



CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING PACKET
MONDAY, MAY 16, 2016
6:30 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

Presentation of Key to the City



To Mr. Cristobal Melendez-Claudio
Recipient of Congressional Gold Medal

April Goad

From: Rick Graham
Sent: Saturday, April 30, 2016 6:48 AM
To: Steve Albrooms; Joey Hensley (sen.joey.hensley@capitol.tn.gov); Senator Jack Johnson; Sheila Butt (rep.sheila.butt@capitol.tn.gov); Durham Jeremy; Glen Casada; Mayor Charley Norman (cnorman@maurycounty-tn.gov); Rogers Anderson; Corey Napier; Mayor Dean Dickey (Dean.Dickey@columbiaTn.com)
Cc: Victor Lay; Amanda Knobloch; April Goad; Jamie Page; BOMA Group; Dan Allen; Jim Smith; John Pewitt; Planning Commission
Subject: May 16th Ceremony- 6:30 pm Spring Hill City Hall
Attachments: Cristobal Melendez Claudio.jpg

Good Day.

On May 16th, 6:30 pm, Spring Hill City Hall, we will be having a reception then honoring at our Board of Mayor and Alderman meeting at 7 pm (early on the agenda), Mr. Cristobal (Cris) Melendez-Claudio, a recently Congressional Gold Medal recipient. He fought for the US Army 65th Infantry unit "Borinqueneers", who were mostly Puerto Rican soldiers who valiantly served our nation. He and his son, Alex, live in Spring Hill. He is 90 years old and as you can tell my the attached picture, doing well.

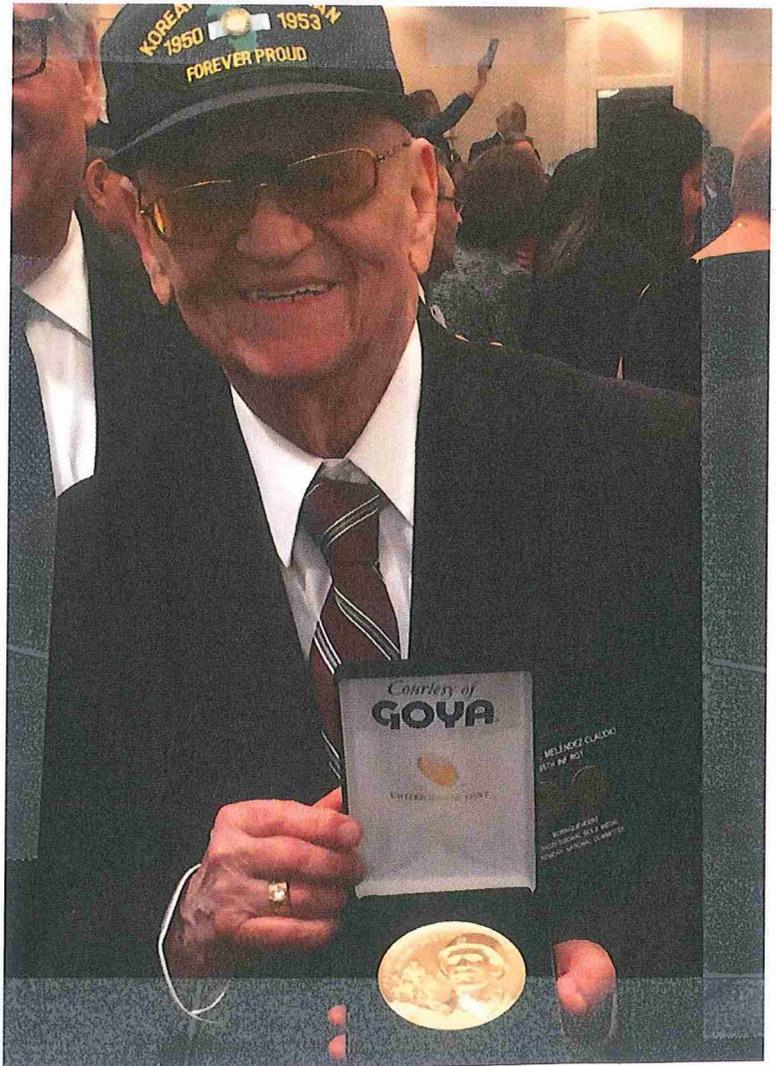
Please join us, if your schedule allows, as it will be a great opportunity recognizing this honorable gentleman and war hero.

Make a great day,

Rick Graham

Mayor, City of Spring Hill, Tennessee

Cell: 615.489.5494 Email: rgraham@springhilltn.or



Congressional Gold Medal

Main article: [Borinqueneers Congressional Gold Medal](#)



Design of the Congressional Gold Medal which was awarded to the Borinqueneers of the 65th Infantry Regiment

A [Congressional Gold Medal](#) is an award bestowed by the United States Congress and is, along with the Presidential Medal of Freedom, the highest civilian award in the United States. It is awarded to persons "who have performed an achievement that has an impact on American history and culture that is likely to be recognized as a major achievement in the recipient's field long after the achievement."^[58] Congressional Gold Medals have also been awarded to: [Native American code talkers](#),^[59] the [Japanese American 100th Infantry Battalion](#) and [442nd Infantry Regiment](#),^[60] the [Tuskegee Airmen](#),^[61] the [Montford Point Marines](#),^[62] the [1st Special Service Force](#) (Devil's Brigade) and the [Women Airforce Service Pilots](#) (WASP).

External audio

[Radio interview about the Borinqueneer CGM movement](#)

S. 1726, the bill that would confer the Congressional Gold Medal on the 65th Infantry Regiment, was introduced in Congress.^{[63][64]} It was signed by President [Barack Obama](#) at a ceremony on June 10, 2014, becoming Public Law 113-120.^{[65][66][67][68]} A decision on designs for a congressional gold medal being awarded in 2015 to the Borinqueneers of the 65th Infantry Regiment was selected by the Citizens Coinage Advisory Committee on June 16, 2015. For the 65th Infantry Borinqueneers congressional gold medal, the CCAC recommended for the obverse a design depicting a close-up portrait of a unit staff sergeant, with three soldiers traversing rocky ground in the background. The recommended reverse features an historic sentry box in Old San Juan, Puerto Rico, an olive branch, the 65th Infantry insignia patch and unit's motto, HONOR ET FIDELITAS (Honor and Fidelity).^[69] On April 13, 2016, leaders of the United States House and Senate awarded the Congressional Gold Medal to the 65th Infantry Regiment.^[6]

BEER BOARD

**CITY OF SPRING HILL
BEER BOARD AGENDA
MONDAY, MAY 16, 2016
7:00 P.M.**

Call Meeting to Order

Stipulation of Aldermen present

Concerned Citizens

1. Consider request from Tanya Prifitera of The Mocking Bird Restaurant, 3035 Reserve Blvd, Spring Hill, TN, for an on premise beer permit.

Adjourn

BEER PERMIT CHECKLIST

Name and Address of Beer Applicant:

The Mockingbird Restaurant

Tanya Prifitera

3035 Reserve Blvd.

Spring Hill, TN 37174

Departments: Answer, Initial, and Date

Distance to/from Nearest School: 5,400 Feet (Spring Hill Elementary)

Background check completed by Police Department: J. Whitwell 4/29/16

Correct Zoning Verified: B-4

Other: _____

APPLICATION FOR BEER PERMIT



Business Name: The Mockingbird Restaurant
Location: 3035 Reserve Blvd Spring Hill, TN
Primary Phone: (203)668-4047 Other Phone: _____

Applicant is seeking a permit which would allow the sale of beer for:

(Check One)

- On-Premise Consumption Consumption Off-Premise
 Both On-Premise & Off-Premise Consumption Manufacturer or Distributor's Permit
 Special Events Permit

I hereby make application for a beer permit to sell, store, manufacture or distribute beer or other beverages authorized to be sold under the provisions of Chapter 69 of the Public Acts of 1933, Tennessee General Assembly, Section 57-5-101, et seq. Tennessee Code Annotated, and the amendments thereto, and base my application upon the following statements:

1.

Name of Applicant (Owner of business, whether a sole proprietorship ____, Partnership ____, Club ____, Firm ____, Corporation , LLC ____, Association ____, Joint-Stock Company ____)

Individual Owner's:

Date of Birth 11/30/74 Driver's License # on file State TN
(MM/DD/YY)

Social Security Number ON FILE

Corporations':

Representative: Tanya Riferera

Location General Manager: Dave Snyder

General Manager's Contact Number: 615-512-0123

2. Are you a resident of the City of Spring Hill? yes
3. If the answer to the above question is no, is this application made in behalf of a firm, lodge, club, corporation, or similar organization? _____

4. At what location will business be conducted? 3035 Reserve Blvd
Spring Hill, TN 37174
5. If you are not the owner of this property, state the true owners thereof and submit a copy of your lease or state the agreement between you and the property owners. Barbara Jenkins
See Attachment
6. List the names and addresses of all persons or firms who have any financial interest whatsoever in the beer business you propose to conduct. N/A
7. Will you operate this business in person? yes If no, give the *names, addresses* and *social security number(s)* of any other agents who will operate the business:
8. Describe the nature of the business which you intend to operate. Restaurant
Example; retail sales, hotel, restaurant or other

9. List your record in the beer business for the last ten (10) years, if any:

Date		Location	Employer	Type of Business
From	To			
<u>2013</u>		<u>100 Kedron Pkwy</u>	<u>Frankie's Pizza</u>	<u>Restaurant</u>

10. If granted a permit, do you state to the Beer Board that you will not employ any person in the storage or sale of beer who:
- a. Who has been convicted, within the past ten (10) years from the date of this application, of any law relating to the sale, possession, manufacture, or transportation of intoxicating beverages, including beer as defined by Ordinance No. 92-2, as amended, of the City of Spring Hill; or
 - b. Who has been convicted of any felony or any crime involving moral turpitude within the past ten (10) years? yes

11. Do you state to the Beer Board that you will not engage in the sale of beer except at the location for which the Beer Board has issued a permit? yes
 12. Do you state to the Beer Board that you will not make any sales of beer in conflict with the permit as issued? yes
 13. Do you state to the Beer Board, if this is an application for a permit to sell for consumption off the premises, that no sale shall be made for consumption on the premises, and that no such consumption will be allowed? N/A
 14. Do you intend to allow dancing on the premises? No
 15. Do you hereby represent and state to the Beer Board that you will strictly comply with all laws in regard to the sale of beer to minors, and will not permit minors or disorderly and disreputable persons to loiter about your place of business? yes
 16. If granted a permit, you will be responsible for any gambling on the premises, and are you aware that allowing gambling on the premises will subject the permit to revocation? yes
 17. Will you allow your business to become a public nuisance or a nuisance to law enforcement agents, or allow it to materially contribute to places of like character in creating or maintaining a public nuisance? No
 18. Have you secured, and is there attached to this application a certificate or statement from the Chief of Police or other designated officials that the premises meets the requirements of Ordinance 92-2, as amended, of the City of Spring Hill? yes
 19. If granted a permit, will your business cause traffic congestion or interfere with schools, or otherwise interfere with public health, safety, and morals? No
 20. Have you, within the past ten (10) years, been convicted of violating the law relating to illegal possession, sale, manufacture, or transportation of intoxicating beverages which term specifically includes beer or other beverages of five percent (5%) or less alcohol by weight? No
 21. Have you, within the past ten (10) years, been convicted of a felony or any crime involving moral turpitude? No
- If you answered yes to either question 21 or 22, state offense, places convicted, and the dates on the back of this application.
23. Have you previously been issued a permit by this Beer Board? yes If yes, was your place of business, in the period immediately preceding this application, operating in such a manner as to create a public nuisance or was it operated in such a manner as to materially contribute to places of like character in its vicinity in the creation or maintenance of a public nuisance? No Have you violated any of the provisions of Ordinance No. 92-2, as amended, of The City Spring Hill within the past ten (10) years? No
 24. Will the premises be open between the hours of 12:30 a.m. and 6:00 a.m.? No
If yes, what type of business activities will be conducted within those hours? _____

25. Does your premises provide and maintain adequate and separate toilet facilities for both men and women? yes
- 26. How far are the business premises from the nearest school, measured nearest corner to nearest corner? 1.5 miles to Spring Hill Elementary School
27. Have you ever had a Beer permit revoked in the State of Tennessee? No
If yes, give date, place, and grounds for revocation. _____

28. Describe your company's training policy, including training regarding the sale of beer to minors and/or attach your written policy:
- All employees are TABC certified
- Management holds pre-shift meetings reminding staff of serving policies
- a sign with the date to legally consume is posted in the restaurant

The applicant, being duly sworn, hereby vows that (Initial each blank):

Each and every statement in this application is true and correct and agrees that if any statement therein is false, the permit issued on this application may be revoked by the Beer Board upon notice and hearing, in which event the burden shall be on the applicant to prove the correctness of all the statements in this application. TP

I have read and am familiar with the provisions of the Spring Hill Beer Ordinance 92-2 and all amendments. TP

I hereby grant the City of Spring Hill permission to do a background investigation. TP

Attached to this application is a copy of signed and executed lease agreement, or, I certify that I am the owner of the building/property in which the beer will be sold and/or consumed. TP

This 20th day of April, 2016.
Tanya Lightner
Applicant Signature

Co-Applicant Signature

Sworn to and subscribed before me this 20th day of April, 2016.



Cynthia M Chadwell
Notary

My commission expires: Jan. 21, 2020

FOR OFFICE USE ONLY

Date received: _____

App. Fee/Rec. #: _____

Date: _____



DON BRITE
Chief of Police

JASON FOGLE
Deputy Chief of Police

4/29/2016

To: April Goad

CC: Chief Don Brite

Deputy Chief Jason Fogle

Ref: Beer Permit Background; Tanya Prifitera and The Mockingbird Restaurant

Upon conducting a background investigation of Tanya Prifitera and The Mockingbird Restaurant, located at 3035 Reserve Blvd., Spring Hill. My findings revealed Ms. Prifitera does not have a criminal record with the Spring Hill Police Department, Maury County Sheriff's Department or Williamson County Court Records.

Ms. Prifitera current business Frankie's Pizzeria was summoned to appear before the Spring Hill Beer Board for a violation of an employee selling alcohol to a minor 2014.

I conducted a Google search of Tanya Prifitera and The Mockingbird Restaurant ; no records were revealed for The Mockingbird Restaurant.

I searched the Better Business Bureau for Tanya Prifitera and The Mockingbird Restaurant; no BBB accreditation was located for the business.

I searched the Department of Justice's National Sex Offender Registry for Tanya Prifitera; no findings were revealed.

A complete criminal history can be obtained by contacting the Tennessee Bureau of Investigation for a monetary fee.

Sincerely,

Justin Whitwell

Lt. Justin Whitwell
Criminal Investigation Division

SPRING HILL POLICE HEADQUARTERS

3636A ROYAL PARK BLVD., P. O. BOX 789, SPRING HILL, TN 37174

PHONE: 931.486.2252 - FAX: 931.499.7237 - DISPATCH: 931.486.3270

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
PUBLIC HEARING AGENDA
MONDAY, MAY 16, 2016
7:00 P.M.**

Call Public Hearing to order

Stipulation of Aldermen present

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

1. Consider Resolution 16-60, declaring June 25, 2016 as “Pay It Forward Festival” Day.
2. Consider Resolution 16-56, to approve a Special Events Permit for UAW Fall Festival.
3. Consider Resolution 16-57, to authorize Change Order No. 1 for interior and exterior coating of the City Hall Water Storage Tank (*recommended by the Budget and Finance Advisory Committee on May 2, 2016*) Dan Allen, Infrastructure Director
4. Consider Resolution 16-58, to select consultants for grant writing and professional services. Dan Allen, Infrastructure Director
5. 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; deferred by BOMA on April 18, 2016*) Dara Sanders, Director of Planning
6. Consider Resolution 16-59, to authorize the Mayor of Spring Hill, TN to sign a proposal with Tennessee Department of Transportation for Project No. 60LPLM-L2-020. Dan Allen, Infrastructure Director
7. Consider Resolution 16-61, to authorize the Mayor to sign a Professional Services Agreement with Camiros for Planning Consultant Services to rewrite the Zoning Ordinance and Subdivision Regulations. Dara Sanders, Director of Planning
8. Consider Resolution (s) to approve Land Acquisition Purchase of Tracts of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
9. Consider Resolution 16-440, to approve land acquisition purchase for Tract 213 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

10. Consider Resolution 16-441, to approve land acquisition purchase for Tract 209 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
11. Consider Resolution 16-442, to approve land acquisition purchase for Tract 74 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, MAY 16, 2016
7:00 P.M.**

Call the meeting to order

Stipulation of Aldermen present

Pledge of Allegiance

Invocation

Approval of the Agenda

Concerned Citizens

Comments by the Mayor

Presentation of “Key to the City” to Cristobal Melendez-Claudio, recipient of Congressional Gold Medal

Presentation of 2016 Tennessee Children’s Home Proclamation

COMMUNITY INTEREST ITEM

1. Consider Resolution 16-60, declaring June 25, 2016 as “Pay It Forward Festival” Day.

CONSENT AGENDA

1. Board approval:
 - a. Financial Reports of April 2016
 - b. Public Hearing and Regular Meeting Minutes of April 18, 2016
 - c. Public Hearing and Special Call Meeting Minutes of May 2, 2016
2. Departmental Reports for April 2016:
 - a. Legislative Department (V. Lay) (none)
 - b. Fire Department (Hood)
 - 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 April 11, 2016 (Sanders)
 - b. Board of Zoning Appeals minutes March 15, 2016 (Sanders) (unavailable)
 - c. Historic Commission minutes of April 7, 2016 (Hull, Duda)
 - d. Budget and Finance Advisory Committee minutes of April 4, 2016 (unavailable) (Whittenburg, Wurth, Hull)
 - e. EDC Minutes of March 18, 2016 and April 15, 2016 (Hull, Schoenbrodt) (unavailable)
 - f. Parks and Recreation Committee minutes April 28, 2016 (Williams/Fischer)
 - g. Storm Water Advisory Committee (Polk/Zemek) (no meetings)
 - h. Library Board of Trustees Minutes, November and January-April 2016 (T. Jones) (unavailable)
 - i. Transportation Advisory Committee Minutes March 21, 2016 (approved) and April 18, 2016 (unapproved) (Fitterer, Whittenburg, Williams)
4. Consider Resolution 16-56, to approve a Special Events Permit for UAW Fall Festival.
 5. Consider Resolution 16-57, to authorize Change Order No. 1 for interior and exterior coating of the City Hall Water Storage Tank (*recommended by the Budget and Finance Advisory Committee on May 2, 2016*) Dan Allen, Infrastructure Director.
 6. Consider Resolution 16-58, to select consultants for grant writing and professional services. Dan Allen, Infrastructure Director
 7. Consider Resolution 16-59, to authorize the Mayor of Spring Hill, TN to sign a proposal with Tennessee Department of Transportation for Project No. 60LPLM-L2-020. Dan Allen, Infrastructure Director
 8. Consider Resolution 16-440, to approve land acquisition purchase for Tract 213 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
 9. Consider Resolution 16-441, to approve land acquisition purchase for Tract 209 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
 10. Consider Resolution 16-442, to approve land acquisition purchase for Tract 74 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

PREVIOUS BUSINESS

1. 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; deferred by BOMA on April 18, 2016*) Dara Sanders, Director of Planning

NEW BUSINESS

1. Consider First Reading of Ordinance 16-07, to approve request for rezoning of 4135 Kedron Road from B-2, Neighborhood Shopping District to R-4 High Density Residential. (*recommended by the Planning Commission on May 9, 2016*) Dara Sanders, Director of Planning.
2. Consider Resolution 16-61, to authorize the Mayor to sign a Professional Services Agreement with Camiros for Planning Consultant Services to rewrite the Zoning Ordinance and Subdivision Regulations. Dara Sanders, Director of Planning

3. Consider First Reading of Ordinance 16-08, to amend the budget for fiscal year 2015-2016. Jim Smith, Finance Director

4. Consider First Reading of Ordinance 16-09, to approve the budget for fiscal year 2016-2017. Victor Lay, City Administrator. Alderman

Concerned Citizens

Adjourn

2016 Tennessee Children's Home
Proclamation

WHEREAS, the young men of Tennessee are tomorrows leaders; and,

WHEREAS, many young men need professional youth services to help them cope with a wide range of social hardships; and,

WHEREAS, the Tennessee Children's home is committed to serving abused, neglected, abandoned, wayward, or orphaned children and youth in a Christian manner; and,

WHEREAS, the Tennessee Children's Home locations in Tennessee have cared for over 20,000 children since it opened in 1909; and,

WHEREAS, the Tennessee Children's Home, Spring Hill Campus provides services to more than 100 young men a year; and,

WHEREAS, the professional services, coupled with loving staff and a Christian environment make the Tennessee Children's Home one of the finest programs in the state; and,

WHEREAS, the Tennessee Children's Home, Spring Hill Campus has a 90% success rate; and,

WHEREAS, The City of Spring Hill, Tennessee is honored to acknowledge and support the Tennessee Children's in the hope that it will lead to a better understanding of the Spring Hill Campus; and,

THEREFORE, I, Rick Graham, Mayor of Spring Hill, TN, do hereby proclaim May 22- 28, 2016 as Tennessee Children's Home Week in Spring Hill, Tennessee to raise public awareness of the good work of the Tennessee Children's Home and call on all citizens to join with me in recognizing and commending the Tennessee Children's Home organization in our city for providing comprehensive, effective services to the young men in our community.

