA

ACQUISITION AREAS & APPROVED COMPENSATIONS

	ACQ. AREAS		COMPENSATIONS	(13)ALTERNATE OFFER	
INTERESTS ACQUIRED	AREA	ACS/SF	(Rounded)	Partial-Acquisition Remainder Declared Uneconomic Remnant	N/A
(14)FEE-SIMPLE	492	SF	$ 2,229		
(15)PERM. DRNGE. ESM'T.					
(16)SLOPE ESM'T.	272	SF	$ 862		
(17)AIR RIGHTS					
(18)TEMP. CONST. ESM'T.	1,180	SF	$ 1,605		
(19)LNDOWNR IMPRVMTS.			$ 2,650		
TOTL ACQUISITIONS			$ 7,346		
(20)DAMAGES			$ 1,050		
(21)SPECIAL BENEFITS					
NET DAMAGES			$ 2,625		
(22)UTILITY ADJUSTMENT					
TOTL LNDOWNR COMP.			$ 9,971		
(23)TENANT IMPRVMTS.			$ -		
TOTAL TRACT COMPENSATION			$ 9,971		
Total Tract Compensation Rounded To			$ 9,975		

(24)COMMENTS & EXPLANATIONS AS NECESSARY

Formal, part-affected appraisal of an improved residential site. Appraisal report is well documented and supported. Damages include $1,050 in damages for replacement of wood fencing. In addition, payment for temporary fencing during the construction period is included as explained below. Fencing in the acquisition area is acquired. Temporary fencing along the boundary of the TCE will be needed to maintain utility of the rear yard during construction, and this payment will be included by the reviewer. Approximately 120 LF of fencing will be required (4' chain link with top rail). The cost estimate was obtained from surveys of fencing contractors in the project area and includes removal of the temporary fence at the end of construction. The temporary fencing cost is $13.12 x 120 LF = $1,574 (R) $1,575. This amount is added administratively to the damages in Line (20) above.

OFFER PREPARED BY:	David S. Pipkin, CG-437, Consultant Review Appraiser	DATE:	2/4/2016

SIGNATURE OF PREPARER:	David S Pipkin
AGENCY AUTHORIZATION BY:	Date & Signature Of Authorizing Party 2/17/16

LOCAL PUBLIC AGENCY
REAL PROPERTY EMINENT DOMAIN
APPRAISAL REVIEW REPORT
(RIGHT OF WAY ACQUISITION)

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

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

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

Section (A) Identification & Base Data:

(1) State Project Number: **60LPLM-F2-019** **(2)** County: **Williamson** **(3)** Tract No: **158**
Federal: **STP/HHP-247**
Pin: **170A-H-16**

(4) Owner(s) of Record: **Marion S. Moore**
302 Cheairs Court
Spring Hill, TN 37174

(5) Address/Location of Property Appraised:
302 Cheairs Court, Spring Hill, Williamson County, TN

(6) Effective Date of the Appraisal: **12/19/14**

(7) Date of the Report: **6/30/15**

(8) Type of Appraisal:
- [ ] Formal
- [x] Formal Part-Affected

(9) Type of Acquisition:
- [ ] Total
- [x] Partial

(10) Type of Report Prepared:
- [X] Appraisal Report
- [ ] Restricted Appraisal Report

(11) Appraisal & Review Were Based On:
- [x] Original Plans (appraisal)
- [x] Plan Revision Dated: **8/24/15 (review)**

(12) Author(s) of Appraisal Report: **Randy Button, MAI, SRA, AI-GRS(CG #03)**

(13) Effective Date of Appraisal Review: 1/31/2016

(14) Appraisal Review Conducted By: **David S. Pipkin**

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

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

The scope of the appraisal review is to conduct a "field review" for technical compliance with USPAP, TDOT Guidelines for Appraisers and the URAPRAA of a summary appraisal report prepared by an independent fee appraiser under contract to the City of Spring Hill. In making the review appraisal, the reviewer read the appraisal, confirmed acquisition areas with right of way plans, evaluated the report for various report components required under applicable standards, and checked math. The report was evaluated with respect to adequacy of content, depth of analysis, appraisal methodology, and relevance of market data. The review assumes all factual information presented in the report is accurate and correct. I did not make independent verification of the market data. I made a physical inspection from the street of the subject property and comparable properties included in the appraisal.

Section (B): Property Attributes:

(1) Total Tract Size as Taken From the Acquisition Table: **0.228** Acre(s)

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

No. The larger parcel is identified as the entire 0.228 acres of land. The area of the larger parcel appraised agrees with r/w plans.

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

1- **Fencing (No. 1)**	2- **Landscaping (No. 2)**
3-	4-
5-	6-
7-	8-
9-	10-
11-	12-
13-	14-
15-	16-
17-	18-
19-	20-

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

Approaches Utilized: [x] Cost [x] Sales Comparison [ ] Income

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

Land:	**$45,000**
Improvements:	**$2,650**
Total:	**$47,650**

Section (D) Acquisitions:

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

[a]	Fee Simple:	**492**	Sq. Ft.
[b]	Permanent Drainage Easement:		Sq. Ft.
[c]	Slope Easement:	**272**	Sq. Ft.
[d]	Air Rights:		Sq. Ft.
[e]	Temporary Construction Easement:	**1,180**	Sq. Ft.
[f]		**0**	Sq. Ft.

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

1-	**Fence (No. 1)**	2-	**Landscaping (No. 2)**
3-		4-	
5-		6-	
7-		8-	
9-		10-	
11-		12-	
13-		14-	
15-		16-	
17-		18-	
19-		20-	

Section (E) Damages/Special Benefits:

The appraisal includes $1,050 in cost-to-cure damages, reflecting the difference between the cost new required to replace the wood privacy fencing acquired and the depreciated value of the privacy fencing acquired. This amount is required to make the owner "whole" with respect to privacy fence replacement and is an appropriate payment.

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

Approaches Utilized: ☐ Cost ☒ Sales Comparison ☐ Income

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

Land:	**$39,250**
Improvements:	**$0**
Total:	**$39,250**

Comments:

Remainder value of the land is rounded.

Section (G) Review Comments

"Before" & "After" Valuation (Include Comments For "NO" Responses To Questions 1 - 7 & "YES" Response To Question 8)

(1) Are the conclusions of highest and best use (before & after) reasonable and adequately supported?
Yes. The property is an improved residential subdivision lot. The before highest and best use if vacant is concluded to be residential use. The acquisition includes fee, slope and construction easements with limited affect on the remainder, and the appraiser's conclusion that after highest and best use will not change is logical and reasonable.

(2) Are the valuation methodologies (before & after) appropriate?
Yes. FPA type appraisal wherein the land value is estimated using the sales comparison approach and contributing value of the improvements affected is estimated based on the cost approach. This methodology is reasonable and appropriate.

(3) Are the data employed relevant & adequate to the (before & after) appraisal problems?
Yes. The land sales considered are residential lot sales from the same general market area as the subject in and around Spring Hill.

(4) Are the valuation techniques (before & after) appropriate and properly applied?
Yes. The income approach does not apply. The sales comparison and cost approaches are appropriately used in estimating the before value. After value is vacant land and is based on the sales comparison approach.

(5) Are the analyses, opinions, and conclusions (before & after) appropriate and reasonable?
Yes. The before and after highest and best use conclusions are reasonable based on zoning, physical characteristics and utility of the tract. The valuation approaches use appropriate comparison sales and cost data and are properly developed. All appropriate valuation techniques are applied.

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

Yes. The appraisal report is well documented and supported, and the analysis considers the significant aspects of the property and affects of the acquisition on the remainder.

(7) Is the appraisal report under review generally compliant with *USPAP*, the *Uniform Act*, and TDOT's *Guidelines for Appraisers*?
The appraisal report complies in all major respects with USPAP, URAPRAA, and TDOT's Guidelines for Appraisers.

(8) Do the general and special "Limiting Conditions and Assumptions" outlined in the appraisal report limit the valuation to the extent that the report cannot be relied on for the stated use?
No. No unusual assumptions or limiting conditions are noted.

Appraisal Report Conclusions -- Amounts Due Owner

(a)	Fee Simple:	**$2,229**
(b)	Permanent Drainage Easement:	
(c)	Slope Easement:	**$862**
(d)	Air Rights:	
(e)	Temporary Construction Easement:	**$1,605**
(f)		
(g)	Improvements:	**$2,650**
(h)	Compensable Damages:	**$1,050**
(i)	Special Benefits:	
(j)	Total Amount Due Owner By Appraisal:	**$8,400**

[x] I **DO** Recommend Approval Of This Report

[ ] I **DO NOT** Recommend Approval Of This Report

Comments:

Amount due owner rounded from $8,396 to $8,400.

David A. Pipkin

Appraisal Review Consultant(s)

TN CG-437

State License/Certification No(s):

[x] Consultant [ ] Staff

February 4, 2016

Date of Appraisal Review Report

Additional Comments:

Section (H) Certification

I certify to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.
The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
I have performed no services, as an appraiser or in any other capacity, regarding the property that is subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
I did personally inspect the exterior of the subject property of the work under review.

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

David A. Pipkin

Appraisal Review Consultant(s)

[x] Consultant [ ] Staff

February 4, 2016
Date of Appraisal Review Report

Section (I) Limiting Conditions & Assumptions

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

(1) Unless stated herein to the contrary, it is specifically assumed that the author of the appraisal report under review made the required contact with the property owner, and conducted the appropriate inspections and investigations.

(2) Unless stated herein to the contrary, it is specifically assumed that the right-of-way plans upon which the appraisal was based are accurate.

(3) Unless stated herein to the contrary, it is specifically assumed that all property (land & improvement) descriptions are accurate.

(4) Unless stated herein to the contrary, no additional research was conducted by the review appraiser.

(5) Unless stated herein to the contrary, all specific and general limiting conditions and assumptions outlined in the appraisal report submitted for review are adopted herein.

APPRAISAL REPORT
CITY OF SPRING HILL, TENNESSEE

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE FAIR MARKET VALUE FOR HIGHWAY RIGHT-OF-WAY PURPOSES

1. Name, Address & Telephone Numbers:

(A) Owner: Marion S. Moore
302 Cheairs Court
Spring Hill, TN 37174

(B) Tenant: Owner Occupant
615-305-0885

(C) Address and/or location of subject: 302 Cheairs Court, Spring Hill, Williamson County, TN

2. Detail description of entire tract:

The subject site is a trapezoid shaped site located in Baker Springs Section 1 subdivision. The tract has 122.66 rear feet fronting the south side of Duplex Road and a depth of 120.20 feet, containing 0.228 acres or 9,932 SF. The property is level. The site is improved: Improvement 1 is a wooden privacy fence; Improvement 2 is a landscaping; Improvement 3 is a single unit residential dwelling that is not impacted by the proposed project.