Rick Graham, Mayor

**COMMUNITY
INTEREST
ITEM**

RESOLUTION 16-60

A RESOLUTION TO DECLARE JUNE 25, 2016 AS “PAY IT FORWARD FESTIVAL DAY”

WHEREAS, the Ninth Annual Pay It Forward Community Festival is scheduled to be held on June 25, 2016; and

WHEREAS, the City of Spring Hill recognizes that the Pay it Forward Festival provides direct and significant economic impact to the city; and

WHEREAS, the festival helps foster stronger local community pride and social connection; and

WHEREAS, the festival directly coordinates the unity of local representation from both Williamson and Maury County on a grand scale to ensure our community is well informed of unified recreation and active lifestyle opportunities available to residents; and

WHEREAS, the festival helps collaborate fundraising efforts for participating charities, local sports leagues, groups and entities so they may better serve our community; and

WHEREAS, the City of Spring Hill supports this festival and encourages community interest and participation for continued success of this annual event; and

NOW, THEREFORE BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, hereby declares June 25, 2016 as "Pay It Forward Festival Day" in Spring Hill.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 16th day of May, 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
April 30, 2016

Updated:	5/13/2016	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:				04/30/15				04/30/15
\$ 20,041,500	GENERAL FUND	\$ 16,701,250	\$ 14,880,084	89%	\$ 12,641,368	\$ 1,670,125	\$ 994,780	60%	\$ 1,079,881
\$ 1,157,400	STATE STREET AID	\$ 964,500	\$ 1,144,628	119%	\$ 842,187	\$ 96,450	\$ 88,147	91%	\$ 65,225
\$ 1,301,000	ADEQUATE FACILITIES/D	\$ 1,084,167	\$ 1,599,322	148%	\$ 1,099,990	\$ 108,417	\$ 136,367	126%	\$ 166,411
\$ 2,256,400	SANITATION FUND	\$ 1,880,333	\$ 1,985,282	106%	\$ 1,718,379	\$ 188,033	\$ 201,702	107%	\$ 369,059
\$ 15,793,500	WATER-SEWER FUND	\$ 13,161,250	\$ 9,964,057	76%	\$ 7,816,796	\$ 1,316,125	\$ 846,589	64%	\$ 1,391,856
\$ 1,165,400	STORM WATER-MS4	\$ 971,167	\$ 687,861	71%	\$ 610,809	\$ 97,117	\$ 69,838	72%	\$ 129,155
\$ 25,000	LIBRARY FUND	\$ 20,833	\$ 27,769	133%	\$ 26,346	\$ 2,083	\$ 1,868	90%	\$ -
\$ 30,400	DRUG FUND	\$ 25,333	\$ 36,482	144%	\$ 38,412	\$ 2,533	\$ 6,714	265%	\$ 1,133
\$ 41,770,600	Total Revenues	\$ 34,808,833	\$ 30,325,484	87%	\$ 24,794,287	\$ 3,480,883	\$ 2,346,006	67%	\$ 3,202,719
	Expenses:								
\$ 20,017,600	GENERAL FUND	\$ 16,681,333	\$ 14,473,778	87%	\$ 10,877,384	\$ 1,668,133	\$ 1,704,019	102%	\$ 1,843,256
\$ 1,099,300	STATE STREET AID	\$ 916,083	\$ 783,939	86%	\$ 303,873	\$ 91,608	\$ 91,349	100%	\$ 119,397
\$ 2,145,100	ADEQUATE FACILITIES/D	\$ 1,787,583	\$ 1,643,978	92%	\$ 673,195	\$ 178,758	\$ 399,421	223%	\$ 164,266
\$ 2,230,000	SANITATION FUND	\$ 1,858,333	\$ 1,713,462	92%	\$ 1,730,722	\$ 185,833	\$ -	0%	\$ -
\$ 15,143,732	WATER-SEWER FUND	\$ 12,619,777	\$ 8,927,738	71%	\$ 5,677,952	\$ 1,261,978	\$ 909,981	72%	\$ 1,695,783
\$ 1,566,500	STORM WATER-MS4	\$ 1,305,417	\$ 496,760	38%	\$ 531,226	\$ 130,542	\$ 43,469	33%	\$ 84,723
\$ 23,150	LIBRARY FUND	\$ 19,292	\$ 8,447	44%	\$ 51,273	\$ 1,929	\$ 72	4%	\$ 1,304
\$ 25,500	DRUG FUND	\$ 21,250	\$ 31,457	148%	\$ 21,137	\$ 2,125	\$ -	0%	\$ 10,625
\$ 42,250,883	Total Expenses	\$ 35,209,068	\$ 28,079,560	80%	\$ 19,866,762	\$ 3,520,907	\$ 2,371	0%	\$ 3,919,352
	SURPLUS OR DEFICENT	\$ (400,235)	\$ 2,245,924		\$ 4,927,525	\$ (40,023)	\$ 2,343,635		\$ (716,633)

Description	Year to Date Revenue Minus Expenses		Month Revenue Minus Expenses	
	Actual	Prior Year	Actual	Prior Year
GENERAL FUND	\$ 406,305	\$ 1,763,984	\$ (709,239)	\$ (763,375)
STATE STREET AID	\$ 360,689	\$ 538,314	\$ (3,202)	\$ (54,172)
ADEQUATE FACILITIES TAX	\$ (44,657)	\$ 426,795	\$ (263,054)	\$ 2,146
SANITATION FUND	\$ 271,820	\$ (12,343)	\$ 201,702	\$ 369,059
WATER-SEWER FUND	\$ 1,036,319	\$ 2,138,844	\$ (63,392)	\$ (303,927)
STORM WATER UTILITY FUND	\$ 191,101	\$ 79,583	\$ 26,369	\$ 44,431
LIBRARY FUND	\$ 19,322	\$ (24,927)	\$ 1,796	\$ (1,304)
DRUG ENFORCEMENT FUND	\$ 5,025	\$ 17,275	\$ 6,714	\$ (9,492)
Difference Revenues Minus Expenses	\$ 2,245,924	\$ 4,927,525	\$ (802,306)	\$ (716,635)

RECONCILED BALANCES	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	AS OF 4/30/16
GENERAL FUND	\$ 1,409,462	\$ 2,174,052	\$ 1,434,431	\$ 4,763,392	\$ 4,622,786	\$ 5,953,722	\$ 5,086,591	
STATE STREET AID	\$ 504,585	\$ 437,226	\$ 535,638	\$ 639,100	\$ 649,127	\$ 643,581	\$ 770,183	
ADEQUATE FACILITIES TAX	\$ 2,595,397	\$ 2,235,741	\$ 2,116,402	\$ 2,231,395	\$ 2,354,249	\$ 2,439,693	\$ 2,602,487	
SANITATION FUND	\$ 116,079	\$ 41,510	\$ 11,760	\$ 257,737	\$ 210,868	\$ 193,696	\$ 259,846	
WATER-SEWER FUND 410-11211	\$ 8,641,118	\$ 6,176,273	\$ 1,033,429	\$ 7,761,655	\$ 10,718,037	\$ 7,820,092	WIP	
SEWER RESERVE FUND 413-11315	\$ 4,117,179	\$ 4,131,338	\$ 4,153,801	\$ 4,249,427	\$ 4,565,231	\$ 4,565,666	WIP	
WATER RESERVE FUND 413-11316	\$ 997,002	\$ 1,001,515	\$ 1,007,633	\$ 1,036,857	\$ 1,133,569	\$ 1,133,957	WIP	
STORMWATER FUND	\$ 826,528	\$ 860,126	\$ 842,687	\$ 1,040,959	\$ 949,653	\$ 1,005,262	\$ 1,035,350	
LIBRARY FUND	\$ 33,078	\$ 34,921	\$ 35,353	\$ 34,204	\$ 36,257	\$ 36,862	\$ 40,217	
DRUG ENFORCEMENT FUND	\$ 53,393	\$ 53,781	\$ 52,982	\$ 51,777	\$ 43,827	\$ 51,253	\$ 50,533	
TOTAL	\$ 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	\$ 802,140	\$ 802,140	\$ 802,140	\$ 802,301	\$ 802,413	\$ 688,639	\$ 688,743	
WATER/SEWER FUND MONEY MARKET	\$ 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, APRIL 18, 2016
7:00 P.M.**

Mayor Graham called the Public Hearing to order at 7:00 PM.

Aldermen present: Chad Whittenburg, Matt Fitterer, Bruce Hull, Kayce Williams, Jonathan Duda and Amy Wurth. Absent were: Alderman Zemek and Alderman Hudson. 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 16-42, 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

Item #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

Item #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

Item #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

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

Item #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

Item #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

Item #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.

Item #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.

Item #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

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

Item #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

Item #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.

Item #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.

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

Item #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.

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

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

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

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

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

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

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

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

Item #26 Consider Resolution 16-435, to approve Land Acquisition Purchase of Tract 158 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Concerned Citizens: None

Motion to adjourn was made by Amy Wurth; Seconded by Chad Whittenburg.

Meeting adjourned at 7:01 PM

April Goad, City Recorder

Rick Graham

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

Mayor Graham called the meeting to order at 7:02 P.M.

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

The Pledge of Allegiance: Led by Alderman Fitterer

Community Choir performed the National Anthem

The Invocation was led by Mr. Eliot Mitchell.

Approval of the Agenda: Alderman Williams made a motion to approve, seconded by Alderman Wurth. Alderman Fitterer moved to add the Duplex Road items to the Consent Agenda. Vote: Unanimous 7/0. Consent Agenda Amended. Consent Agenda approved 7/0.

Concerned Citizens: None

Comments by the Mayor: The Mayor announced dates and events. Budget meeting tomorrow at 6:00 pm at the Library. April 26 at 1:00 pm will be the presentation of car if approved, 26th Budget Meeting at 4:30 in City Hall. Beer Board will be on April 27th. The Chamber Wine Festival will be on Saturday, May 7th

Military Banner Presentation: Joshua Hogan, Ryan Williams, William Walker, David Walker II, and Raymond Junk.

2016 "Fill the Boot" MDA Kickoff, Terry Hood, Fire Chief
Lauren Luther with MDA was present to explain the fund raising kick off.

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

Alderman Williams moved to approve, seconded by Alderman Duda. Alderman Williams read the resolution.
Vote: Unanimous.

Agnes Verone was present to receive the Resolution.

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.
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 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.

12. Consider Resolution 16-432, to approve Land Acquisition Purchase of Tract 219 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
13. Consider Resolution 16-433, to approve Land Acquisition Purchase of Tract 68 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
14. Consider Resolution 16-434, to approve Land Acquisition Purchase of Tract 134 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
15. Consider Resolution 16-435, to approve Land Acquisition Purchase of Tract 158 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Motion to approve consent by Alderman Wurth and seconded by Vice Mayor Hull. Approved 7/0.

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. (*Deferred on February 16, 2016; deferred on March 21, 2016 to go back to committee*) Dan Allen, Infrastructure Director

Alderman Fitterer made motion to approve, seconded by Alderman Williams. Alderman Whittenburg stated that Dan and TAC worked on the language. Vice Mayor Hull discussed measures to keep people from cutting through Tanyard Springs. Alderman Wurth asked questions about when it goes into effect. Victor answered questions and discussed having a town hall meeting regarding the changes. The board will make decisions on what will be constructed. Amy clarified that this is a plan but not set in stone. Alderman Duda moved to amend to replace with TAC recommended language, seconded by Alderman Wurth.

Roll call to amend Resolution 16-11: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Alderman Duda asked that an additional whereas be added regarding the Volkert study, TAC recommended. Motion seconded by Mayor.

Roll call for second amendment to Resolution 16-11: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Motion on resolution as twice amended: Mr. Duda thanked staff but he feels that the plan doesn't do enough to encourage traffic to come out on Campbell station parkway. I would like for us to in the future consider that Wilkes Lane to Main street to force traffic to turn right at Campbell Station Parkway. I think the right in right out will still push traffic into Tanyard Springs.

Roll call to approve Resolution 16-11 as twice amended: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 6/1.

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

Alderman Fitterer moved to defer siting lack of notice. Seconded by Alderman Williams. Alderman Duda asked if the owner needed to speak, they declined.

Roll call to defer Second and Final Reading of Ordinance 16-04: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Item #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

Motion to approve made by Alderman Duda, seconded by Alderman Wurth. Alderman Duda stated that we have an updated version of the ordinance provided. He moved to amend to replace with materials provided and dated April 15. Motion seconded by Mayor Graham. Alderman Duda explained the changes. Alderman Wurth stated that the detail added makes it complete.

Roll call to amend Second and Final Reading of Ordinance 16-05: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Alderman Duda moved to amend adding a section 4 of the ordinance, amend article 4 section 1, Seconded by Alderman Wurth. Alderman Duda will submit in writing to Mrs. Goad later, changing to 1 cent. This will put it in line with site plan review fee.

Roll call to approve Second and Final Reading of Ordinance 16-05 as amended: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Roll call to approve Second and Final Reading of Ordinance 16-05 as twice amended: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Item #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

Motion to approve by Alderman Wurth; seconded by Alderman Williams.

Roll call to approve Resolution 16-33: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Item #5 Consider Resolution 16-55, to provide policy guidance for the administration of bonds within the Subdivision Regulations. Dan Allen, Infrastructure Director

Alderman Wurth made a motion to approve, seconded by Alderman Williams. Discussion: None.

Roll call to approve Resolution 16-55: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Item #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

Alderman Fitterer made a motion to approve, seconded by Alderman Williams. Alderman Wurth stated that our changes will then go to the Planning Commission. Alderman Duda stated if the Sub Regs. are amended they won't ask for reduction and this amendment has already been sent to the planning commission.

Roll call to approve Resolution 16-39: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Item #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.

Motion to approve by Alderman Fitterer; seconded by Mayor Graham.

Roll call to approve Resolution 16-40: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Item #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.

Motion to approve by Alderman Fitterer; seconded by Vice Mayor.

Roll call to approve Resolution 16-41: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

NEW BUSINESS

Item #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
Alderman Fitterer made a motion to approve, seconded by Alderman Williams. Discussion: None.

Roll call to approve Resolution 16-45: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, nay. Motion carried 6/1.

Item #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.

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

Roll call to approve Resolution 16-48: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Item #3 Consider Resolution 16-49, to approve the purchase of a vehicle for the Legislative Department. Rick Graham, Mayor

Motion to approve made by Vice Mayor Hull seconded by Alderman Williams. Mayor made a statement about the concerns about perception. Pros outweigh the cons and he feels it is the right thing to do. Vice Mayor agreed even though the cost is higher, he is in support. Alderman Fitterer moved to insert \$39,934.92 into the first blank, seconded by Mayor Graham.

Roll call to amend Resolution 16-49: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Alderman Fitterer made a motion to amend by entering Lucas Chevrolet Cadillac into the second line.

Roll call to approve second amendment of Resolution 16-49: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Ms. Wurth stated that she will not support since it is a luxury vehicle. We are paying for it with tax dollars and should be sensitive to the feelings of the citizens. It was not budgeted and wasn't seen as a priority.

Roll call to approve Resolution 16-49 as twice amended: Chad Whittenburg, nay; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, nay. Motion carried 5/2.

Item #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

Alderman Williams moved to approve. Motion seconded by Vice Mayor Hull.

Roll call to approve Resolution 16-54: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Item #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

Motion to deferral due to lack of recommendation of Planning Commission was made by Alderman Fitterer and seconded by Alderman Williams. Alderman Duda stated they are waiting until 16-04 has been acted upon.

Roll call to defer First Reading of Ordinance 16-06: Chad Whittenburg, aye; Matt Fitterer, aye; Bruce Hull, aye; Mayor Graham, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 7/0.

Concerned Citizens: None.

Motion to adjourn was made by Alderman Williams and seconded by Alderman Fitterer. Unanimous.

Meeting adjourned at 8:15 p.m.

April Goad, City Recorder

Rick Graham, Mayor

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL PUBLIC HEARING MINUTES
MONDAY, MAY 2, 2016
6:00 P.M.**

Mayor Rick Graham called the Public Hearing to order at 6:02 p.m.