3. (A) Tax Map and Parcel No. 170A-H-016.00 **(B) Is Subject in a FEMA Flood Hazard Area? Yes** ☐ **No** ☒
If yes, Show FEMA Map/Zone No. _____

4. Interest Acq.: Fee ☒ **Drainage Easement** ☐ **Construction Easement** ☒ **Slope Easement** ☒ **Other:** _____

5. Acquisition: Total ☐ **Partial** ☒

6. Type of Appraisal: Formal ☐ **Formal Part Affected** ☒

Intended Use of Report – This "Formal Part-Affected" appraisal of a 100% ownership position is intended for the sole purpose of assisting the City of Spring Hill, Tennessee in the acquisition of land for right-of-way purposes. This appraisal pursuit excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

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

7. Detail Description of land acquired:

BEGINNING at a point on the south existing right of way line of S.R. 247 (Duplex Road) and being a common corner with Joshua Isaac and Lanae Denise Schlessman (D.B. 5395 PG. 245) and being located 27.75 feet right of centerline station 110+38.30; thence with the existing right of way line North 89 deg. 59 min. 55 sec. East for a distance of 122.66 feet to a point being a common corner with Boyd E. and Michele L. Townsend (D.B. 5320 PG. 893); thence with the common line South 34 deg. 18 min. 22 sec. West for a distance of 4.68 feet to a point on the south proposed right of way line of S.R. 247 (Duplex Road); thence with the proposed right of way line South 89 deg. 49 min. 00 sec. West for a distance of 120.13 feet to a point on the common line with Schlessman; thence with the common line North 01 deg. 29 min. 31 sec. East for a distance of 4.25 feet to the Point of **BEGINNING.**

Containing 492 square feet, more or less.

See Page 1A for descriptions of easements being acquired.

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

Sale Date	Grantor	Grantee	Book Page	Verified Consideration	How Sale Amount Verified
4/8/2004	Taylor R. Golden	Marion S. Moore	3203/ 229	$166,000	Public Affidavit

Existing Use	Zoning	Utilities Available	Off Site Improvements	Area Lot or Acreage
Residential	R2/PUD	Water, Sewer, Electric, Gas, Tele.	Paved Street and Curb	0.228 Acres or 9,932 SF

ADDITIONAL COMMENTS

7. Detailed description of land acquired: Continued from preceding page.....

Slope Easement
The ROW plans call for a slope easement on the subject site along the south side of the proposed right-of-way. This strip of land has a maximum width of 4 feet and a minimum width of 0 feet, and contains 272 sq. ft., more or less.

Construction Easement
The plans also call for a construction easement containing 1,180 SF, in effect renting this portion for 3 years (length of construction). The construction easement is an approximate 10 foot wide strip of land running parallel with the right-of-way or slope easement and providing silt control or work space for the road contractors.

9. Highest and Best Use: *Before Acquisition)(If different from existing make explanation supporting same.)*

In order to estimate an opinion of value for the subject property we needed to determine the highest and best use or "the reasonably probable use of property that results in the highest value" (definition of *highest and best use* in The Appraisal of Real Estate, 14th ed. Chicago: Appraisal Institute 2013, page 332).

The larger parcel issue is the first step in condemnation valuation. Larger parcel includes three considerations: unity of ownership, contiguity, and unity of use. Larger Parcel is an assemblage issue and not a highest and best use analysis. I feel the Larger Parcel is Tract 158 in its entirety.

Considering subject as a Larger Parcel, it is important to identify the conditions that are "reasonably probable" including what is (1) legally permissible on the site, (2) physically possible, and (3) financially feasible. In testing the economic productivity of the site we are able to identify what is (4) maximally productive, and therefore the highest and best use.

(1) Looking at the subject property prior to the proposed acquisition, I found the site to be zoned Medium Density Residential / Planned Unit Development (R2/PUD). R2/PUD Districts allow for single-unit residential dwellings with good access to public utilities and facilities. Buildable sites for the Baker Springs Subdivision must have a minimum lot area of 6,050 square feet. Restrictions for the Baker Springs Subdivision were recorded as "Declarations of Covenants, Conditions and Restrictions for Baker Springs" in Williamson County, Tennessee Record Book 2495, Page 393-417. These subdivision restrictions require the development of only single family residential units per lot. R2/PUD zoning allows a maximum total building area of 35% of the site size. The subdivision restrictions also preclude any multi-family or commercial structures. Additionally, no private restrictions, historic controls, or environmental regulations were found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the current zoning designation is not probable.

(2) Considering the physically possible land attributes I found that the site had 122.66 of rear existing frontage with a depth of approximately 120.20 LF. The site was considered to be level and suitable for residential development. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. Considering the zoning and subdivision restrictions for the development of only single unit residential dwellings, low number of days on the market, and the volume of construction of single unit residential dwellings, I believe the development of a single unit residential unit would appear to be a viable and attractive use for the land. Considering the fact that the neighborhood itself is comprised of new residential construction, such a use is considered appealing to a developer. Therefore, a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site was 9,932 SF which would allow for the development of a residential dwelling with a maximum of 3,476 square feet. I believe the most appealing uses for the site, considering its access and visibility, is for the site to be developed with a residential use.

(4) Considering the subject site's location and legal constraints, its only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:
The subject property is currently improved with a single unit residential dwelling that appeared in average condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit residential dwelling represents the highest and best use to the land and improvements.

This Appraisal Is Based On Original Plans	X	Or Plan Revision		Dated: March 1, 2013

OTHER IMPROVEMENTS

11.

Structure No. 1 No. Stories N/A Age EA Function Fencing

Construction Wood Condition Average Linear Feet 115

Reproduction Cost $1,610 Depreciation $758 Indicated Value $ 900 [R]

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:
Improvement 1 is a 6-foot wooden privacy fence in average condition. According to Franklin Fence and Deck Company a similar fence has a replacement value of $14.00/LF and an estimated economic life of 15-years. The subject fence is considered to have an effective age of 7 years (47% depreciation). The value of this improvement was calculated as follows:

$14/LF x 115 LF = $1,610 cost new - $758 depreciation ($1,610 x 47% dep.=$758)= $852 as is= **$900 Rounded**

Improvement 1 is an enclosed privacy fence and the cost to re-enclose the fencing is addressed in Item 24.