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

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 16-436, to approve land acquisition purchase for Tract 22 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
2. Consider Resolution 16-437, to approve land acquisition purchase for Tract 34 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
3. Consider Resolution 16-438, to approve land acquisition purchase for Tract 147 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director
4. Consider Resolution 16-439, to approve land acquisition purchase for Tract 133 of the Duplex Road Widening Project. Dan Allen, Infrastructure Director

Concerned Citizens: None.

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

April Goad, City Recorder

Rick Graham, Mayor

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL MEETING MINUTES
MONDAY, MAY 2, 2016
6:00 P.M.**

Mayor Rick Graham called the meeting to order at 6:04 p.m.

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

Concerned Citizens: None.

1. Consider Resolution 16-436, to approve land acquisition purchase for Tract 22 of the Duplex Road Widening Project.
Dan Allen, Infrastructure Director
2. Consider Resolution 16-437, to approve land acquisition purchase for Tract 34 of the Duplex Road Widening Project.
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Dan Allen, Infrastructure Director
4. Consider Resolution 16-439, to approve land acquisition purchase for Tract 133 of the Duplex Road Widening Project.
Dan Allen, Infrastructure Director

Alderman Fitterer moved to add all items to a consent agenda. Motion seconded by Vice Mayor Hull. Unanimous.

Alderman Fitterer moved to approve the consent agenda. Motion seconded by Vice Mayor Hull. Unanimous.

Alderman Fitterer and Vice Mayor Hull requested that all Duplex Road Resolutions be put on the consent agenda in the future.

Alderman Fitterer moved to adjourn. Motion seconded by Vice Mayor Hull. Meeting adjourned at 6:06 p.m.

April Goad, City Recorder

Rick Graham, Mayor

DEPARTMENTAL REPORTS





Spring Hill Fire Department

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

FROM: Fire Chief Terry W Hood
DATE: May 9, 2016
RE: Fire Department Monthly Report for April 2016

OVERVIEW:

We responded to 135 calls this month. 40.2% of the calls had a response time of 4 minutes or less.

HIGHLIGHTS:

The Fire Department had three training sessions this month, Extrication, Medical and Cancer.

We responded to one hazmat call on I-65.

PROJECT/ CONTRACT UPDATES:

Station 3 has been painted inside and the fence around back of Station 2 has been completed.

ACTION ITEMS:

I have attached more detail of the calls we responded to.

Incident Type	Total Incidents:
111 Building fire	1
113 Cooking fire, confined to container	2
114 Chimney or flue fire, confined to chimney or flue	1
151 Outside rubbish, trash or waste fire	1
221 Overpressure rupture of air or gas pipe/pipeline	1
300 Rescue, emergency medical call (EMS) call, other	3
311 Medical assist, assist EMS crew	35
320 Emergency medical service incident, other	3
321 EMS call, excluding vehicle accident with injury	23
322 Vehicle accident with injuries	8
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries	7
352 Extrication of victim(s) from vehicle	3
411 Gasoline or other flammable liquid spill	2
412 Gas leak (natural gas or LPG)	1
413 Oil or other combustible liquid spill	1
422 Chemical spill or leak	1
445 Arcing, shorted electrical equipment	1
462 Aircraft standby	1
463 Vehicle accident, general cleanup	3
500 Service Call, other	4
510 Person in distress, other	1
511 Lock-out	1
550 Public service assistance, other	2
552 Police matter	1
553 Public service	3
554 Assist invalid	2
571 Cover assignment, standby, moveup	2
600 Good intent call, other	1
611 Dispatched & canceled en route	1
641 Vicinity alarm (incident in other location)	1
652 Steam, vapor, fog or dust thought to be smoke	1
671 Hazmat release investigation w/ no hazmat	1
700 False alarm or false call, other	2
710 Malicious, mischievous false call, other	1
733 Smoke detector activation due to malfunction	2
734 Heat detector activation due to malfunction	1
736 CO detector activation due to malfunction	2
743 Smoke detector activation, no fire - unintentional	4
744 Detector activation, no fire - unintentional	3
Total Number of Incidents:	135
Total Number of Incident Types:	40

Incident Reports By Address

Page 1 of 18

Achiever CIR, Number 1047

Incident #	Exp #	Incident Date and Time	Incident Type
1601332	0	4/19/2016 9:50:15AM	700 False alarm or false call, other

Total Incidents: 1**Adelaide DR, Number 2428**

Incident #	Exp #	Incident Date and Time	Incident Type
1601336	0	4/19/2016 10:47:03PM	311 Medical assist, assist EMS crew

Total Incidents: 1**Amber WAY, Number 4004**

Incident #	Exp #	Incident Date and Time	Incident Type
1601263	0	4/4/2016 9:03:47PM	445 Arcing, shorted electrical equipment

Total Incidents: 1**Bathurst, Number 2006**

Incident #	Exp #	Incident Date and Time	Incident Type
1601266	0	4/5/2016 4:14:31PM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1**BEEHCROFT RD, Number 478**

Incident #	Exp #	Incident Date and Time	Incident Type
1601251	0	4/2/2016 12:42:00PM	114 Chimney or flue fire, confined to chimney or flue

Total Incidents: 1**BEEHCROFT RD, Number 701**

Incident #	Exp #	Incident Date and Time	Incident Type
1601290	0	4/12/2016 8:20:36AM	311 Medical assist, assist EMS crew

Incident #	Exp #	Incident Date and Time	Incident Type
1601305	0	4/14/2016 11:07:55AM	311 Medical assist, assist EMS crew

Total Incidents: 2**Beechcroft RD, Number 715**

Incident #	Exp #	Incident Date and Time	Incident Type
1601291	0	4/12/2016 9:21:39AM	320 Emergency medical service incident, other

Incident #	Exp #	Incident Date and Time	Incident Type
1601340	0	4/21/2016 7:21:59AM	311 Medical assist, assist EMS crew

Total Incidents: 2

Beechcroft RD, Number 762

Incident #	Exp #	Incident Date and Time	Incident Type
1601279	0	4/8/2016 10:51:44PM	500 Service Call, other

Total Incidents: 1

Belle DR, Number 814

Incident #	Exp #	Incident Date and Time	Incident Type
1601328	0	4/18/2016 10:06:29PM	320 Emergency medical service incident, other

Total Incidents: 1

Belshire WAY, Number 2065

Incident #	Exp #	Incident Date and Time	Incident Type
1601270	0	4/7/2016 3:51:50AM	743 Smoke detector activation, no fire - unintentional

Total Incidents: 1

Blarney CT, Number 5004

Incident #	Exp #	Incident Date and Time	Incident Type
1601352	0	4/23/2016 8:26:18PM	311 Medical assist, assist EMS crew

Total Incidents: 1

BRISBANE DR, Number 2029

Incident #	Exp #	Incident Date and Time	Incident Type
1601324	0	4/18/2016 3:29:48PM	734 Heat detector activation due to malfunction

Total Incidents: 1

Brisbane dr., Number 2018

Incident #	Exp #	Incident Date and Time	Incident Type
1601304	0	4/14/2016 9:40:39AM	600 Good intent call, other

Total Incidents: 1

Buckner

Incident #	Exp #	Incident Date and Time	Incident Type
1601311	0	4/15/2016 2:20:28PM	463 Vehicle accident, general cleanup
			Total Incidents: 1

BUCKNER LN

Incident #	Exp #	Incident Date and Time	Incident Type
1601254	0	4/3/2016 12:37:00PM	322 Vehicle accident with injuries
			Total Incidents: 1

Buckner RD

Incident #	Exp #	Incident Date and Time	Incident Type
1601377	0	4/29/2016 5:22:53PM	352 Extrication of victim(s) from vehicle
			Total Incidents: 1

Buckner RD, Number 2705

Incident #	Exp #	Incident Date and Time	Incident Type
1601322	0	4/18/2016 7:25:40AM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

Campbell station PKY, Number 1040

Incident #	Exp #	Incident Date and Time	Incident Type
1601341	0	4/21/2016 10:19:41AM	743 Smoke detector activation, no fire - unintentional
			Total Incidents: 1

Candlewick DR, Number 2812

Incident #	Exp #	Incident Date and Time	Incident Type
1601258	0	4/4/2016 9:13:00AM	311 Medical assist, assist EMS crew
			Total Incidents: 1

CASHMERE DR, Number 1105

Incident #	Exp #	Incident Date and Time	Incident Type
1601265	0	4/6/2016 1:03:00PM	733 Smoke detector activation due to malfunction
			Total Incidents: 1

Chapmans Crossings, Number 1001

Incident #	Exp #	Incident Date and Time	Incident Type
1601317	0	4/17/2016 12:49:44PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

CHASE PL, Number 2837

Incident #	Exp #	Incident Date and Time	Incident Type
1601289	0	4/11/2016 6:05:48PM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

Cheairs CT, Number 304

Incident #	Exp #	Incident Date and Time	Incident Type
1601345	0	4/22/2016 5:28:56PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

Chester AVE, Number 524

Incident #	Exp #	Incident Date and Time	Incident Type
1601366	0	4/27/2016 9:01:56PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

Colton DR, Number 5002

Incident #	Exp #	Incident Date and Time	Incident Type
1601373	0	4/28/2016 3:10:05PM	412 Gas leak (natural gas or LPG)
			Total Incidents: 1

COMMONWEALTH DR, Number 1385, Room 931

Incident #	Exp #	Incident Date and Time	Incident Type
1601360	0	4/25/2016 3:39:50PM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

Commonwealth DR, Number 2929

Incident #	Exp #	Incident Date and Time	Incident Type
1601358	0	4/25/2016 12:29:59PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

Commonwealth DR, Number 3085

Incident #	Exp #	Incident Date and Time	Incident Type
1601282	0	4/9/2016 8:41:59PM	113 Cooking fire, confined to container
			Total Incidents: 1

CRENSHAW CT, Number 2919

Incident #	Exp #	Incident Date and Time	Incident Type
1601287	0	4/11/2016 11:15:14AM	553 Public service
			Total Incidents: 1

Crossings BLVD, Number 1007-A

Incident #	Exp #	Incident Date and Time	Incident Type
1601339	0	4/20/2016 6:51:06PM	744 Detector activation, no fire - unintentional
			Total Incidents: 1

crossings blvd, Number 1033

Incident #	Exp #	Incident Date and Time	Incident Type
1601260	0	4/4/2016 3:02:00PM	554 Assist invalid
1601285	0	4/10/2016 9:26:59PM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 2

DEPOT ST, Number 2419

Incident #	Exp #	Incident Date and Time	Incident Type
1601320	0	4/17/2016 11:39:01PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

DEWEY DR, Number 2286

Incident #	Exp #	Incident Date and Time	Incident Type
1601272	0	4/7/2016 8:57:29PM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

Dewey DR, Number 2312

Incident #	Exp #	Incident Date and Time	Incident Type
1601294	0	4/12/2016 4:03:07PM	611 Dispatched & canceled en route
			Total Incidents: 1

Douglas In, Number 2709

Incident #	Exp #	Incident Date and Time	Incident Type
1601247	0	4/1/2016 4:41:03PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

DUPLEX RD

Incident #	Exp #	Incident Date and Time	Incident Type
1601264	0	4/4/2016 9:46:43PM	322 Vehicle accident with injuries
1601314	0	4/16/2016 4:11:24PM	324 Motor vehicle accident with no injuries
1601319	0	4/17/2016 8:28:25PM	322 Vehicle accident with injuries
1601327	0	4/18/2016 9:41:40PM	311 Medical assist, assist EMS crew
1601365	0	4/27/2016 8:19:41AM	352 Extrication of victim(s) from vehicle
1601371	0	4/28/2016 12:52:47PM	300 Rescue, emergency medical call (EMS) call, oth
			Total Incidents: 6

DUPLEX RD, Number 2593, Room A-6

Incident #	Exp #	Incident Date and Time	Incident Type
1601273	0	4/8/2016 5:57:50AM	553 Public service
			Total Incidents: 1

Durham CT, Number 2763

Incident #	Exp #	Incident Date and Time	Incident Type
1601271	0	4/7/2016 7:01:39AM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

Foust DR, Number 3059

Incident #	Exp #	Incident Date and Time	Incident Type
1601329	0	4/18/2016 11:26:41PM	733 Smoke detector activation due to malfunction

Total Incidents: 1

golf view, Number 1115

Incident #	Exp #	Incident Date and Time	Incident Type
1601310	0	4/14/2016 9:49:32PM	736 CO detector activation due to malfunction

Total Incidents: 1

HAYNES DR, Number 3320

Incident #	Exp #	Incident Date and Time	Incident Type
1601253	0	4/3/2016 10:08:00AM	311 Medical assist, assist EMS crew

Total Incidents: 1

Hayward LN, Number 2248

Incident #	Exp #	Incident Date and Time	Incident Type
1601283	0	4/10/2016 11:39:15AM	311 Medical assist, assist EMS crew

Total Incidents: 1

Hayward, Number 2212

Incident #	Exp #	Incident Date and Time	Incident Type
1601249	0	4/2/2016 1:05:05AM	300 Rescue, emergency medical call (EMS) call, oth

Total Incidents: 1

Hemlock DR, Number 1043

Incident #	Exp #	Incident Date and Time	Incident Type
1601316	0	4/17/2016 7:09:38AM	311 Medical assist, assist EMS crew

Total Incidents: 1

Hirum CT, Number 104

Incident #	Exp #	Incident Date and Time	Incident Type
1601331	0	4/18/2016 2:05:00AM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1

HUMMINGBIRD LN, Number 1018

Incident #	Exp #	Incident Date and Time	Incident Type
1601298	0	4/13/2016 1:30:13PM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1

Hummingbird, Number 1016

Incident #	Exp #	Incident Date and Time	Incident Type
1601372	0	4/28/2016 1:40:15PM	311 Medical assist, assist EMS crew

Total Incidents: 1

I 65 South, Number MM 55

Incident #	Exp #	Incident Date and Time	Incident Type
1601355	0	4/25/2016 4:33:58AM	324 Motor vehicle accident with no injuries

Total Incidents: 1

I- 65, Number I-65 54mm

Incident #	Exp #	Incident Date and Time	Incident Type
1601379	0	4/29/2016 7:24:27PM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1

leper DR, Number 2106

Incident #	Exp #	Incident Date and Time	Incident Type
1601374	0	4/29/2016 4:18:09AM	550 Public service assistance, other

Total Incidents: 1

INTERSTATE 65 N, Number 49.5

Incident #	Exp #	Incident Date and Time	Incident Type
1601301	0	4/13/2016 4:29:28PM	652 Steam, vapor, fog or dust thought to be smoke

Total Incidents: 1

INTERSTATE 65 N, Number 55

Incident #	Exp #	Incident Date and Time	Incident Type
1601261	0	4/4/2016 3:10:00PM	324 Motor vehicle accident with no injuries

Total Incidents: 1

INTERSTATE 65 S, Number 50

Incident #	Exp #	Incident Date and Time	Incident Type
1601369	0	4/28/2016 12:06:51PM	411 Gasoline or other flammable liquid spill
			Total Incidents: 1

Interstate 65, Number 57

Incident #	Exp #	Incident Date and Time	Incident Type
1601337	0	4/20/2016 6:19:14AM	322 Vehicle accident with injuries
			Total Incidents: 1

Iroquois DR, Number 2977

Incident #	Exp #	Incident Date and Time	Incident Type
1601296	0	4/12/2016 5:15:11PM	113 Cooking fire, confined to container
			Total Incidents: 1

Jeffrey DR, Number 3102

Incident #	Exp #	Incident Date and Time	Incident Type
1601323	0	4/18/2016 1:46:03PM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

KEDRON PKY, Number 200, Room G148

Incident #	Exp #	Incident Date and Time	Incident Type
1601364	0	4/26/2016 5:31:00PM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

KEDRON PKY, Number 200, Room N183

Incident #	Exp #	Incident Date and Time	Incident Type
1601299	0	4/13/2016 3:36:00PM	500 Service Call, other
			Total Incidents: 1

Kedron Rd

Incident #	Exp #	Incident Date and Time	Incident Type
1601297	0	4/12/2016 7:04:24PM	322 Vehicle accident with injuries
			Total Incidents: 1

Kidman LN, Number 7010

Incident #	Exp #	Incident Date and Time	Incident Type
1601348	0	4/23/2016 4:37:43PM	736 CO detector activation due to malfunction

Total Incidents: 1

Kramer, Number 2404

Incident #	Exp #	Incident Date and Time	Incident Type
1601313	0	4/16/2016 7:01:38AM	311 Medical assist, assist EMS crew

Total Incidents: 1

Lantana DR, Number 1600

Incident #	Exp #	Incident Date and Time	Incident Type
1601330	0	4/19/2016 12:58:28AM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1

Lantana DR, Number 1614

Incident #	Exp #	Incident Date and Time	Incident Type
1601333	0	4/19/2016 10:35:35AM	221 Overpressure rupture of air or gas pipe/pipeline

Total Incidents: 1

LILAC LN, Number 4004

Incident #	Exp #	Incident Date and Time	Incident Type
1601257	0	4/3/2016 7:42:00PM	553 Public service

Total Incidents: 1

Lilac LN, Number 4007

Incident #	Exp #	Incident Date and Time	Incident Type
1601376	0	4/29/2016 3:59:29PM	411 Gasoline or other flammable liquid spill

Total Incidents: 1

LOCERBIE CIR, Number 4085

Incident #	Exp #	Incident Date and Time	Incident Type
1601280	0	4/9/2016 8:56:27AM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1

LOUDENSLAGER DR, Number 2150

Incident #	Exp #	Incident Date and Time	Incident Type
1601255	0	4/3/2016 1:13:00PM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1

Mahlon Moore RD, Number 3631

Incident #	Exp #	Incident Date and Time	Incident Type
1601243	0	4/1/2016 12:38:00PM	311 Medical assist, assist EMS crew

Total Incidents: 1

Main St

Incident #	Exp #	Incident Date and Time	Incident Type
1601245	0	4/1/2016 2:15:05PM	324 Motor vehicle accident with no injuries

Incident #	Exp #	Incident Date and Time	Incident Type
1601246	0	4/1/2016 3:26:00PM	323 Motor vehicle/pedestrian accident (MV Ped)

Incident #	Exp #	Incident Date and Time	Incident Type
1601274	0	4/8/2016 6:01:00AM	463 Vehicle accident, general cleanup

Incident #	Exp #	Incident Date and Time	Incident Type
1601306	0	4/14/2016 2:09:26PM	422 Chemical spill or leak

Incident #	Exp #	Incident Date and Time	Incident Type
1601312	0	4/15/2016 8:06:04PM	324 Motor vehicle accident with no injuries

Incident #	Exp #	Incident Date and Time	Incident Type
1601346	0	4/22/2016 9:44:08PM	671 Hazmat release investigation w/ no hazmat

Incident #	Exp #	Incident Date and Time	Incident Type
1601354	0	4/24/2016 9:40:52PM	552 Police matter

Incident #	Exp #	Incident Date and Time	Incident Type
1601359	0	4/25/2016 2:36:02PM	311 Medical assist, assist EMS crew

Incident #	Exp #	Incident Date and Time	Incident Type
1601370	0	4/28/2016 12:13:35PM	322 Vehicle accident with injuries

Incident #	Exp #	Incident Date and Time	Incident Type
1601382	0	4/30/2016 5:01:54PM	322 Vehicle accident with injuries

Total Incidents: 10

Main ST, Number 4825

Incident #	Exp #	Incident Date and Time	Incident Type
1601292	0	4/12/2016 9:31:16AM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1

Main ST, Number 4935

Incident #	Exp #	Incident Date and Time	Incident Type
1601347	0	4/23/2016 1:10:12PM	311 Medical assist, assist EMS crew

Total Incidents: 1

Main ST, Number 4959

Incident #	Exp #	Incident Date and Time	Incident Type
1601367	0	4/28/2016 6:37:03AM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1

Main ST, Number 5228

Incident #	Exp #	Incident Date and Time	Incident Type
1601342	0	4/21/2016 12:32:28PM	744 Detector activation, no fire - unintentional

Total Incidents: 1

Main ST, Number 5426

Incident #	Exp #	Incident Date and Time	Incident Type
1601344	0	4/22/2016 1:00:12PM	744 Detector activation, no fire - unintentional

Total Incidents: 1

Main Street, Number 4907

Incident #	Exp #	Incident Date and Time	Incident Type
1601276	0	4/8/2016 5:35:53PM	322 Vehicle accident with injuries

Total Incidents: 1

Maple CIR, Number 2804

Incident #	Exp #	Incident Date and Time	Incident Type
1601295	0	4/12/2016 4:10:06PM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

MAURY HILL ST, Number 543

Incident #	Exp #	Incident Date and Time	Incident Type
1601343	0	4/22/2016 8:58:06AM	554 Assist invalid
			Total Incidents: 1

McDONOUGH CIR, Number 1119

Incident #	Exp #	Incident Date and Time	Incident Type
1601334	0	4/19/2016 11:06:14AM	641 Vicinity alarm (incident in other location)
			Total Incidents: 1

Miles Johnson PKY

Incident #	Exp #	Incident Date and Time	Incident Type
1601303	0	4/13/2016 8:03:21PM	463 Vehicle accident, general cleanup
			Total Incidents: 1

Misty Morn CIR, Number 1077

Incident #	Exp #	Incident Date and Time	Incident Type
1601250	0	4/2/2016 8:40:00AM	311 Medical assist, assist EMS crew
			Total Incidents: 1

Misty Morn CIR, Number 1078

Incident #	Exp #	Incident Date and Time	Incident Type
1601315	0	4/16/2016 5:09:18PM	550 Public service assistance, other
			Total Incidents: 1

MONOCO DR, Number 3338

Incident #	Exp #	Incident Date and Time	Incident Type
1601284	0	4/10/2016 3:55:47PM	151 Outside rubbish, trash or waste fire
			Total Incidents: 1

Morrison AVE, Number 2032

Incident #	Exp #	Incident Date and Time	Incident Type
1601275	0	4/8/2016 8:09:54AM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

Morton DR, Number 2019

Incident #	Exp #	Incident Date and Time	Incident Type
1601262	0	4/4/2016 8:49:58PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

Nealcrest CIR, Number 1041

Incident #	Exp #	Incident Date and Time	Incident Type
1601351	0	4/23/2016 8:00:12PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

New Port Cove CT, Number 207

Incident #	Exp #	Incident Date and Time	Incident Type
1601286	0	4/10/2016 9:33:01PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

PATRIOT DR

Incident #	Exp #	Incident Date and Time	Incident Type
1601302	0	4/13/2016 4:41:00PM	320 Emergency medical service incident, other
			Total Incidents: 1

PORT ROYAL RD

Incident #	Exp #	Incident Date and Time	Incident Type
1601278	0	4/8/2016 10:33:23PM	324 Motor vehicle accident with no injuries
1601325	0	4/18/2016 4:53:26PM	352 Extrication of victim(s) from vehicle
			Total Incidents: 2

port royal road

Incident #	Exp #	Incident Date and Time	Incident Type
1601309	0	4/14/2016 9:06:57PM	700 False alarm or false call, other
			Total Incidents: 1

RANDALL LN, Number 4011

Incident #	Exp #	Incident Date and Time	Incident Type
1601381	0	4/30/2016 3:45:50PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

Reserve BLVD, Number 3001

Incident #	Exp #	Incident Date and Time	Incident Type
1601267	0	4/5/2016 5:10:29PM	500 Service Call, other
			Total Incidents: 1

RESERVES BLVD, Number 1003

Incident #	Exp #	Incident Date and Time	Incident Type
1601244	0	4/1/2016 12:49:00PM	571 Cover assignment, standby, moveup
			Total Incidents: 1

RESERVES BLVD, Number 3001

Incident #	Exp #	Incident Date and Time	Incident Type
1601248	0	4/1/2016 9:09:00PM	571 Cover assignment, standby, moveup
1601353	0	4/23/2016 10:36:34PM	500 Service Call, other
1601383	0	4/30/2016 8:25:52PM	462 Aircraft standby
			Total Incidents: 3

ROYAL PARK BLVD, Number 3639

Incident #	Exp #	Incident Date and Time	Incident Type
1601335	0	4/19/2016 12:28:16PM	743 Smoke detector activation, no fire - unintentional
			Total Incidents: 1

SAKARI CIR, Number 3020

Incident #	Exp #	Incident Date and Time	Incident Type
1601281	0	4/9/2016 10:08:33AM	743 Smoke detector activation, no fire - unintentional
			Total Incidents: 1

Savannah Park DR, Number 1430

Incident #	Exp #	Incident Date and Time	Incident Type
1601269	0	4/6/2016 11:07:41AM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1

SAYBROOK XING, Number 1373

Incident #	Exp #	Incident Date and Time	Incident Type
1601288	0	4/11/2016 5:54:33PM	311 Medical assist, assist EMS crew

Total Incidents: 1

Secluded LN

Incident #	Exp #	Incident Date and Time	Incident Type
1601268	0	4/5/2016 6:05:50PM	510 Person in distress, other

Total Incidents: 1

SENTINEL DR, Number 6004

Incident #	Exp #	Incident Date and Time	Incident Type
1601256	0	4/3/2016 6:56:00PM	311 Medical assist, assist EMS crew

Total Incidents: 1

soaring eagle WAY, Number 3045

Incident #	Exp #	Incident Date and Time	Incident Type
161326	0	4/18/2016 6:39:58PM	321 EMS call, excluding vehicle accident with injury

Total Incidents: 1

SOMERSET SPRINGS DR, Number 1042

Incident #	Exp #	Incident Date and Time	Incident Type
1601380	0	4/30/2016 10:34:53AM	311 Medical assist, assist EMS crew

Total Incidents: 1

Southerland DR, Number 2747

Incident #	Exp #	Incident Date and Time	Incident Type
1601361	0	4/25/2016 8:17:37PM	311 Medical assist, assist EMS crew

Total Incidents: 1

Spring Hill CIR, Number 2185

Incident #	Exp #	Incident Date and Time	Incident Type
1601357	0	4/25/2016 11:39:19AM	311 Medical assist, assist EMS crew
			Total Incidents: 1

SUGAR RIDGE RD, Number 2068

Incident #	Exp #	Incident Date and Time	Incident Type
1601378	0	4/29/2016 7:17:08PM	324 Motor vehicle accident with no injuries
			Total Incidents: 1

Sutherland DR, Number 2829

Incident #	Exp #	Incident Date and Time	Incident Type
1601259	0	4/4/2016 1:13:00PM	111 Building fire
			Total Incidents: 1

Town Center PKY, Number 228

Incident #	Exp #	Incident Date and Time	Incident Type
1601356	0	4/25/2016 11:20:16AM	311 Medical assist, assist EMS crew
			Total Incidents: 1

Town Center, Number 125

Incident #	Exp #	Incident Date and Time	Incident Type
1601338	0	4/20/2016 7:52:14AM	511 Lock-out
			Total Incidents: 1

Via Francesco WAY, Number 1020

Incident #	Exp #	Incident Date and Time	Incident Type
1601318	0	4/17/2016 7:44:13PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

Wall ST, Number 2096

Incident #	Exp #	Incident Date and Time	Incident Type
1601300	0	4/13/2016 3:54:07PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

Wall ST, Number 2100

Incident #	Exp #	Incident Date and Time	Incident Type
1601375	0	4/29/2016 10:50:01AM	413 Oil or other combustible liquid spill
			Total Incidents: 1

Washington LN, Number 2716

Incident #	Exp #	Incident Date and Time	Incident Type
1601293	0	4/12/2016 12:40:15PM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

West View DR, Number 106

Incident #	Exp #	Incident Date and Time	Incident Type
1601252	0	4/2/2016 3:39:00AM	321 EMS call, excluding vehicle accident with injury
			Total Incidents: 1

Williford CT, Number 1002

Incident #	Exp #	Incident Date and Time	Incident Type
1601277	0	4/8/2016 9:39:14PM	311 Medical assist, assist EMS crew
			Total Incidents: 1

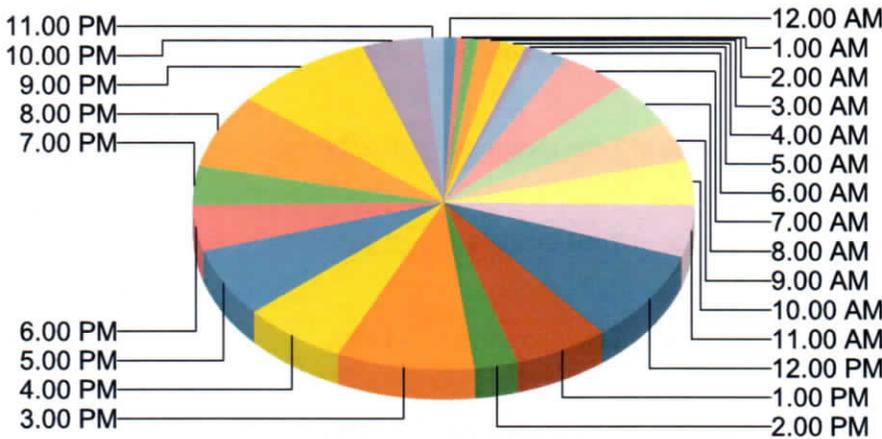
worhtinton lane, Number 1000, Room 14-311

Incident #	Exp #	Incident Date and Time	Incident Type
1601307	0	4/14/2016 3:34:15PM	710 Malicious, mischievous false call, other
			Total Incidents: 1

Worthington Lane, Number 1000

Incident #	Exp #	Incident Date and Time	Incident Type
1601308	0	4/14/2016 6:54:24PM	300 Rescue, emergency medical call (EMS) call, oth
			Total Incidents: 1

Incident Statistics by Hour of the Day



12.00 AM	0.7%
1.00 AM	0.7%
2.00 AM	0.7%
3.00 AM	1.5%
4.00 AM	1.5%
5.00 AM	0.7%
6.00 AM	2.2%
7.00 AM	4.4%
8.00 AM	4.4%
9.00 AM	3.7%
10.00 AM	4.4%
11.00 AM	5.2%
12.00 PM	8.9%
1.00 PM	5.9%
2.00 PM	3.0%
3.00 PM	8.9%
4.00 PM	6.7%
5.00 PM	6.7%
6.00 PM	4.4%
7.00 PM	3.7%
8.00 PM	7.4%
9.00 PM	8.9%
10.00 PM	3.7%
11.00 PM	1.5%
Total:	100.0%

Hour of the Day: 12.00 AM

Total # of Incidents: 1.00 % of Total Incidents: 0.74%

Hour of the Day: 1.00 AM

Total # of Incidents: 1.00 % of Total Incidents: 0.74%

Hour of the Day: 2.00 AM

Total # of Incidents: 1.00 % of Total Incidents: 0.74%

Hour of the Day: 3.00 AM

Total # of Incidents: 2.00 % of Total Incidents: 1.48%

Hour of the Day: 4.00 AM

Total # of Incidents: 2.00 % of Total Incidents: 1.48%

Hour of the Day: 5.00 AM

Total # of Incidents: 1.00 % of Total Incidents: 0.74%

Hour of the Day: 6.00 AM

Total # of Incidents: 3.00 % of Total Incidents: 2.22%

Hour of the Day: 7.00 AM

Total # of Incidents: 6.00 % of Total Incidents: 4.44%

Hour of the Day: 8.00 AM

Total # of Incidents: 6.00 % of Total Incidents: 4.44%

Hour of the Day: 9.00 AM

Total # of Incidents: 5.00 % of Total Incidents: 3.70%

Hour of the Day: 10.00 AM

Total # of Incidents:	6.00	% of Total Incidents:	4.44%
Hour of the Day: 11.00 AM			
Total # of Incidents:	7.00	% of Total Incidents:	5.19%
Hour of the Day: 12.00 PM			
Total # of Incidents:	12.00	% of Total Incidents:	8.89%
Hour of the Day: 1.00 PM			
Total # of Incidents:	8.00	% of Total Incidents:	5.93%
Hour of the Day: 2.00 PM			
Total # of Incidents:	4.00	% of Total Incidents:	2.96%
Hour of the Day: 3.00 PM			
Total # of Incidents:	12.00	% of Total Incidents:	8.89%
Hour of the Day: 4.00 PM			
Total # of Incidents:	9.00	% of Total Incidents:	6.67%
Hour of the Day: 5.00 PM			
Total # of Incidents:	9.00	% of Total Incidents:	6.67%
Hour of the Day: 6.00 PM			
Total # of Incidents:	6.00	% of Total Incidents:	4.44%
Hour of the Day: 7.00 PM			
Total # of Incidents:	5.00	% of Total Incidents:	3.70%
Hour of the Day: 8.00 PM			
Total # of Incidents:	10.00	% of Total Incidents:	7.41%
Hour of the Day: 9.00 PM			
Total # of Incidents:	12.00	% of Total Incidents:	8.89%
Hour of the Day: 10.00 PM			
Total # of Incidents:	5.00	% of Total Incidents:	3.70%
Hour of the Day: 11.00 PM			
Total # of Incidents:	2.00	% of Total Incidents:	1.48%
<u>Grand Total Incidents:</u>	<u>135.00</u>		

Incident Reports By Date

4/1/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601243	0	12:38:00PM	Yes	311 Medical assist, assist EMS crew
1601244	0	12:49:00PM	Yes	571 Cover assignment, standby, moveup
1601245	0	2:15:05PM	Yes	324 Motor vehicle accident with no injuries
1601246	0	3:26:00PM	Yes	323 Motor vehicle/pedestrian accident (MV Ped)
1601247	0	4:41:03PM	Yes	311 Medical assist, assist EMS crew
1601248	0	9:09:00PM	Yes	571 Cover assignment, standby, moveup
Total of Incidents for this date: 6				

4/2/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601249	0	1:05:05AM	Yes	300 Rescue, emergency medical call (EMS) call, ot
1601250	0	8:40:00AM	Yes	311 Medical assist, assist EMS crew
1601251	0	12:42:00PM	Yes	114 Chimney or flue fire, confined to chimney or flu
1601252	0	3:39:00AM	Yes	321 EMS call, excluding vehicle accident with injury
Total of Incidents for this date: 4				

4/3/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601253	0	10:08:00AM	Yes	311 Medical assist, assist EMS crew
1601254	0	12:37:00PM	Yes	322 Vehicle accident with injuries
1601255	0	1:13:00PM	Yes	321 EMS call, excluding vehicle accident with injury
1601256	0	6:56:00PM	Yes	311 Medical assist, assist EMS crew
1601257	0	7:42:00PM	Yes	553 Public service
Total of Incidents for this date: 5				

4/4/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601258	0	9:13:00AM	Yes	311 Medical assist, assist EMS crew
1601259	0	1:13:00PM	Yes	111 Building fire
1601260	0	3:02:00PM	Yes	554 Assist invalid
1601261	0	3:10:00PM	Yes	324 Motor vehicle accident with no injuries
1601262	0	8:49:58PM	Yes	311 Medical assist, assist EMS crew
1601263	0	9:03:47PM	Yes	445 Arcing, shorted electrical equipment
1601264	0	9:46:43PM	Yes	322 Vehicle accident with injuries
Total of Incidents for this date: 7				

4/5/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601266	0	4:14:31PM	Yes	321 EMS call, excluding vehicle accident with injury
1601267	0	5:10:29PM	Yes	500 Service Call, other
1601268	0	6:05:50PM	Yes	510 Person in distress, other
Total of Incidents for this date: 3				

4/6/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601265	0	1:03:00PM	Yes	733 Smoke detector activation due to malfunction
1601269	0	11:07:41AM	Yes	321 EMS call, excluding vehicle accident with injury
Total of Incidents for this date: 2				

4/7/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601270	0	3:51:50AM	Yes	743 Smoke detector activation, no fire - unintention
1601271	0	7:01:39AM	Yes	321 EMS call, excluding vehicle accident with injury
1601272	0	8:57:29PM	Yes	321 EMS call, excluding vehicle accident with injury
Total of Incidents for this date: 3				

4/8/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601273	0	5:57:50AM	Yes	553 Public service
1601274	0	6:01:00AM	Yes	463 Vehicle accident, general cleanup
1601275	0	8:09:54AM	Yes	321 EMS call, excluding vehicle accident with injury
1601276	0	5:35:53PM	Yes	322 Vehicle accident with injuries
1601277	0	9:39:14PM	Yes	311 Medical assist, assist EMS crew
1601278	0	10:33:23PM	Yes	324 Motor vehicle accident with no injuries
1601279	0	10:51:44PM	Yes	500 Service Call, other
Total of Incidents for this date: 7				

4/9/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601280	0	8:56:27AM	Yes	321 EMS call, excluding vehicle accident with injury
1601281	0	10:08:33AM	Yes	743 Smoke detector activation, no fire - unintention
1601282	0	8:41:59PM	Yes	113 Cooking fire, confined to container
Total of Incidents for this date: 3				

4/10/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601283	0	11:39:15AM	Yes	311 Medical assist, assist EMS crew
1601284	0	3:55:47PM	Yes	151 Outside rubbish, trash or waste fire
1601285	0	9:26:59PM	Yes	321 EMS call, excluding vehicle accident with injury
1601286	0	9:33:01PM	Yes	311 Medical assist, assist EMS crew
Total of Incidents for this date: 4				

4/11/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601287	0	11:15:14AM	Yes	553 Public service
1601288	0	5:54:33PM	Yes	311 Medical assist, assist EMS crew
1601289	0	6:05:48PM	Yes	321 EMS call, excluding vehicle accident with injury
Total of Incidents for this date: 3				