Structure No. 2 No. Stories N/A Age N/A Function Landscaping

Construction Various Condition Average Sq. Ft. Area N/A

Reproduction Cost $1,705 Depreciation $0 Indicated Value $ 1,750 [R]

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:
The subject tract had 5 crape myrtles, 6 medium trees, and 1 ornamental tree impacted by the construction easement. The replacement estimate for these plantings was obtained from to Bates Nursery (Nashville, TN). According to Lowes.com a pine tree has a replacement value of approximately $50. The affected plants have a replacement value as follows:

Planting	Cost/Each	Count	Value
Crape Myrtle	$140/Each	5	$700
Tulip Poplar Trees	$140/Each	6	$840
Ornamental Tree	$115/Each	1	$115
Pine Tree	$50/Each	1	$50
		Total	**$1,750 [R]**

Structure No. _____ No. Stories _____ Age _____ Function _____

Construction _____ Condition _____ Sq. Ft. Area _____

Reproduction Cost _____ Depreciation _____ Indicated Value $ _____

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Summary of Indicated Values **$ 2,650**

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 158

Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

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

Inspection Date: 12/19/2014		SALE NO. RL-4		SALE NO. RL-6		SALE NO. RL-8	
CASH EQUIVALENT Sales Price			$54,000		$45,000		$42,500
Date of Sale	# of Periods	3/27/2013	21	5/21/2014	7	5/7/2014	8
% Per Period	Time Adjustment	0.38%	$4,323	0.38%	$1,208	0.38%	$1,217
Sales Price Adjusted for Time			$58,323		$46,208		$43,717
Proximity to Subject							
Unit Value Land Per Lot:			$58,323		$46,208		$43,717
Elements	SUBJECT	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.
Location	Baker Springs	Dakota Pointe		Res.at Port Royal		Port Royal Estates	
Size	9,932 SF	10,322 SF		9,350 SF		8,464 SF	
Shape	Trapezoid	Irregular		Trapezoid		Trapezoid	
Site/View	Street	Street		Street		Street	
Topography	Level	Level		Level		Rolling	
Access	Average	Average		Average		Average	
Zoning	R-2/PUD	R-2		R-2/PUD		R-2/PUD	
Utilities Available	Water/Sewer Elec., Gas	Water/Sewer Elec., Gas		Water/Sewer Elec., Gas		Water/Sewer Elec., Gas	
Encumbrances Easements, Etc.	Typical	Typical		Typical		Typical	
Off-Site Improvements	Paved Curbed St. Curb and Gutters	Paved Streets Curb and Gutters		Paved Streets Curb and Gutters		Paved Street, Curb, Sidewalk, Gutters	
On-Site Improvements	None	None		None		None	
Other:							
NET ADJUSTMENTS		+	$0	+	$0	+	$0
ADJUSTED UNIT VALUE			$58,323		$46,208		$43,717
INDICATED VALUE OF SUBJECT LAND FOUND ON FOLLOWING PAGE:							

Comments:
The range of values per lot for the three sales used were from: $ 43,717 to $ 58,323 per Lot.

The mean value based upon the sales applied to this analysis is $49,416/Lot. The most consideration was given toward sale RL-6 and RL-8 due to the more recent sale dates, similar zoning, and similar size of the tracts. Overall, the subject is considerd most similar to sale RL-8 which is connected to the subject neighborhood from Baker Creek Drive via Knapton Drive.

Based upon the available sales information the estimated per lot value is $45,000/Lot for the entire subject site.

ADDITIONAL COMMENTS

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

My research uncovered a number of vacant residential lot sales. The three sales applied in this analysis were located in three separate neighborhoods: Dakota Pointe, the Reserve at Port Royal, and Port Royal Estates. The three sales ranged in size from 8,464 SF to 10,322 SF, exhibiting a mean of 9,378 SF, which brackets subject tract, which was found to contain 9,932 SF. The three sales occurred between March 2013 and May 2014.

The subject tract is located in Section 1 of the Baker Springs Subdivision, which was developed around 2002. The lot sizes typically range from 6,050 – 8,500 SF though some are as large as +13,000 SF. The subdivision is fully developed. Finished homes built when the subdivision was originally developed have been selling just below the $220,000's. However, because the subject's subdivision is fully developed, no vacant residential lot sales were available. For that reason, my research focused on residential land sales that were near the subject site and in subdivisions where new homes are similar to the improvements within Baker Springs.

Sale RL-4 is the oldest sale used in the analysis. This sale occurred in Dakota Pointe, which typically exhibits finished home sales between $280,000 and $350,000. This sale is located within Williamson County and has larger sized lots as the subject tract. Sale RL-4 also has frontage along Buckner Lane, a busy thoroughfare, giving it some similarity to the subject in terms of location along a main traffic artery within the city. Overall, the subject neighborhood is not considered to have the potential to support finished home values in the $300,000 at this time. Therefore, this sale is considered superior to the subject neighborhood.

RL-4 is located within a similar neighborhood to the subject known as the Reserve at Port Royal. This site was sold to a local home builder, John Maher Builders, Inc. who has developed many lots in neighboring subdivisions building similar homes as those found within Baker Springs. Sale RL-4 also has the same zoning classification as the subject tract and also has a 20 LF wide public utility and drainage easement located along the eastern property line. This is considered similar to the subject which has a 20 LF wide utility easement along the present right-of-way of Duplex Road.

RL-8 is located in a neighborhood that is also considered similar to the subject. This sale is in Port Royal Estates which is located in a neighboring subdivision located south of the subject and is accessed from Baker Creek Drive. This subdivision is located in both Maury and Williamson Counties. Vacant land sales within the subdivision are selling at $42,500 per residential lot in both counties. This was confirmed with the developer, Celebration Homes, LLC, who is actively developing lots within the Williamson County portion of the subdivision with finished homes ranging between $230,000-$265,000. This subdivision is located directly south of the subject and is considered significantly similar to the subject tract in terms of overall market appeal and development potential.

My research suggest that newer homes within Spring Hill are selling for higher prices than the 10-12 year old homes within the Baker Springs Subdivision. I believe that if a vacant lot were to be developed within the subject neighborhood the finished home values would be most similar to those presently occurring in the Port Royal Estate Subdivision. RL-8 sold for $42,500/lot as did many other lots within this subdivision regardless of their location within Maury or Williamson County, suggesting the overall potential finished home value was the driving market force behind lot values. Similar lot values were also observed in the Reserve at Port Royal with sale RL-6 ($45,000/lot) and the Laurels at Town Center ($42,500/lot).

As a result, I believe the subject tract should fall near the adjusted value to Sale RL-8, which is considered the most similar to the subject tract. The greatest support for values were exhibited in Sale RL-8 with consideration given to sale RL-6 which was located in the slightly superior Port Royal Estate subdivision. Therefore, I believe the most reasonable value for the subject lot, as of the date of my inspection, to be near $45,000/Lot.

Subject Lot Value: $45,000

Subject Square Foot Value: $4.53/SF

($45,000 / 9,932 SF = $4.53/SF)

Note: The square foot value of the subject site will be applied in the following analysis because this reflects the unit measurement being applied to the acquisition areas.

CITY OF SPRING HILL, TENNESSEE

ITEM 17. EXPLANATION and/or BREAKDOWN OF LAND VALUES

(A) VALUATION OF LAND:

LAND	1 Lot	S.F. ☐	F.F. ☐	Acre ☐	Lot ☒	@	$45,000	(Average) Per Unit	=	$45,000
LAND		S.F. ☐	F.F. ☐	Acre ☐	Lot ☐	@		(Average) Per Unit	=	$0
LAND		S.F. ☐	F.F. ☐	Acre ☐	Lot ☐	@		(Average) Per Unit	=	$0
LAND		S.F. ☐	F.F. ☐	Acre ☐	Lot ☐	@		(Average) Per Unit	=	$0
								Total		$45,000

REMARKS: The value indication for the subject land was rounded to $45,000.

18. APPROACHES TO VALUE CONSIDERED:

(A) Indicated Value of	☐ Entire Tract	☒ Part Affected	from SALES COMPARISON APPROACH	$45,000
(B) Indicated Value of	☐ Entire Tract	☐ Part Affected	from COST APPROACH	N/A
(C) Indicated Value of	☐ Entire Tract	☐ Part Affected	from INCOME APPROACH	N/A

RECONCILIATION: (Which approaches were given most consideration?)(Single-point conclusion should be reasonably rounded)

For the purpose of valuing the subject property the Sales Comparison Approach was processed. The Income Capitalization Approach has been considered, however, it has not been processed within this report because most vacant residential land in the market is not leased. The value indication by the Sales Comparison Approach was $45,000. Item 11 of the report two improvements were calculated to have a value of $2,650. The value of the improvements in Item 11 were added to the land value calculated in the Sales Comparison Approach for a combined value of $47,650. After researching a number of vacant residential lot sales and discussion with market participants, I feel the comparable sales used in this analysis best represent the market value of the subject tract. These values are further supported by recent market data, as discussed in detail in Item 14 of this report. Therefore, I estimate the value for the subject property and the effected improvements to be $47,650.

19. FAIR MARKET VALUE	of ☐ Entire Tract	☒ Part Affected			$47,650
(A) TOTAL AMOUNT DUE OWNER	if ☐ Entire Tract	☒ Part Affected Acquired			$8,400
(B) AMOUNT ATTRIBUTABLE TO:			Land $45,000	Improvements	$2,650

REMARKS: Value of Improvements: $ 2,650

Improvement 1: $ 900
Improvement 2: $ 1,750

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT ...*(Amount in Item 19 carried forward)*..... $47,650

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

A.	Land Acquired (Fee)	492	S.F.	X	Ac.		@	$4.53	= $2,229
	Land Acquired (Fee)		S.F.		Ac.		@	$0.00	= $0
	Drainage Easement		S.F.		Ac.		@	$0.00	= $0
	* Slopes Acquired	272	S.F.	X	Ac.		@	$3.17	= $862
	* Construction Easement	1,180	S.F.	X	Ac.		@	$1.36	= $1,605
B.	Improvements Acquired: *(Identify)*	Imp. #1: $900; Imp. #2: $1,750							$2,650
C.	Value of Part Acquired Land and Improvements (Sub-Total).....								$7,346
D.	Total Damages *(See Explanation, Breakdown and Support on Sheet 2A-9)*.....								$1,050
E.	Sum of A, B, and D.....								$8,396
F.	Benefits: *(Explain and deduct from D. Amount must not exceed incidental damages)*.....								$0
G.	TOTAL AMOUNT DUE OWNER; if only part is Acquired.....								$8,396
	TOTAL AMOUNT DUE OWNER (ROUNDED).....								$8,400

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

A. LAND REMAINDER

						Amount Per Unit		Damages		Remaining Value
						Before Value	After Value	%	$	
Left Remainder		S.F.		Ac.		@				$0	$0
		S.F.		Ac.		@				$0	$0
Right Remainder	9,440	S.F.	X	Ac.		@	$4.53	$4.53		$0	$42,771
		S.F.		Ac.		@				$0	$0
		S.F.		Ac.		@				$0	$0

REMAINDER VALUE OF LAND..... $42,771
LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A (Above)..... $2,467
LESS COST-TO-CURE (Line 20-D)..... $1,050
TOTAL REMAINDER VALUE OF LAND..... $39,254

B. IMPROVEMENTS REMAINING	Before Value	Damages %	Damages $	Remaining Value

REMAINDER VALUE OF IMPROVEMENTS..... $0
LESS FENCING ACQUIRED..... $0
TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS..... $39,254
TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS (ROUNDED)..... $39,250

REMARKS:

* 20A: The value of this drainage easement has been estimated at +/- 100% of the fee value. The value of this slope easement has been estimated at +/- 70% of the fee value. The value of the construction easement has been estimated based on +/- 30% of the fee value. See Item 24 for further explanation.