4/12/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601290	0	8:20:36AM	Yes	311 Medical assist, assist EMS crew
1601291	0	9:21:39AM	Yes	320 Emergency medical service incident, other
1601292	0	9:31:16AM	Yes	321 EMS call, excluding vehicle accident with injury
1601293	0	12:40:15PM	Yes	321 EMS call, excluding vehicle accident with injury
1601294	0	4:03:07PM	Yes	611 Dispatched & canceled en route
1601295	0	4:10:06PM	Yes	321 EMS call, excluding vehicle accident with injury
1601296	0	5:15:11PM	Yes	113 Cooking fire, confined to container
1601297	0	7:04:24PM	Yes	322 Vehicle accident with injuries
Total of Incidents for this date: 8				

4/13/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601298	0	1:30:13PM	Yes	321 EMS call, excluding vehicle accident with injury
1601299	0	3:36:00PM	Yes	500 Service Call, other
1601300	0	3:54:07PM	Yes	311 Medical assist, assist EMS crew
1601301	0	4:29:28PM	Yes	652 Steam, vapor, fog or dust thought to be smoke
1601302	0	4:41:00PM	Yes	320 Emergency medical service incident, other
1601303	0	8:03:21PM	Yes	463 Vehicle accident, general cleanup
Total of Incidents for this date: 6				

4/14/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601304	0	9:40:39AM	Yes	600 Good intent call, other
1601305	0	11:07:55AM	Yes	311 Medical assist, assist EMS crew
1601306	0	2:09:26PM	Yes	422 Chemical spill or leak
1601307	0	3:34:15PM	Yes	710 Malicious, mischievous false call, other
1601308	0	6:54:24PM	Yes	300 Rescue, emergency medical call (EMS) call, ot
1601309	0	9:06:57PM	Yes	700 False alarm or false call, other
1601310	0	9:49:32PM	Yes	736 CO detector activation due to malfunction
Total of Incidents for this date: 7				

4/15/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601311	0	2:20:28PM	Yes	463 Vehicle accident, general cleanup
1601312	0	8:06:04PM	Yes	324 Motor vehicle accident with no injuries
Total of Incidents for this date: 2				

4/16/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601313	0	7:01:38AM	Yes	311 Medical assist, assist EMS crew
1601314	0	4:11:24PM	Yes	324 Motor vehicle accident with no injuries
1601315	0	5:09:18PM	Yes	550 Public service assistance, other
Total of Incidents for this date: 3				

4/17/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601316	0	7:09:38AM	Yes	311 Medical assist, assist EMS crew
1601317	0	12:49:44PM	Yes	311 Medical assist, assist EMS crew
1601318	0	7:44:13PM	Yes	311 Medical assist, assist EMS crew
1601319	0	8:28:25PM	Yes	322 Vehicle accident with injuries
1601320	0	11:39:01PM	Yes	311 Medical assist, assist EMS crew
Total of Incidents for this date: 5				

4/18/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
161326	0	6:39:58PM	Yes	321 EMS call, excluding vehicle accident with injury
1601322	0	7:25:40AM	Yes	321 EMS call, excluding vehicle accident with injury
1601323	0	1:46:03PM	Yes	321 EMS call, excluding vehicle accident with injury
1601324	0	3:29:48PM	Yes	734 Heat detector activation due to malfunction
1601325	0	4:53:26PM	Yes	352 Extrication of victim(s) from vehicle
1601327	0	9:41:40PM	Yes	311 Medical assist, assist EMS crew
1601328	0	10:06:29PM	Yes	320 Emergency medical service incident, other
1601329	0	11:26:41PM	Yes	733 Smoke detector activation due to malfunction
1601331	0	2:05:00AM	Yes	321 EMS call, excluding vehicle accident with injury
Total of Incidents for this date: 9				

4/19/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601330	0	12:58:28AM	Yes	321 EMS call, excluding vehicle accident with injury
1601332	0	9:50:15AM	Yes	700 False alarm or false call, other
1601333	0	10:35:35AM	Yes	221 Overpressure rupture of air or gas pipe/pipeline
1601334	0	11:06:14AM	Yes	641 Vicinity alarm (incident in other location)
1601335	0	12:28:16PM	Yes	743 Smoke detector activation, no fire - unintention
1601336	0	10:47:03PM	Yes	311 Medical assist, assist EMS crew
Total of Incidents for this date: 6				

4/20/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601337	0	6:19:14AM	Yes	322 Vehicle accident with injuries
1601338	0	7:52:14AM	Yes	511 Lock-out
1601339	0	6:51:06PM	Yes	744 Detector activation, no fire - unintentional
Total of Incidents for this date: 3				

4/21/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601340	0	7:21:59AM	Yes	311 Medical assist, assist EMS crew
1601341	0	10:19:41AM	Yes	743 Smoke detector activation, no fire - unintention
1601342	0	12:32:28PM	Yes	744 Detector activation, no fire - unintentional
Total of Incidents for this date: 3				

4/22/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601343	0	8:58:06AM	Yes	554 Assist invalid
1601344	0	1:00:12PM	Yes	744 Detector activation, no fire - unintentional
1601345	0	5:28:56PM	Yes	311 Medical assist, assist EMS crew
1601346	0	9:44:08PM	Yes	671 Hazmat release investigation w/ no hazmat
Total of Incidents for this date: 4				

4/23/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601347	0	1:10:12PM	Yes	311 Medical assist, assist EMS crew
1601348	0	4:37:43PM	Yes	736 CO detector activation due to malfunction
1601351	0	8:00:12PM	Yes	311 Medical assist, assist EMS crew
1601352	0	8:26:18PM	Yes	311 Medical assist, assist EMS crew
1601353	0	10:36:34PM	Yes	500 Service Call, other
Total of Incidents for this date: 5				

4/24/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601354	0	9:40:52PM	Yes	552 Police matter
Total of Incidents for this date: 1				

4/25/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601355	0	4:33:58AM	Yes	324 Motor vehicle accident with no injuries
1601356	0	11:20:16AM	Yes	311 Medical assist, assist EMS crew
1601357	0	11:39:19AM	Yes	311 Medical assist, assist EMS crew
1601358	0	12:29:59PM	Yes	311 Medical assist, assist EMS crew
1601359	0	2:36:02PM	Yes	311 Medical assist, assist EMS crew
1601360	0	3:39:50PM	Yes	321 EMS call, excluding vehicle accident with injury
1601361	0	8:17:37PM	Yes	311 Medical assist, assist EMS crew
Total of Incidents for this date: 7				

4/26/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601364	0	5:31:00PM	Yes	321 EMS call, excluding vehicle accident with injury
Total of Incidents for this date: 1				

4/27/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601365	0	8:19:41AM	Yes	352 Extrication of victim(s) from vehicle
1601366	0	9:01:56PM	Yes	311 Medical assist, assist EMS crew
Total of Incidents for this date:				2

4/28/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601367	0	6:37:03AM	Yes	321 EMS call, excluding vehicle accident with injury
1601369	0	12:06:51PM	Yes	411 Gasoline or other flammable liquid spill
1601370	0	12:13:35PM	Yes	322 Vehicle accident with injuries
1601371	0	12:52:47PM	Yes	300 Rescue, emergency medical call (EMS) call, ot
1601372	0	1:40:15PM	Yes	311 Medical assist, assist EMS crew
1601373	0	3:10:05PM	Yes	412 Gas leak (natural gas or LPG)
Total of Incidents for this date:				6

4/29/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601374	0	4:18:09AM	Yes	550 Public service assistance, other
1601375	0	10:50:01AM	Yes	413 Oil or other combustible liquid spill
1601376	0	3:59:29PM	Yes	411 Gasoline or other flammable liquid spill
1601377	0	5:22:53PM	No	352 Extrication of victim(s) from vehicle
1601378	0	7:17:08PM	Yes	324 Motor vehicle accident with no injuries
1601379	0	7:24:27PM	Yes	321 EMS call, excluding vehicle accident with injury
Total of Incidents for this date:				6

4/30/2016

Incident #	Exp #	Incident Time	Completed?	Incident Type
1601380	0	10:34:53AM	Yes	311 Medical assist, assist EMS crew
1601381	0	3:45:50PM	Yes	311 Medical assist, assist EMS crew
1601382	0	5:01:54PM	Yes	322 Vehicle accident with injuries
1601383	0	8:25:52PM	Yes	462 Aircraft standby
Total of Incidents for this date:				4

Print Date: 5/9/2016

Grand Total of Incidents: 135
Total of Dates Counted: 30



DEPARTMENT: Police

AUTHOR: Lt. Justin Whitwell

DATE: May 5, 2016

RE: CID Monthly Report for April, 2016

ATTACHMENTS: None

OVERVIEW:

Criminal Investigations:

There were 51 cases assigned to CID this month; down from 96 cases assigned in April 2015.

The predominant crime investigated this month were Theft related incidences with twenty being reported; four of those were Identity Thefts

CID had one existing Sex Offender report as required by the TBI. The police department also gained two new Sex Offenders to supervise that reside in the city (see below for further information)

CID was assigned six background checks for the month; one beer permit, one city employment and four solicitor permits.

Other crimes assigned to CID:

2 Aggravated Domestic Assaults	1 Runaway
5 Death Investigations	5 Vehicle Burglary
8 Domestic Assaults	1 Violation of OP
1 Harassment	
1 Rape	

19 Cases assigned this month were felony related cases.

Of the cases assigned this month 5 have been closed and 0 have been placed in suspended status.

Narcotics Investigations:

There were 12 cases worked this month.

Completed cases as follows:

- ❖ 2 Possession Schedule 2 School zone
- ❖ 2 Possession of Schedule 2 Meth
- ❖ 2 Sale of schedule 6 Marijuana
- ❖ 4 Sale of Schedule 2 Methamphetamine
- ❖ 2 Federal case with crystal meth

HIGHLIGHTS:

- April 25th and 26th, Det. St. Clair and Det. Baker attended, Follow the Evidence: Sexual Exploitation of a Minor training in Columbia, TN.
- During the Month of April, three members of CID and Narcotics attended department in-service training and two members are instructors during each week of training.
- During this month CID gained two new sex offenders to supervise that reside in the Spring Hill City Limits.



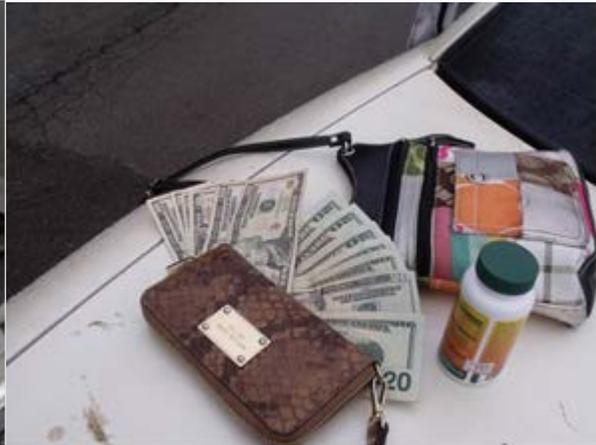
Daniel Roberts
Interstate Travel with intent sex
with a Minor
2715 Zakary Ct.



Robin Hackney
Aggravated Statutory Rape
2714 Camden Ct

- This month Investigators with the 22nd Judicial Drug Task Force, which includes two Spring Hill Investigators have been working several investigations involving methamphetamine, marijuana, and drug trafficking. Due to the sensitivity of the

investigation no further information will be provided. Below are images taken from the scene of a Narcotic Investigation.



PROJECT/CONTRACT UPDATES:

- None

ACTION ITEMS:

- None

CONCERNS/ISSUES/PROBLEMS:

- None



DEPARTMENT: Police

AUTHOR: Lt. Kenneth Seibold

DATE: April 30, 2016

RE: Field Operations Monthly Statistics for April, 2016

ATTACHMENTS: None

OVERVIEW:

Field Operations:

- ❖ Created 252 incident reports.
- ❖ **1,525** calls for service.

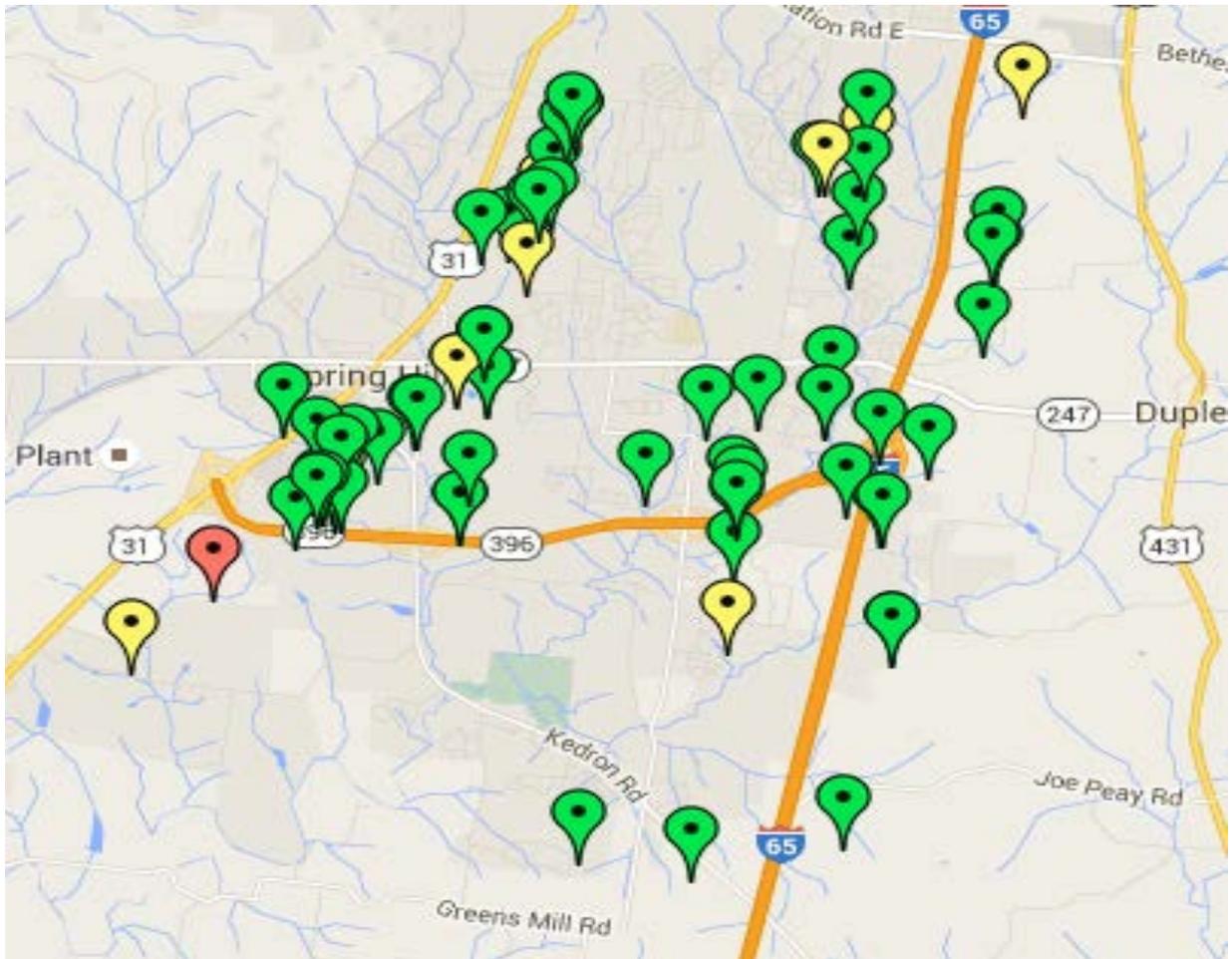
- ❖ Made 62 arrests
 - Male – 45
 - Female – 17
 - Unknown - 3
 - White – 52
 - Black – 7
 - Other – 0

- ❖ Conducted 695 traffic stops
- ❖ Wrote 64 citations
 - Male – 77
 - Female – 52
 - White – 112
 - Black – 13
 - Other - 4

- ❖ Responded to 83 accidents
 - 69 of the accidents were property damage only.
 - 13 of the accidents involved injuries.
 - 1 accidents resulted in fatalities.
 - Total of 18 injuries.

Average number of Police Officers on shift **4.**

Location of accidents



Patrol responded to the following incidents:

Type	Description	# Of Calls
370	911 HANGUP	4
326	911 MISDIAL 911	6
327	911 OPEN LINE 911O	20
341	ABANDONED VEHICLE SIG19	13
222	ACCIDENT DELAYED REPORT 1050D	1
223	ACCIDENT INJURY 1046	17
221	ACCIDENT/PROPERTY DAMAGE 1045	57
356	ADVISE LEGALS SIG34	30
352	ANIMAL COMPLAINT SIG30	19
342	ASSIST AGENCY SIG20A	12
343	ASSIST CITIZEN SIG20C	9
344	ASSIST MOTORIST SIG20M	59
243	ATTEMPTED SUICIDE 1060	3
254	B&E RESIDENCE 1067	2
217	BAR CHECK 1042	1
335	BLOCKED DRIVE SIG13	3
336	BLOCKED ROAD SIG14	4
329	BOLO	24
237	BURGLAR ALARM 1057B	65
257	BURGLARY VEHICLE 1068	4
2	BUSINESS ESCORT 1014B	149
367	CAD REPORT ONLY SIG38	6
324	CARDIAC/RESPIRATORY DEATH 09	1
4	CHEST PAIN 10	1
5	CIVIL ESCORT 1014C	11
218	CONDUCT INVESTIGATION 1043	14
266	CONSTRUCTION VIOLATION 1076	14
291	CUSTODY ISSUE 1092	4
353	DEBRIS IN ROADWAY SIG31	12
351	DELIVER A MESSAGE SIG29	1
273	DISORDERLY PERSON 1082	2
279	DISTURBANCE 1085	4
274	DOMESTIC 1083	18
224	DRIVING UNDER THE INFLUENCE 1049	6
359	DRUG RELATED SIG40	11
304	FALLS 17	1
242	FIGHT 1059	2
239	FIRE ALARM 1057F	2
355	FOLLOW-UP SIG33	18
323	HAZMAT 08	3
229	HIT AND RUN 1053	15

268	ID FRAUD 1078		7	
337	ILLEGAL PARKING SIG15		15	
277	JUVENILE PROBLE/ IN PROGRESS 1084P		7	
276	JUVENILE PROBLEM 1084		8	
234	LARCENY/THEFT 1055		19	
334	LITTERING / DUMPING SIG10		2	
350	LOST/FOUND PROPERTY SIG28		9	
285	MENTAL PATIENT 1087		3	
05/04/2016 13:52		1	of	2
Type	Description		# Of Calls	
214	MISSING ADULT 1041A		1	
215	MISSING CHILD 1041C		3	
258	NEIGHBOR DISPUTE 1069		4	
264	NOISE COMPLAINT 1074		13	
345	OPEN DOOR SIG21		4	
241	PANIC ALARM 1057P		7	
290	PEDESTRIAN/HITCHHIKER 1091		1	
293	PHYSICAL ASSAULT 1094		5	
296	PROPERTY CHECK 1096		117	
368	PUBLICLY INTOXICATED PERSON 1058		3	
249	RAPE 1065		1	
339	RECKLESS DRIVING SIG17		21	
325	RUNAWAY JUVENILE		2	
299	SEIZURE 12		1	
260	SHOPLIFTER 1070		7	
213	SHOTS FIRED 1038		2	
312	SICK PERSON 26		1	
9	SOLICITOR 1016		2	
340	SPEEDING VEHICLE SIG18		3	
282	STRUCTURE FIRE 1086S		2	
288	SUSPICIOUS PERSON 1090		22	
289	SUSPICIOUS VEHICLE 1090V		52	
360	TEST		7	
211	THREATEN/HARASS 1032		16	
349	TRAFFIC CONTROL SIG 27		30	
333	TRAFFIC LIGHT/PUBLIC WORKS REQ SIG1		3	
286	TRAFFIC STOP 1088		440	
317	UNCONSCIOUS/ FAINTING 31		2	
318	UNKNOWN PROBLEM 32		1	
11	UNWANTED SUBJECT 1017		2	
265	VANDALISM 1075		3	
284	VEHICLE FIRE 1086V		1	
373	VERBAL DOMESTIC 1083		4	
357	WARRANT SERVICE SIG35		2	
269	WELFARE CHECK 1079		21	
1	WIRES DOWN 1022		1	
	Total		1525	
05/04/2016 13:52		2	of	2

- **C.I.R.T: The Critical Incident Response Team was called to assist patrol in working a fatality crash on Highway 31 and the 396 on ramp.**
- **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: May 3, 2016
RE: April Report
ATTACHMENTS: Pictures

Lt. Dooley / Jason Lovett:

- On April 7th, we interviewed only 5 applicants. One person withdrew from the Chief's interview process and only 4 were interview by the Chief. A contingent job offer was only made to one person, Evan Bohn. He is currently in the background check process.
- We have posted for testing for certified and non-certified applicants. We currently have only 23 applicants, three of which are certified. Testing will be conducted in June.
- We have posted for the Fleet Services Manager position. Only two officers signed up for the position and the interviews will be conducted on May 17th.
- I (Dooley) conducted the October monthly audit on April 27th. 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?
- Two of our new hires graduated from the Basic Law Enforcement Academy on April 1st. Officers Rooney and McIntyre are now in the field training program.
- Thirteen new vests came in to replace old ones. Six more are on order.
- Two AR15 rifles and one shotgun needed repair.
- Jason Lovett and Kenny Seibold attended an NRA Course in order to maintain their NRA Certifications.