SUMMARY OF REMAINDER

APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS

(Supplement to Items 20 and 21, Pages 2A-8)

23. HIGHEST AND BEST USE AFTER ACQUISITION:

(1) Looking at the subject property following the proposed acquisition, the site would still be zoned Medium Density Residential (R2/PUD) with nothing found to preclude what is permissible under the existing zoning classification. The Spring Hill Comprehensive Plan (adopted June 2011) suggest a Suburban Neighborhood Use for the site. Therefore, I believe reclassification of the site into a classification inconsistent with the existing classification is not probable.

(2) Considering the physically possible land attributes I found the site post-construction will have 120.13 rear LF of frontage with a depth of approximately 115.95 LF. The site was considered to be level and suitable for a single unit residential development. Post-construction, the size of the site will be slightly reduced and the site will not be impacted other than the presence of the slope easement on the northern property line and the loss of improvements 1-2. This will not impede the utility of the site as this area is within the 20-foot wide public utility and drainage easement, inside the setback area, and cannot be developed. The size and shape of the tract will remain unchanged post-construction. Therefore, the proposed changes are not expected to change the site's overall utility of present use. The site also has public water, sewer, gas, electric, and telephone utilities in place and is not located in the flood zone according to FEMA flood maps, making a residential use physically possible.

(3) In determining uses for the site that meet both the legally permissible and physically possible criteria, I narrowed the potential uses that would be financially feasible. I believe a residential use for the land provides the highest land value commensurate with the development cost associated with the market's acceptance of risk. The total area for the site post-construction will be 9,440 SF, which is adequate for the development of a residential building.

(4) Considering the subject site's location and legal constraints, the only practical use is for the land to be developed with a residential use. Considering the preceding factors, it is concluded that the *highest and best use* of the subject site, as if vacant, is for the land to be developed with a single unit residential dwelling.

Highest and Best Use As-Improved:
The subject property is currently improved with a single unit residential dwelling that is in good condition. After considering the possible alternative uses for the existing facility, I am of the opinion that the existing single unit dwelling represents the present highest and best use of the site in the present "as is" condition.

24. DESCRIBE REMAINDER (S):

The remainder will have the same shape and topography as before the acquisition. The remaining site will contain +/- 95.0 % of the land area before construction. The acquisition is a strip of land that is 4.25 LF wide at the northwest corner of the tract and varies to a maximum of 5.10 LF on the northeast corner of the tract.

Post-construction, the rear lot will continue to backup to Duplex Road. The new roadway will have two traffic lanes plus a center turning lane (12 feet wide/each), making the new roadway approximately 36 feet wide. The right-of-way will generally be located approximately 19 LF from the asphalt along the north side of the road (project left) and will have a 9 LF wide shared-use path. The right-of-way will be located approximately 12 LF from the asphalt along the south side of the road (project right) and will have a 5 LF wide sidewalk. Each side of the road will have a concrete curb and gutter system which will capture rainwater runoff and dispose of the water without causing issues to any existing or potential improvements. Slope easements along the entire project are not to exceed a 2:1 ratio.

The remainder will have a depth of 115.95 LF. The proposed right-of-way will share the subject tracts southern property line with the subject tract. The residential improvement will be located approximately 32 LF from the right-of-way. Present subdivision restrictions for the subject property call for a rear setback of 20 LF. Therefore, the subject's residential improvement is considered to continue its compliance with zoning setback regulations. Damages are not considered appropriate and are not applied to the remaining site or remaining improvements since the improvements are legally conforming.

As shown in the following chart, the new roadway will generally be at grade in relation to the subject site. Post-construction the site will contain 9,440 SF and will comply with minimum R2/PUD site requirements of 6,050 SF lot needed to develop a single unit residential dwelling on the remainder site. As described above and in Item 9 of this report, there is minimal demonstrated demand for the development of units, other than single unit dwellings.

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

The following chart illustrates the elevation of the new roadway and grade of the slope easements.

Duplex Road Center Line Station	Fill (Cut) at Centerline (Feet)	Fill (Cut) at Left Shoulder (Feet)	Remarks
110+00.00	1	1	3:1 Slope
110+38.30 (Begin)	--	--	--
110+50.00	1	0	3:1 Slope
111+00.00	1	0	3:1 Slope
11+50.00	1	1	3:1 Slope
111+60.96 (End)	--	--	--
112+00.00	1	2	4:1 Slope

Slope Easement: A slope easement is a non-possessory acquired interest in land that provides the city the right to use a portion of the tract for the purpose of building up (fill) or removing land (cut) in order to establish the proper grade for a public right-of-way. This restrictive covenant is established for public use and runs with the land thereby restricting the owner's bundle of rights. This is because the slope easement changes the character of the property, limits the utilization of the tract, impedes the right of control, right of exclusion, and the right of enjoyment. The largest area of the proposed slope easement will be located within the 20 LF wide utility easement that runs parallel with the Duplex Road is proposed to have a 3:1 fill slope. Therefore, I estimate the value of the slope easement and its impact on the site to be approximately 70% of the before value of the land.