PROJECT UPDATES:

- In-Service Training beginning April 18-22 through May 9-13.

Evidence: Roger & Melissa

- A total of 18 items were submitted to the TBI Lab.
- A total of 94 items were submitted into the Evidence Room.
- We removed 15.6 pounds of pills from the Prescription Drug Box.
- We returned 4 items from the evidence room to their owners.
- A total of 3 Right of Refusals was issued.
- We destroyed 29 items.
- The March audit revealed a 10% error rate, however, this is due to the conversion from Tyler and learning a new system. We also had to get some issues corrected.



Fleet Maintenance: Don Greve

- We rotated tires on 2 vehicles.
- There were 4 vehicles needing oil change.
- We had one vehicle involved in accident; motorcycle.
- Five people were fingerprinted for \$100.00.
- Three vehicles were sold on GovDeals for a total of ~\$4100.

COPS: Mary Beth Lovett

- Beth assists with Traffic Court every Tuesday.
- Beth conducted zero school walk-throughs and 0 juvenile check(s).
- Has worked on the Police Memorial Event for May 19th.
- April 8th Chapmans Retreat Cheetahfest Event
- April 9th Unchained Movement Jail and Bail Event
- April 10th Boy Scout Tour
- April 13th Buffalo Wild Wings Community Event
- April 25th Attended meeting with Williamson County Domestic Violence Task Force
- April 25th assisted Patrol on a death call
- April 29th assisted evening and midnight shift from 5p-2a.
- One car seat was checked and zero were replaced.

Upcoming:

- Working on Citizen's Police Academy
- May 3rd Williamson County Police Memorial
- May 13th State of Tennessee Police Memorial
- May 17th Columbia Police Memorial
- May 20th THP Police Memorial
- **May 19th SHPD Police Memorial**
- **October 4th SHPD Night Out Against Crime Event**



DEPARTMENT: LIBRARY

AUTHOR: Hulen Bivins

DATE: 5 / 8 / 2016

Director's Report to BOMA for April 2016

HIGHLIGHTS:

- **Budget Presentation:** The Budget needs of the City of Spring Hill Public Library were presented to the City's BOMA on April 19. 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. On April 27, the Library Director presented the Library's budget request to the Maury County Commission.
- **Volunteer Activities:** The annual luncheon to honor the work of volunteers at the Library was held on April 11.
- **Friends of the Library:** The Library's Friends of the Library held their quarterly Book Sale on April 30. Proceeds of the sale help the Library meet programming needs not budgeted.
- **On the Radio:** The Library Director was on AM 950 on April 25 discussing the Book Sale and the upcoming Summer Reading Program.
- **Library Assistant Director:** Twenty-nine applications were reviewed during the month. Twenty-one did not make the second round of review. Finalists are to be determined by the week of May 23.
- **Continuing Education:** The Library Director attended the Tennessee Library Association's annual meeting on April 7 and 8.

UPCOMING May 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.

Tuesday, May 3 - Night Owls Monthly Mystery Book Club, 5:30 - 7:00PM
This month: Carved in Bone, A Body Farm Novel by Jefferson Bass.

Wednesday, May 4 - Kids Build a birdhouse with Home Depot, 3:30PM

Thursday, May 5 - Library opens late at 9:30AM
1:00-3:00PM Homeschool LEGO Club Last meeting of the school year!
5:00-7:00PM Holocaust Remembrance Day We invite you to hear Frances Cutler-Hahn, a "hidden child" during the Holocaust. Brought to you by the Tennessee Holocaust Commission.

Saturday, May 7 -
10AM Chicks with Sticks Knitting club open to all.
10AM LEGO Club for school-age LEGO lovers! LEGO provided.
10AM Language Boost! Free 1-hr session with strategies to help develop your 2-4 year old's language skills. Sign up at www.hopetherapies.org/language-boost.html or call 615-241-0122.

Monday, May 9 - Primaries, Conventions & the Electoral College, 5:00PM
This non-partisan presentation by Tyler Owens will answer all your questions!

Tuesday, May 10 - Reversing Auto-Immune Disease Naturally, 5:45PM
Presented by Dr. Eric Potter of Sanctuary Medical Care.

Wednesday, May 11 - Adult Coloring Class, 5:00-6:30PM
Snacks & supplies provided. Limited to 25. Call to sign up.

Thursday, May 12 - Out of the Box Theatre Presentation, 6:00PM
This local theatre group will present Frog & Toad Kids & Into the Woods Junior.

Saturday, May 14 -
10AM The Award Goes To...Readers Book Club. This month's book: Harvest by Jim Crace
10AM I Cre8 Art Project: Flower Art with Oil Pastels
12:00-4:00PM Quilt & Sewing Club, Call the Dancing
Bobbin for instructions & supplies: 931-486-2380.

Monday, May 16 - Basic Computer Skills, 5:30PM
Introduction to Microsoft Word. Limited to 10. Call the Library to sign up.

Tuesday, May 17 -
9:00AM - 4:30PM FREE Help with TNCare, CoverKids or HealthCare.gov.
11:00AM Get Ready for Summer with Essential Oils with Holly Gunther.
4:00PM LEGO Mindstorm with Spring Hill Area Robotic Players (SHARP)
Robotics demonstration for ages 9-14. Limit: 8 students. --This class is full.--

Thursday, May 19 - Preschool Creative Movement Class, 11:00AM
Preschoolers can dance with local ballet instructor, Chelsea Howell.

Saturday, May 21 - SUMMER READING PROGRAM KICK-OFF!
9AM - 12PM SHAPE Used Curriculum Sale Great time to buy for next year! Email tfebert@gmail.com for more information.
10AM Chicks with Sticks Knitting club open to all.
10AM-3PM Vintage Sports Day! Our Summer Reading Program kick-off event!
A Vintage Baseball Exhibition, Jump Rope demonstration by local competitive team The Hot Shots, enjoy old fashioned playground games, and more!

Monday, May 23 - All Day Bowling at the Library! 9:00AM-7:00PM
Come and go, and play a game or two. Fun for all ages!

Tuesday, May 24 -
1:00-2:00PM Zumba for Kids Dance fitness class with Marcela Espejo.
4:30-6:30PM GreGMAT Workshop presented by Martin Methodist College. Call
931-424-2011 to sign up.

Wednesday, May 25 -
10:00AM Storytime with Mr. Steve the Music Man
4:30PM I Cre8 Art Art for all ages! Project: Folk Art Landscape

Thursday, May 26 - How the Body Works, 10AM
An interactive family workshop with Dr. Janelle & Dr. Greg Hutti.

Saturday, May 28 -
10:00AM At Last Saturday Dance Workshop sponsored by the Spring Hill
Arts Center
1:00PM Free Art Class for all ages with our Artist of the Month Jennifer Janos.

Monday, May 30 - Closed for Memorial Day

Tuesday, May 31 -
10AM Abundant Energy an interactive workshop for ages 50+. Email
drallison@wellnesscenteroffranklin.com or call 615-790-6363 to sign up.
1:00-3:00PM Pokemon Club Bring your DS & cards!

Upcoming Events / Concerns / Issues:

- **Maury County Commission:** The next consideration of Budgets for FY'16-'17 will be on May 19.
- **Library Board:** The next meeting will be on May 17.
- **Assistant Director Interviews:** Finalists for the position shall be interviewed the week of May 23.

Library Report to BOMA for Data of April 2016

New Library Cards

Report Data

Total Juvenile	30
Total Adult	148
Total Juv & Adult	178
Total Male	50
Total Female	128
Total Male & Female	178
Total Maury	87
Total Wmsn	89
Total Other	2
Total all counties	178

April 2016

Item Circulation by Collection

Circulation Sorted for BGR Data

Collection

Magazine/Electronic	260	Adult Print Materials	4,444
Audio Cassette	0	Adult Audio Materials	901
Biography	59	Adult Video Materials	5,160
Book/Cassette	5	YA Print Materials	1,268
Book/CD	93	YA Audio Materials	264
CD	659	Magazine/Electronic	260
Cliffs Notes	1	Reads	4,310
Easy	6,495	Equipment	0
Easy Non Fiction	374	Audio Book Cloud	190
Equipment	0	ProQuest	63
Fiction	2,256	Wireless Device	51
Geneology	3	Total Adult	16,911
Graphic Novels	668		

HS Help Fiction	31
HS Help Non Fiction	157
Inter-Library Loan	59
Juvenile Biography	263
Juvenile Fiction	3,820
Juvenile Non-Fiction	1,356
Juvenile Circulation	

Juvenile Video/DVD	1,792
Juv/YA Audiobook-CD	165
Juv/YA Playaway	99
Large Print Fiction	528
MP3	14
Non-Fiction	1,376
Paperbacks	128
Playaway	228
Playaway View	33
Reading List	0
Reference	0
Series	0
Video/DVD	5,160
Williams Memorial	35
Young Adult Biography	13
Tumble Book Cloud 0	
Audio Book Cloud	190
Tumble Book Cloud Jr	5
Tumble Book Library	356
Young Adult Fiction	509
Young Adult NF	77
Reads	4,310
ProQuest	63
Wireless Device	51
Playaway Launchpad	81
Total	31,772

Juvenile Print Materials	12,496
Juvenile Audio Materials	98
Juvenile Video Materials	1,906
Tumble Book Cloud	0
Tumble Book Cloud Jr	5
Tumble Book Library	356
Total Juvenile	14,861

Total Circulation 31,772

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

New Customers Added	288
Number of New Meters Installed (Builders)	41
Irrigation Meters	3
Revenue Generated from Water Bill Payments	\$940,825.98
Revenue from Water Taps, Sewer Taps, & Meters Sold	\$140,020.00
Number of cut-offs	53

Department Summary Report Spring Hill Water Treatment Plant

Monday May 2, 2016

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

Attachments: None



Overview:

- **Running Annual Average MGD 2.906 (Chart)**
- **Normandy Reservoir: Current Level: 870.7 feet,**
- **Current Release 50 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, 870!**
- **Required Instantaneous Flows: 120 cfs winter, 155 cfs summer Shelbyville, 100 cfs Columbia**

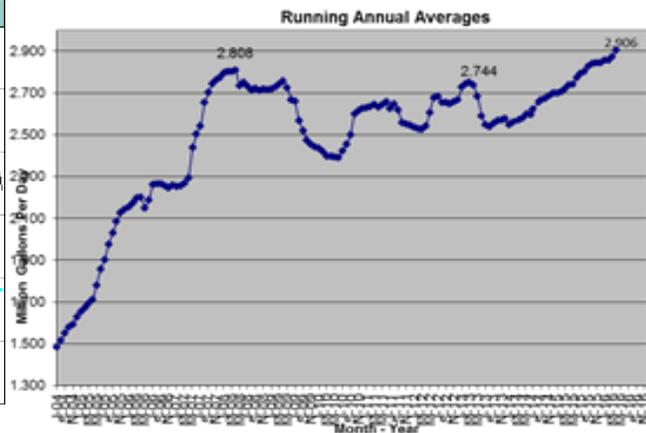
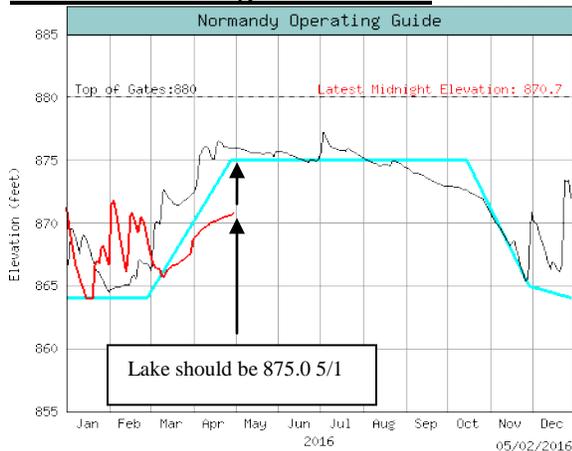
<i>Duck River Agency</i>					
<i>January 2016</i>	<i>\$3350.82</i>	<i>67,016,470</i>	<i>July 2015</i>	<i>\$4825.13</i>	<i>95,502,548</i>
<i>February 2016</i>	<i>\$3051.73</i>	<i>61,034,659</i>	<i>August 2015</i>	<i>\$4435.20</i>	<i>88,704,013</i>
<i>March 2016</i>	<i>\$2875.00</i>	<i>57,499,979</i>	<i>September 2015</i>	<i>\$5064.64</i>	<i>101,292,828</i>
<i>April 2016</i>	<i>\$3544.99</i>	<i>70,899,790</i>	<i>October 2015</i>	<i>\$3642.37</i>	<i>72,847,336</i>
<i>May 2015</i>	<i>\$3996.08</i>	<i>79,921,541</i>	<i>November 2015</i>	<i>\$3309.97</i>	<i>66,199,487</i>
<i>June 2015</i>	<i>\$4314.35</i>	<i>86,287,046</i>	<i>December 2015</i>	<i>\$3016.10</i>	<i>60,321,959</i>

<i>Cost per 1000 gal Treated</i>				<i>Average 1/2008 – 4/2016 = \$1.268</i>			
<i>Jan 16</i>	<i>1.190</i>	<i>Apr 16</i>	<i>1.176</i>	<i>Jul 15</i>	<i>0.791</i>	<i>Oct 15</i>	<i>1.284</i>
<i>Feb 16</i>	<i>1.422</i>	<i>May 15</i>	<i>1.217</i>	<i>Aug 15</i>	<i>1.083</i>	<i>Nov 15</i>	<i>1.141</i>
<i>Mar 16</i>	<i>1.713</i>	<i>Jun 15</i>	<i>1.296</i>	<i>Sep 15</i>	<i>1.291</i>	<i>Dec 15</i>	<i>1.285</i>

Highlights:

Project/Contract Updates: Raw Water Pump #2, is operational!

Hardin's Landing Water Tank: Online and complete!



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

Department: Wastewater Plant

Travis Massey, WWTP Superintendent

May 2, 2016

April Monthly Staff Report

For the month we received 1.8 inches of rain. The average Influent flow was 2.7489 MGD. The Effluent average flow was 2.1380 MGD. Sent 3.52 MGD to golf course. The BOD effluent average was 1.08 mg/l and the permit limit is 6.0 mg/l, the removal was 99.60%. The Ammonia effluent average was 0.02 mg/l and the permit limit is 2.7 mg/l, the removal was 99.93%. The Suspend Solids effluent average was 0.263 mg/l and the permit limit is 30.0 mg/l, the removal was 99.92 %. The E-coli average was 1.0 colony per 100 ml and the permit limit is 126 colonies per 100 ml sample. We pressed 474.53 tons in 20 loads for an average of 23.73 tons a load. Effluent Total Nitrogen was 1.12 mg/l which is 25.44 lbs. and Total Phosphorus was 0.13 mg/l which was 2.21 lbs. Influent Total Nitrogen was 46.25 mg/l which is 1,036.12 lbs. and Total Phosphorus was 6.24 mg/l which is 138.96 lbs.

**COMMITTEE/COMMISSION
MINUTES/REPORTS**

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

Chairman Paul Downing called the meeting to order

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

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 March 14, 2016 meeting minutes: Alderman Fitterer made a motion to approve the March 14, 2016 meeting minutes. Motion seconded by Alderman Duda. Motion passed 6/0.

Approval of the agenda: Alderman Fitterer made a motion to approve the agenda. Motion seconded by Commissioner Koss. Motion passed 6/0.

Consent Agenda:

1. **Resolution 16-23:** To release the Maintenance Bond for the Villas at Meadowbrook Phase 3, Sections 1, 2, 2A, 3 and 4.
2. **Resolution 16-24:** To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for Belshire Village Drive Lots 2A and 2B.
3. **Resolution 16-25:** To release the maintenance bond for Belshire Village Drive Lots 2A & 2B.
4. **Resolution 16-26:** To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for Cherry Grove Addition Phase 2 Section 2.
5. **Resolution 16-27:** To release the Surety Letter of credit for Cherry Grove Addition Phase 2 Section 2.
6. **Resolution 16-28:** To reduce the existing letter of credit and to establish as a Maintenance Bond letter of credit for Autumn Ridge Phase 3, Section 3.
7. **Resolution 16-29:** To establish a Maintenance Bond for Copper Ridge Phase 3, Section 2.
8. **Resolution 16-30:** To establish a Performance Bond for Copper Ridge Phase 3, Section 2.

9. **CCP 155-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Shirebrook Subdivision. The property is zoned B-4, Central Business District, and contains approximately 5.079 acres. The applicant requests final plat approval for 34 single family residential lots.
10. **STP 157-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for property located 4792 Main Street. The property is zoned B-4, Central Business District, and contains approximately 1.96 acres. The applicant requests site plan approval for a self-storage facility.

11. **FLP 166-2016:** Submitted by Leon Stanford for Wades Grove Subdivision. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 6.84 acres. The applicant requests final plat approval for 23 single family residential lots.

Alderman Duda made a motion to approve the Consent agenda. Motion seconded by Commissioner Hairston. Motion passed 6/0.

New Business:

- 1.) **STP 114-2015:** Submitted by Brian Rose for property located at 4959 Main Street. The property is zoned B-4, Central Business District, and contains approximately .53 acres. The applicant requests site plan approval for a 1,167 sq/ft. restaurant.

Engineering: The following additional information and revisions have been requested –

- Internal turning movement exhibit for anticipated delivery vehicles and Fire Department ladder/platform truck has been provided. Based upon same, street radii need to be increased to contain delivery and emergency vehicles within their specific travelled roadway lanes, i.e. the western access drive to site as well as the internal roadway radii.
- Evaluate the potential for providing a second water main feed to the subject facility.
- There is one (1) sanitary sewer easement shown at the proposed connection to the existing sanitary sewer at the east side of the property. It appears that the proposed on-site sanitary sewer and water main are to be "Private". As a result, it appears that no additional easements for sanitary sewer and water are required.

Recommendation: Staff recommends approval of STP 114-2016, subject to the following conditions of approval:

1. Design Review Commission determination of the building design. Staff recommends approval of the request, finding that the proposed design is in compliance with the intent and minimum criteria of the Design Review Guidelines.
2. Prior to the issuance of a building permit, the applicant shall dedicate a minimum of 47.5 feet of right-of-way from centerline.
3. Prior to the issuance of a building permit, all engineering comments shall be addressed.
4. The site plan and all associated improvements shall be constructed in accordance with the approved plan.
5. Site plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained.
6. Modifications to the approved site plan may require Planning Commission approval.

Alderman Fitterer made a motion to approve **STP 114-2015** with staff recommendations. Motion seconded by Commissioner Hairston. Motion passed 4/2 with Alderman Duda and Chairman Downing voting against the motion.

- 2.) **SKP 149-2016:** Submitted by Adam Crunk for property located on 2000 Reserve Blvd. The property is zoned B-4, Central Business District, and contains approximately 15.71 acres. The applicant requests sketch plan approval for a 71,325 sq/ft. senior living community.

Engineering: the following comments and revisions have been requested –

- Internal turning movement exhibit for anticipated delivery vehicles and Fire Department ladder/platform truck has been provided. Based upon same, street radii need to be increased to contain delivery and

emergency vehicles within their specific travelled roadway lanes, i.e. the western access drive to site as well as the internal roadway radii.

- There is one (1) sanitary sewer easement shown at the proposed connection to the existing sanitary sewer at the east side of the property. It appears that the proposed on-site sanitary sewer and water main are to be "Private". As a result, it appears that no additional easements for sanitary sewer and water are required.
- Possible duplication of project name, development name change may be required

Recommendation: Staff recommends deferral of SKP 149-2016, finding that the proposed access to the property does not promote the health, safety, and welfare of the general public.

Conditions of Approval:

1. At the time of site plan application, all rights-of-way indicated on the submitted plans shall be dedicated.
2. Sketch plan approval shall remain valid for a period of one (1) year, during which time the applicant shall submit a site plan application in accordance with the comments and recommendations outlined in this report.
3. Modification to the sketch plan may require Planning Commission approval prior to the submittal of a site plan application.

Alderman Fitterer made a motion to approve SKP 149-2016 with conditions of approval. Motion seconded by Commissioner Schoenbrodt. Motion passed 6/0

- 3.) STP 150-2016: Submitted by Carter Engineering Consultants. The property is located on Port Royal Road. The property is zoned B-4 Central Business District, and contains approximately 1.07 acres. The applicant requests site plan approval for a restaurant containing 3,652 sq/ft and associated parking.

Engineering: Provide calculations prior to the Pre-Construction Conference confirming that the proposed 1,500-gallon grease trap is adequately sized to accommodate the loadings anticipated.

Recommendation: Staff recommends approval of STP 150-2016, subject to the following conditions of approval:

1. Design Review Commission determination of the building design. Staff recommends approval of the request, finding that the proposed design is in compliance with the intent and minimum criteria of the Design Review Guidelines.
2. Prior to the issuance of a building permit, the applicant shall submit to the Planning Department a modified plan for administrative approval of pedestrian accommodations from the sidewalk along the eastern boundary to the building.
3. The site plan shall be constructed as shown and in accordance with these conditions of approval.
4. Sidewalk extension along the northern and eastern property boundaries and to Port Royal Road shall be a minimum of five (5) feet wide and shall meet all ADA requirements.

Alderman Fitterer made a motion to approve STP 150-2016 with staff conditions. Motion seconded by Alderman Duda. Motion passed 6/0

- 4.) STP 154-2016: Submitted by Northpoint Development for property located at 715 Beechcroft Rd. The property is zoned M-1, Light Industrial, and contains approximately 31.6 acres. The applicant requests site plan approval for a 102,060 sq/ft. addition to the Comprehensive Logistics building.

Engineering: The following comments and revisions are requested –

- Per previous City staff comments, no Certificate of Occupancy (CO) will be issued until the proposed Northfield gravity sanitary sewer has been installed, tested and accepted by the City.
- Add a note to the Utility Notes on Sheet No. CU-101, Water and Sanitary Sewer Connection Plan, to read as follows: “Coordinate all sanitary sewer and water main installations and taps with the sanitary sewer collections and water distribution superintendents for the City of Spring Hill.”
- Pavement section descriptions as noted on Sheet No. CS-101, Site Layout Plan, need to reflect the depth of asphalt for heavy duty and light duty to be “Compacted”.
- Add a note to the Utility Notes on Sheet No. CU-101, Water and Sanitary Sewer Connection Plan, to read as follows: “Coordinate the relocation of the existing fire line with the City of Spring Hill Fire Marshall.”
- It does not appear that improvements along Beechcroft Road have been included as part of this proposed building addition.

Recommendation: Staff recommends approval of STP 154-2016, subject to the following conditions of approval:

1. The site plan shall be constructed as approved and conditioned.
2. Prior to the issuance of permits, all engineering comments shall be addressed.
3. Prior to the issuance of a certificate of occupancy, gravity sanitary sewer shall be installed, tested, and accepted by the City.
4. Site Plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval.

Alderman Fitterer made a motion to approve STP 154-2016 with staff conditions. Motion seconded by Alderman Duda. Motion passed 6/0.

- 5.) **SKP 158-2016:** Submitted by Gamble Design Collaborative for property located on Miles Johnson Parkway. The property is zoned B-4, Central Business District, and contains approximately 8.61 acres. The applicant requests sketch plan approval for an assisted living and Alzheimer’s care facility.

Engineering: The following comments and revision requests have been submitted –

- Designated right turn lane on northbound Miles Johnson Parkway to eastbound Proposed Unnamed Local Road and designated left turn lane on southbound Miles Johnson Parkway to eastbound Proposed Unnamed Local Road shall be provided at time of site plan approval.
- An internal turning movement exhibit for anticipated delivery vehicles and Fire Department ladder/platform truck shall be provided at time of site plan approval.
- A temporary cul-de-sac may be required on the east end of the Proposed Unnamed Local Road dependent upon street layout to be determined at time of site plan approval.
- Dimension width of two (2) access drives from the proposed unnamed local road and one (1) access drive from Future Alex Drive; loading area behind Building II; and both drop-off points at Buildings I and II.
- Incorporate perimeter concrete sidewalks with ADA ramps and truncated domes.
- Depict connectivity to adjacent properties including Weston Lane.
- Future Alex Lane should generally follow the Major Thorough Fare Plan.

Recommendation: Staff recommends approval of SKP 158-2016, subject to the following conditions of approval:

1. At the time of site plan application, all rights-of-way indicated on the submitted plans shall be dedicated.
2. All engineering comments shall be addressed prior to the issuance of a site plan application.
3. Street improvements to be required with the site plan approval shall include a dedicated right-turn lane and a

dedicated left-turn lane on Miles Johnson Parkway.

4. The site plan shall include truck turning diagrams for large truck and emergency service traffic for staff's review and shall indicate that the site will not result in dangerous turning movements into oncoming traffic prior to being added to a Planning Commission agenda.
5. Sketch plan approval does not grant variance approval of parking lot or other site dimensional requirements.
6. Sketch plan approval shall remain valid for a period of one (1) year during which time a site plan application shall be submitted to the Planning Department.
7. Modification to the approved sketch plan and associated conditions of approval may require Planning Commission approval prior to the submittal of a site plan application.

Alderman Fitterer made a motion to approve SKP 158-2016 with staff conditions. Motion seconded by Alderman Duda. Motion passed 6/0.

- 6.) RZN 159-2016: Submitted by Huntly Gordon for property located at 5242 Main Street. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 1.4 acres. The applicant requests rezoning the property from a B-2, Neighborhood Shopping District, to a B-4, Central Business District.

Recommendation: Based on the findings herein, staff recommends forwarding the request to the Board of Mayor and Aldermen with a recommendation for denial.

Commissioner Schoenbrodt made a motion to defer RZN 159-2016. Motion seconded by Alderman Fitterer. Motion passed 5/1 with Alderman Duda voting no.

- 7.) SKP 161-2016: Submitted by Sawyer Land Surveying, LLC. for property located at 740 Beechcroft Rd. The property is zoned M-1, Light Industrial, and contains approximately 9.92 Acres. The applicant requests sketch plan approval for an addition of 8786 sq/ft. warehouse with loading docks and a new exit drive.

Engineering: No sanitary sewer and water main service extension to be made to the proposed warehouse. Provide calculations for detention/retention facility for both the existing and proposed building.

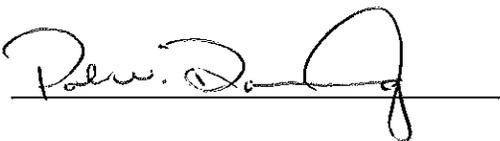
Recommendation: Staff recommends approval of SKP 161-2016 subject to the following conditions of approval:

1. Sketch plan approval shall remain valid for a period of one (1) year, during which time the applicant shall submit a site plan application in accordance with the comments and recommendations outlined in this report.
2. Modification to the sketch plan may require Planning Commission approval prior to the submittal of a site plan application.

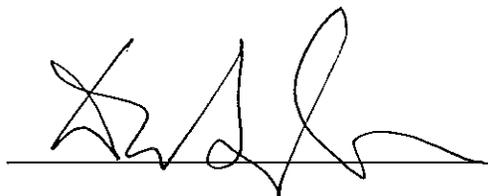
Alderman Fitterer made a motion to approve SKP 161-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 6/0

Other Business

Adjourn



Paul Downing, Chairman



Dara Sanders P.C. Secretary

**SPRING HILL
MUNICIPAL BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES
TUESDAY, March 15, 2016
5:30 P.M.**

Chairman Cantrell called the meeting to order.

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

Jim Hagaman moved to approve the January 26, 2016 BOZA minutes. Motion seconded by Mario Milani. Motion passed 3/0.

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

AGENDA

1. **BZA 153-2016** (Parking for Restaurant): Submitted by Barbara Jenkins for property located at 3035 Reserve Blvd. The property is zoned B-4 and contains approximately 5 acres. The request is for approval of a variance from paving requirements.

Jim Hagaman moved to approve **BZA 153-2016**. Motion seconded by Alderman Kacey Williams. Motion passed 3/0.

There were no concern citizen's comments.

Meeting adjourned.

Terry Cantrell, Chairman

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 16-56

**RESOLUTION TO APPROVE A SPECIAL EVENTS PERMIT FOR THE
UAW FALL FESTIVAL**

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

WHEREAS, United Auto Workers # 1853, 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 UAW Fall Festival to be held on October 15, 2016.

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

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CITY OF SPRING HILL
Special Events Application
Checklist

Event: UAW Fall Festival

Date of Event: 10/15/2016

- Application Completed:
- Certificate of Insurance
- Street Closure Permit
- Fire Department Approval
- Business License Verified
- Beer Permit Requested
- Permit Review Fee Paid

Staff Comments: _____

Approved

Denied

DATE: _____

CITY OF SPRING HILL SPECIAL EVENT APPLICATION

PERMIT# _____



Application Date: 2/23/2016

Event Date: OCT. 15TH 2016

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

FEEES REQUIRED:

Permit Review Fee: \$20.00

Deposit/Bond Required- *Determined by City Administrator:*
Amount: \$ _____

EVENT DETAILS:

NAME OF EVENT: UAW LOCAL 1853 FALL FESTIVAL

Applicant/Organization: UAW LOCAL 1853

* *Organization shall provide Certificate of Insurance, no less than \$250,000.*

Copy Attached: _____

** *Provide copy of business license. IF nonprofit: 501c3*

Copy Attached: _____

Representative Name & Contact Information: PH# 0-931-489-4734
C- 615-425-8221 EMAIL William.R.Weber
P.O. Box 459 @GM.com
125 Stephen P. Yokich PKWY SPRING HILL TN 37174
(Street) (City) (State) (Zip)

Event location: UAW LOCAL 1853 UNION HALL

Time event will begin: 10 AM Time event will end: 6 PM

Time & place event will: assemble FRIDAY 14TH OCT. 12pm Disassemble: SATURDAY 15TH 6pm
SATURDAY 15TH OCT 7am

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 activities permitted in connection therewith.

William Weber
Print Name of Event Applicant

William Weber
Signature

Notes/Instructions <u>SOME VENDORS WILL BE SETTING UP ON FRIDAY</u>	
CITY ADMINISTRATOR APPROVAL _____	DATE _____
PERMIT ISSUED _____	DATE _____

RESOLUTION 16-57

A RESOLUTION TO APPROVE CHANGE ORDER #1 FOR INTERIOR AND EXTERIOR COATING OF CITY HALL WATER STORAGE TANK

WHEREAS, the City of Spring Hill approved the selection of Scott I. Enterprises for interior and exterior coating removal and replacement of the City Hall water tank; and

WHEREAS, contractor has submitted a change order #1 for an additional amount of \$7,500.00 for manufacturing and installation of a new roof vent; and

WHEREAS, staff recommends to pay the amended contract amount, as detailed below:

Original Contracted Amount:	\$158,000.00
Change Order #1 Amount:	\$ 7,500.00
Total Contract (with Change Order #1):	<u>\$165,500.00</u>

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen approves Change Order #1 with Scott I. Enterprises in the amount of \$7,500.00.

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

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Change Order #1 for City Hall
Water Storage Tank repairs

DATE: April 28, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Dan Allen, Infrastructure Director
Caryl Giles, WTP Director



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a change order request from Scott I. Enterprises on the interior and exterior coating of City Hall water storage tank.

Background:

The City entered into a contract with Scott I. Enterprises for the interior and exterior coating removal and replacement for the water storage tank at City Hall. The budgeted amount for this project was \$300,000; contractor's bid was \$158,000. At the time of the bids, it was unknown to staff the poor condition of the roof vent which was the original vent. In order to bring the vent up to current industry standards, a new larger vent needs to be installed. In addition, this new vent will help remove excess gases and protect the coating for a longer period of time. Therefore, contractor has submitted a change order request for \$7,500 bringing the total contract amount to \$165,500.

Staff Recommendation:

Staff recommends approval of the request.

Change Order for Spring Hill, TN. Repaint Project

Date: 04/21/16
To: Caryl Giles
Cc: Scott Icenhower
From: Bill Arts
Re: Change Order Item

Caryl,

Scott I. Enterprises Inc. is to manufacture, install, roof vent for the City Hall tank, Spring Hill, TN. Installation to include manufacture new vent, cutting out old vent, fitting, welding, sealing, painting new roof vent. Six additional days is required to make this installation.

Labor and Materials \$ 7,500.00

Total Change Orders: \$ 7,500.00

Thank you;

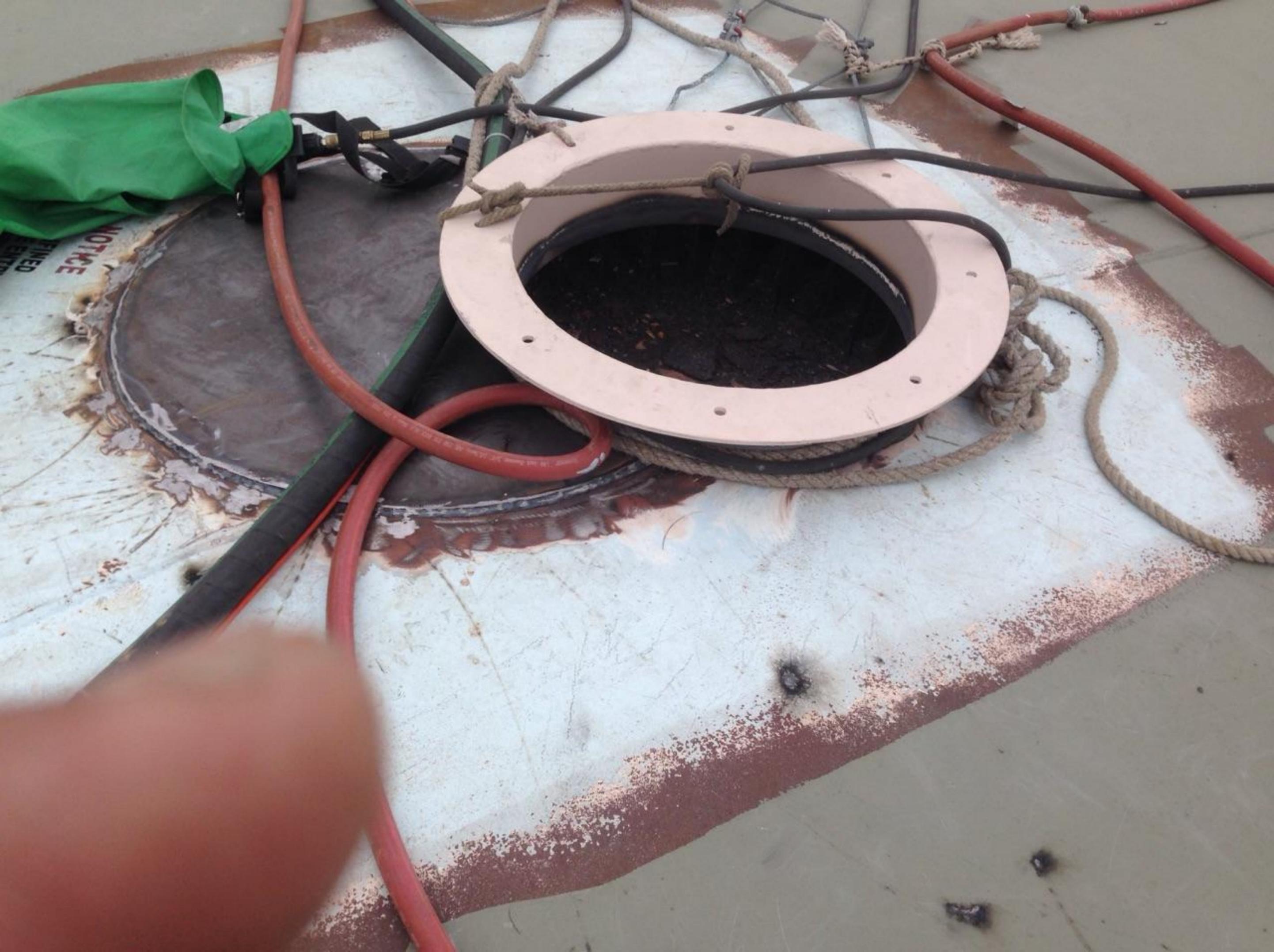
William R. Arts

Caryl Giles

Scott I. Enterprises Inc.