Construction Easement: On December 17, 2014, the Federal Reserve Prime Interest Rate yield was 3.25%. TDOT is required by statute to pay 2% in excess of the Federal Reserve Prime Interest Rate to a property owner on any award above that posted on the date of acquisition. The current [December 2014] TDOT rate is 5 ¼ %. I have used a 10% rate of return as the appropriate return on the land for use as a construction easement for a period of 3 years.

Cost-to-Cure: The removal of the privacy fencing will also require the re-enclosure of the fencing post-construction. Therefore, the cost-to-cure for acquisition of the privacy fencing includes making the property owner's whole related to the present value of new fencing required to replace existing fencing plus a management and coordination cost associated with the effort required to re-enclose the fencing. Management and coordination costs are estimated at 20% of the total cost to replace the existing fencing. The following chart illustrates the cost-to-cure calculation. The cost-to-cure fencing (shown as damages below) includes the following:

Item	Estimate
Cost-to-Cure: Enclose Fencing 115 LF x $14/SF = $1,610	$1,610
Add: Management and Coordination Cost (20% of total)	+$322
Total Cost-to-Cure (re-enclose fencing)	***$1,932***
Less: Payment for Improvement 1 in Item 11	-$900
Remaining Cost-to-Cure Amount Due	$1,032
Total Due to Re-Enclose Fencing	**$1,050 [R]**

SUMMARY OF REMAINDER

24. DESCRIBE REMAINDER (S): (Continued.....)

Improvements Acquired: This appraisal is a formal part affected report. The improvements impacted by the project were valued and improvements not impacted by the project were not valued. There were a total of two improvements impacted by the project: (1) wooden privacy fence, (2) landscaping. The calculations for these value estimates for these improvement are detailed in Item 11. The following chart illustrates the before and after values of each item:

	Before Value	Damages (%)	Remainder Value	Damages
Improvement 1	$900	-	-	$1,050
Improvement 2	$1,750	-	-	-
Land	$45,000	-	$39,254	-
Total	***$47,650***	-	***$39,250 [R]***	***$1,050***

25.	**Amount of DAMAGE This Page To--2A-8, Item 20-D**		$1,050
(A)	**Amount of BENEFITS This Page To--2A-8, Item 20-F**		$0

PHOTOGRAPHS

26.

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

60LPLM-F2-019
STP-M-247 (9)
TRACT #158
SUBJECT
12/19/2014
APPROXIMATE
ACQUISITION AREA

60LPLM-F2-019
STP-M-247 (9)
TRACT #158
SUBJECT
12/19/2014
APPROXIMATE
CONSTRUCTION
AND SLOPE
EASEMENT

60 LPLM-F2-019
STP-M-247 (9)
TRACT #158
SUBJECT
12/19/2014
IMPROVEMENT #3

PHOTOGRAPHS

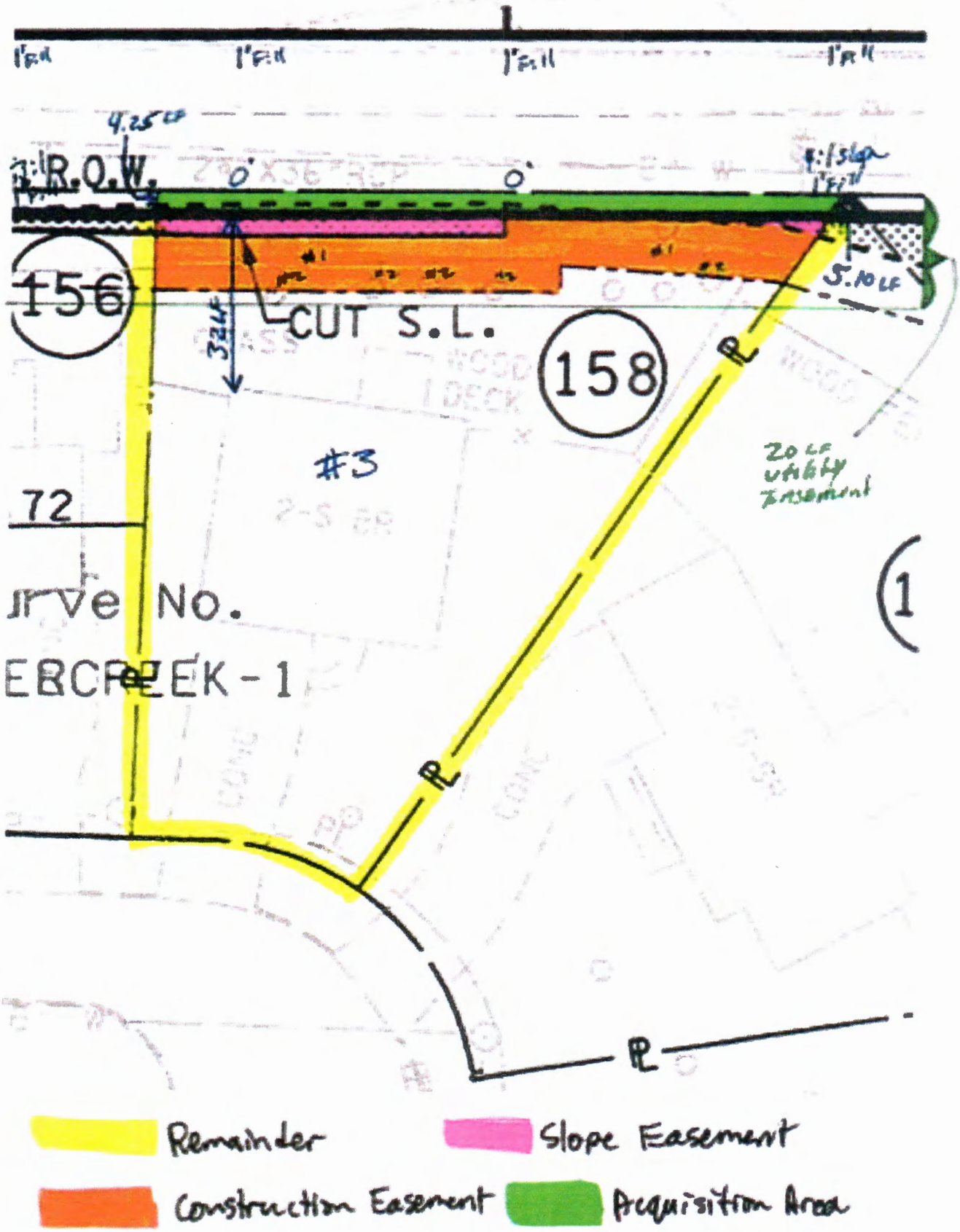
26.

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

60LPLM-F2-019
STP-M-247 (9)
TRACT #158
SUBJECT
4/23/2015
IMPROVEMENT #1

60LPLM-F2-019
STP-M-247 (9)
TRACT #158
SUBJECT
4/23/2015
IMPROVEMENT #2

RIGHT-OF-WAY MAP



State Project No.	60LPLM-F2-019	County	Maury and Williamson	Tract No.	158
Federal Project No.	STP-M-247 (9)	Name of Appraiser	Randy Button, MAI, SRA, AI-GRS (CG#03)		

PURPOSE OF APPRAISAL

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

DEFINITION OF MARKET VALUE

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

PROPERTY RIGHTS APPRAISED

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

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

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

INTENDED USE

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

INTENDED USER

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

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

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

SCOPE OF WORK

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

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

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

ATTACHMENTS

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

☐ attached at the end of this report.

☒ in a related market data brochure prepared for this project and which becomes a part of this report.

SCOPE OF WORK (Continued)

Acquisition appraisals are conducted in accordance with Tennessee's State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages. Further, the public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder.

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

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

(1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

(2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.

(3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

(4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected)* shall be dismissed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

(5) The value estimate is based on building sizes and land areas calculated by the appraiser from exterior dimensions taken during the inspection of the subject property.

(6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

(7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

(8) Responsible ownership and competent property managements are assumed.

(9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

(10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

(11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

(12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

(13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

(14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

(15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

(16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde, foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.

(17) The public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).

(18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.

(19) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

CERTIFICATE OF APPRAISER

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

(1) That I have made a personal inspection of the property that is the subject of this report and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.

(2) The statements of fact contained in this appraisal are true and correct.

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

(4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the City of Spring Hill with ☒ without ☐ , the assistance of Federal-aid highway funds, or other Federal funds.

(5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.

(6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.

(7) That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

(8) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

(9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill and I will not do so until so authorized by City of Spring Hill officials, or until I am released from this obligation by having publicly testified to such findings.

(10) Adam L. Hill (Registered Trainee #4698) provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Hill assisted in the compilation of the Market Data Brochure, property inspections, communications with property owners, and in compiling this report.

(11) That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

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

(13) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

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

(15) To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.

(16) As of the date of this report I, Randy Button, MAI, SRA, AI-GRS, have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

(17) THAT the OWNER (Name) Marion S. Moore was contacted on (Date) 11/20/2014 .

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

(Name) G. Moore to accompany the appraiser during his or her inspection of the subject

property. The owner or his representative Declined ☐ Accepted ☒ to accompany appraiser on (Date) 12/19/2014 .

If by mail attach copy to 2A-12

Date(s) of inspection of subject December 19th, 2014 and checked the plant count on April 23rd, 2015

Date(s) of inspection of comparable sales October 17th, 2014

(18) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.

(19) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.

(20) That my opinion of the fair market value of the acquisition as of the 19th day of December , 2014.

is $8,400 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature Randy Button Date of Report Click here to enter a date.

State of Tennessee Certified General Real Estate Appraiser License Number CG #003

State Project No.	60LPLM-F2-019	County	Maury and Williamson	Tract No.	158
Federal Project No.	STP-M-247 (9)	Name of Appraiser	Randy Button, MAI, SRA, AI-GRS (CG#03)		

COPY OF FORM 4 LETTER AND RECIEPT

APPRAISAL NOTICE

Randy Button and Associates, Inc.
223 Rosa L. Parks Avenue, Suite 402
Nashville, Tennessee 37203

November 20, 2014

MARION S. MOORE
302 Chealrs Ct
Spring Hill, TN 37174

Dear Property Owner,

I have been engaged to perform a real estate appraisal on a property shown to be in your ownership. The purpose of this appraisal is to establish a basis for possible compensation related to the acquisition of a portion of your property resulting from the widening of Duplex Road (S.R. 247)/State Project 94092-1224-14.

This letter is to afford you, or your representative, the opportunity to accompany me during my inspection of:

- Tract 158: 302 Chealrs Ct, Spring Hill, TN 37174 with a site containing ± 0.228 acres of land. This tract is also known for tax purposes as Tax Map and Parcel 170A-H-16.00

Since the above referenced parcel(s) will be impacted by the public right-of-way improvement project, a land surveyor will be placing wooden stakes in your yard to indicate the impacted areas.

Please contact my office within the next fourteen (14) days to schedule an appointment for us to come to meet you or your representative at the above referenced property. During this visit I will provide you with information, and explain how this project will affect your property. Also we can go over what the surveying stakes mean and as we perform our inspection of the area affected by acquisition. Please do not remove the stakes until we are able to come to your property.

To ensure that we establish a date and time of mutual convenience, please call or text Adam Hill at 615-348-7980. We are happy to schedule a convenient time to meet with you. Our office will be closed December 1 – December 5th. If you leave us a message please provide your name, a good number and time for us to return your call, your preferred time to meet with us, and that you are calling about Tract No. 158.

Sincerely,

Randy Button, President
Randy Button and Associates, Inc.