City or Spring Hill





RESOLUTION 16-58

A RESOLUTION TO SELECT CONSULTANTS FOR GRANT WRITING AND PROFESSIONAL SERVICES

WHEREAS, the City of Spring Hill advertised and interviewed multiple consulting teams in April 2016; and

WHEREAS, the City of Spring Hill desires to pursue multiple grant programs to fund infrastructure projects; and

WHEREAS, the consultant selections are for a three (3) year term; and

WHEREAS, staff recommends this be funded in the next fiscal year (FY 2016-2017) budget with Adequate Facilities Tax revenues in the amount of \$50,000.

NOW, THEREFORE BE IT RESOLVED, that the Board of Mayor and Aldermen selects Kimley-Horn as the primary grant consultant with additional support from Volkert, Jones-Bridget Consulting, Wisner, and Dempsey Dilling and Associates.

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

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Consultant Selection for Grant Writing RFQ

DATE: April 28, 2016

ATTENTION: BOMA

STAFF: Dan Allen, Infrastructure Director



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding recent interviews and recommendations for consultant selections to provide grant writing services for the City of Spring Hill, TN.

Background:

In April 2016, City staff advertised and interviewed consultant teams for general RFQ soliciting assistance preparing a variety of grants as well as additional professional services associated with implementing those grants. The four (4) teams interviewed were Ragan Smith, Kimley-Horn/Volkert, ParsonsBrinkerhoff/Dempsey Dilling and Associates, and Wisner.

Over the next 5 years, the City of Spring Hill is projected to receive approximately \$1,950,000 in Surface Transportation Program (STP) funds through TDOT and the MPO. The City currently allocates those dollars to the Duplex Road project. With the City's portion of Duplex Road coming to a close within the next year, Spring Hill needs to be preparing and programming for the next wave of federally funded projects.

The selected consultants will help prepare and apply for multiple grants to fund future projects. Potential projects to be considered are:

- US 31 Streetscape Project from Miles Johnson Parkway to Kedron Road. Improve Pedestrian and Bicycle connectivity, convert overhead electric lines to underground, install street trees, and improve the aesthetics of the corridor
- Establish a regional traffic operations center and intelligent transportation system that utilizes fiber network to link realtime traffic video, traffic signals, and sensor information to dynamically monitor and adapt signal timings throughout the City such that traffic is always moving as efficiently as possible.
- Acquire, Design, and Construct a 12 acre park directly behind Walmart.
- Construct a trail and greenway system which connects Harvey Park, Thompsons Station Park, Longview Recreation Center, and Jerry Erwin Park.
- Design and Construct Soccer Fields at the City of Spring Hill Park site located at Derryberry Lane and Future Rice Road.

- Design and Construct Port Royal Greenway to provide neighborhood connections to Port Royal Park
- Engage private donors and foundations to raise \$10 million for the acquisition and preservation of the remaining, unprotected areas for the Spring Hill Battlefield and Oaklawn.
- Safety and Capacity Intersection Improvements
- Funding to establish an entrepreneur incubator program to anchor the Innovation Area along Saturn Parkway.

Recommendations:

Based on the interview, staff recommends selection of the following team, which will report directly to the Infrastructure Director. The selections are for 3 years and engagements shall be performed as requested in an on-call basis.

City of Spring Hill Grant Program Manager: Brad Waldschmidt, Kimley-Horn

Additional Firms Selected:

Kimley-Horn

Volkert

Jones-Bridget Consulting Group - Dr. Bridget Jones

Wiser – Nancy Sartor

Dempsey Dilling and Associates

Financial Impact:

Staff requests \$50,000 be added to the FY16-17 budget to prepare grant applications for additional projects.

RESOLUTION 16-59

**A RESOLUTION TO AUTHORIZE THE MAYOR OF SPRING HILL, TN TO
SIGN A PROPOSAL WITH THE TENNESSEE DEPARTMENT OF
TRANSPORATION FOR PROJECT NO. 60LPLM-L2-020**

WHEREAS, TDOT proposes to construct a road improvement widening project of S.R. 247 (Duplex Road) (State Project No. 60LPLM-L2-020; Federal Project No. STP-M-247(9); PIN No. 103169.00); and

WHEREAS, TDOT has asked for the Mayor to sign the proposal supplied that states the City agrees to cooperate with TDOT as set forth in the proposal, so that general highway program may be carried out in accordance with the intent of the General Assembly of the State.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill authorizes the Mayor of Spring Hill, TN to sign a proposal with the Tennessee Department of Transportation for Project No. 60LPLM-L2-020.

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

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

REGION 3 RIGHT OF WAY DIVISION
6601 CENTENNIAL BOULEVARD
NASHVILLE, TENNESSEE 37243-0360
(615) 350-4200

JOHN C. SCHROER
COMMISSIONER

BILL HASLAM
GOVERNOR

DATE: APRIL 13, 2016

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

RE: **Proposal for Acceptance**
STATE PROJ. #: **60LPLM-L2-020**
FED PROJ. #: **STP-M-247(9)**
COUNTY(s) **Maury/ Williamson**
PIN #: **103169.00**
DESCRIPTION: **SR-247 Duplex Road**

Dear Dan Allen:

Enclosed you will find an original and two (2) copies of a proposal to be presented before your agency councilmembers for acceptance of same by Ordinance or Resolution, whichever is applicable.

Following acceptance, two (2) copies of the proposals should be returned to me, each accompanied by a **certified copy** of the Ordinance or Resolution, whichever is applicable. Please note on the original Ordinance or Resolution the book and page number where same has been properly **recorded**. A sample Resolution is enclosed should the city not already have one available.

It is important that this proposal be accepted as soon as possible in order not to delay the project from being let to contract as scheduled. If you have any questions or anticipate any delay in the acceptance of the proposal, please feel free to call me.

Sincerely yours,

A handwritten signature in green ink that reads "Neal D. Priest".

TDOT Regional ROW Manager
Phone: 615.350.4200



STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

REGION 3 RIGHT OF WAY DIVISION
6601 CENTENNIAL BOULEVARD
NASHVILLE, TENNESSEE 37243-0360
(615) 350-4200

JOHN C. SCHROER
COMMISSIONER

BILL HASLAM
GOVERNOR

STATE OF TENNESSEE

COUNTY

Date

CITY OF ##MayorCityCAPS## COUNCIL MEMBERS

RESOLUTION

No. _____

Authorization for the Mayor of _____ to sign a
Proposal with Tennessee Department of Transportation
For Project No. _____

NOW, THEREFORE BE IT RESOLVED by the Legislative Body of the
City of _____ meeting in regular session this ____th day
of _____, 20__ that the Mayor be authorized to sign a Proposal
with the Tennessee Department of Transportation for the road
improvement project.

We, the undersigned City Council members, move the adoption of the
above Resolution.

Councilmember _____ moved to adopt the
resolution.

Councilmember _____ seconded the motion.

Voting in Favor _____ Voting Against _____

APPROVED:

ATTEST:

Mayor, City of Spring Hil

City Clerk

PROPOSAL

OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF TENNESSEE TO THE CITY OF SPRING HILL, TENNESSEE:

The DEPARTMENT OF TRANSPORTATION of the State of Tennessee, hereinafter “DEPARTMENT”, proposes to construct a project in the City of Spring Hill, Tennessee, hereinafter “CITY”, designated as Federal Project No. STP-M-247(9) State Project No. 60LPLM-L2-020 that is described as “SR-247 Duplex Road” provided the CITY agrees to cooperate with the DEPARTMENT as set forth in this proposal, so that the general highway program may be carried out in accordance with the intent of the General Assembly of the State.

Accordingly, the parties agree as follows:

1. That in the event any civil actions in inverse condemnation or for damages are instituted by reason of the DEPARTMENT, or its contractor, going upon the highway right-of-way and easements, and constructing said project in accordance with the plans and as necessary to make the completed project functional, it will notify in writing the Attorney General of the State, whose address is 425 Fifth Avenue North, Nashville, Tennessee, 37243, of the institution of each civil action, the complaint and all subsequent pleadings, within ten (10) days after the service of each of the same, under penalty of defending such actions and paying any judgments which result therefrom at its own expense.

2. The CITY will close or otherwise modify any of its roads, or other public ways if indicated on the project plans, as provided by law.

3. The CITY will transfer or cause to be transferred to the DEPARTMENT without cost

to it, all land owned by the CITY or by any of its instrumentalities as required for right-of-way or easement purposes, provided such land is being used or dedicated for road or other public way purposes.

4. Where privately, publicly or cooperatively owned utility lines, facilities and systems for producing, transmitting or distributing communications, power, electricity, light, heat, gas, oil, crude products, water, steam, waste, storm water, not connected with highway drainage, and other similar commodities, including publicly owned facilities such as fire and police signal systems and street lighting systems are located within the right-of-way of any road or other public way owned by the CITY, or any of its instrumentalities, the CITY agrees that it will take any action necessary to require the removal or adjustment of any of the above-described facilities as would conflict with the construction of the project. But the foregoing may not be a duty of the CITY since it shall become operative only after the DEPARTMENT has been unsuccessful in its efforts to provide for said removals or adjustments for the benefit of the CITY.

The foregoing does not apply to those utility facilities which are owned by the CITY or one of its instrumentalities, it being understood that the CITY has the duty to relocate or adjust such facilities, if required, provided the CITY is notified to do so by the DEPARTMENT with detailed advice as to this duty of the CITY.

5. The CITY will maintain any frontage road to be constructed as part of the project.

6. After the project is completed and open to traffic, the CITY will accept jurisdiction and maintenance such parts of any existing DEPARTMENT highway to be replaced by the project, as shown on the attached map.

7. The CITY will make no changes or alter any segment of a road on its road system that lies within the limits of the right-of-way acquired for any interchange to be constructed as part of

the project and will not permit the installation or relocation of any utility facilities within the right-of-way of any such a segment of one of its roads without first obtaining the approval of the DEPARTMENT.

8. No provision hereof shall be construed as changing the maintenance responsibility of the CITY for such part of the project as may presently be on its highway, street, road or bridge system.

9. It is understood and agreed between the DEPARTMENT and the CITY that all traffic control signs for the control of traffic on a street under the jurisdiction of the CITY and located within the DEPARTMENT's right-of-way shall be maintained and replaced by the CITY.

10. When traffic control devices for the direction or warning of traffic, lighting of roadways or signing, or any of them, which are operated or function by the use of electric current are constructed or installed as part of the project, they will be furnished with electricity and maintained by the CITY.

11. If, as a result of acquisition and use of right-of-way for the project, any building and/or structure improvements become in violation of a CITY setback line or building and/or structure requirement, including, but not limited to, on-premise signs, the CITY agrees to waive enforcement of the CITY setback line or building and/or structure requirement and take other proper governmental action as necessary to accomplish such waiver.

12. If, as a result of acquisition and use of right-of-way for the project, any real property retained by any property owner shall become in violation of a CITY zoning regulation or requirement, the CITY agrees to waive enforcement of the CITY zoning regulation or requirement and take other proper governmental action as necessary to accomplish such waiver.

13. The CITY will prohibit encroachments of any kind upon the right-of-way and easements for the project.

14. The CITY will prohibit the servicing of motor vehicles within the right-of-way and easements for the project.

15. The CITY will obtain the approval of the DEPARTMENT before authorizing parking on the right-of-way and easements for the project and before installing any device for the purpose of regulating the movement of traffic.

16. The CITY will not install or maintain any device for the purpose of regulating the movement of traffic on the roadway except as warranted and in conformity with the Manual on Uniform Traffic Control Devices.

17. The DEPARTMENT will maintain the completed project if it is classified as full access control (i.e. a project which has no intersecting streets at grade), and it will maintain the pavement from curb to curb where curbs exist or the full width of the roadway where no curbs exist on non-access control projects. The CITY agrees to maintain other parts of non-access control projects.

18. If a sidewalk is constructed as a component of this project, the CITY shall be responsible for maintenance of the sidewalk and shall assume all liability for third-party claims for damages arising from its use of the sidewalk or premises beyond the DEPARTMENT'S maintenance responsibilities as set forth in section 15 of this Proposal.

19. When said project is completed, the CITY thereafter will not permit any additional median crossovers, the cutting of the pavement, curbs, gutters and sidewalks, by any person, firm, corporation, or governmental agency, without first obtaining the approval of the DEPARTMENT.

20. The DEPARTMENT will acquire the right-of-way and easements, construct the project and defend any inverse condemnation for damage or civil actions of which the Attorney General has received the notice and pleadings provided for herein.

21. The project plans hereinbefore identified by number and description are incorporated herein by reference and shall be considered a part of this proposal, including any revisions or amendments thereto, provided a copy of each is furnished the CITY.

22. The acceptance of this proposal shall be evidenced by the passage of a resolution, or by other proper governmental action, which shall incorporate this proposal verbatim, or by reference thereto.

IN WITNESS WHEREOF, the DEPARTMENT has caused this proposal to be executed by its duly authorized official on this the ____ day of _____, 2016.

THE CITY OF _____, TENNESSEE

BY: _____
MAYOR

DATE: _____

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

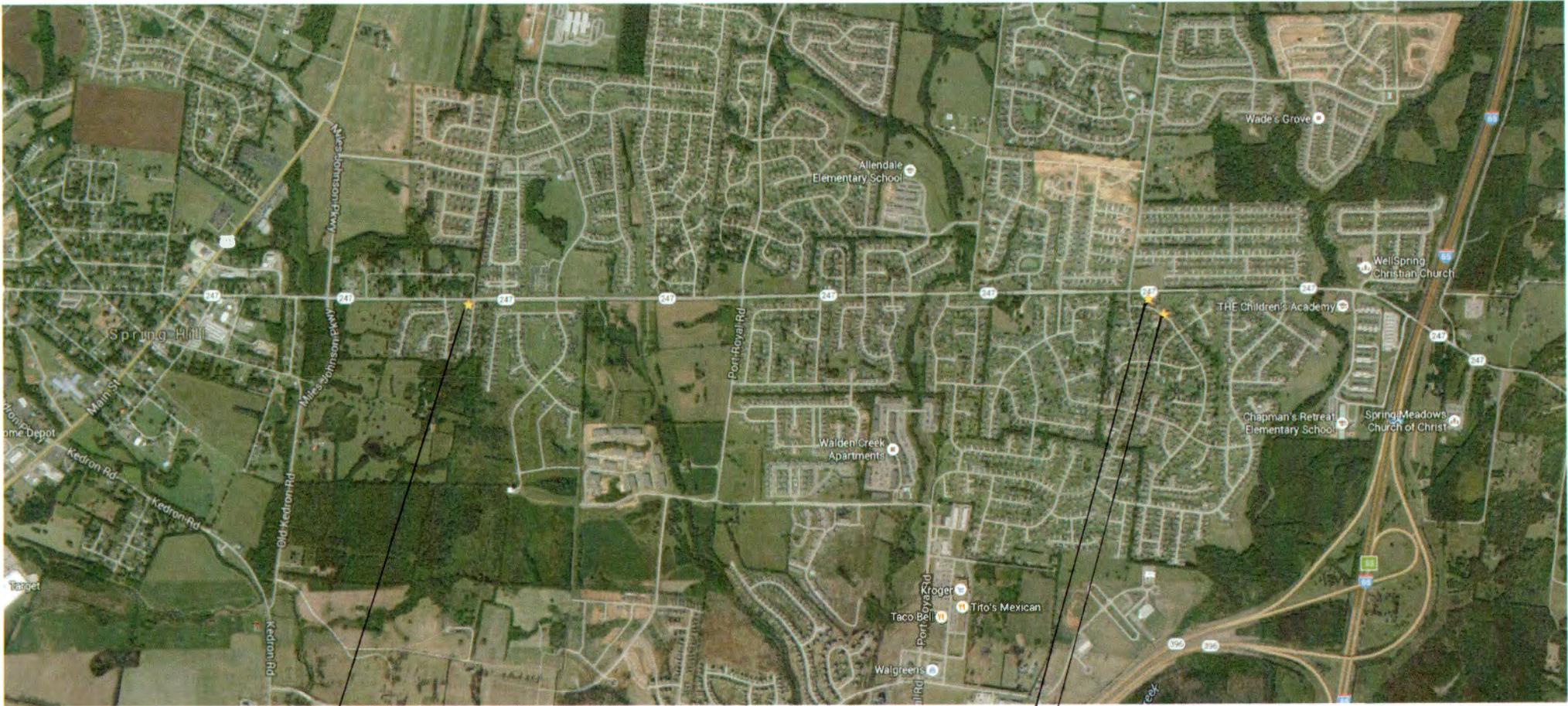
BY: _____
JOHN SCHROER
COMMISSIONER

DATE: _____

APPROVED AS TO FORM AND LEGALITY:

BY: _____
JOHN REINBOLD
GENERAL COUNSEL

DATE: _____



Tr. 74
1701 Carlyon Ct

Tr. 209
2904 Burtonwood Dr

Tr. 213
2910 Burtonwood Dr



TR. 74



Tr. 209

Tr. 213

RESOLUTION 16-440

**TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 213
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 \$300.00 to the tract owner (Bruce
W. and Arlene Cooke) 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
\$800.00 to Nancy King Crawford, 1929 21st Avenue South, Nashville, TN 37212 for
Tract number 213 of the Duplex Road widening project.

Passed and adopted this 16th day of May, 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 #: 213
PIN #: 101369.00 NEGOTIATOR: Yolanda Cortez DATE PRINTED: _____
OWNERS: Bruce W. and Arlene Cooke

This agreement entered into on 4/26/2016
Date
between Bruce W. and Arlene Cooke
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 213 on the right-of-way plan for the above referenced project upon the CITY tendering the purchase price of \$ 300.00, said tract being further described on the attached legal description
- B. The CITY agrees to pay for the expenses of title examination, preparation of instrument of conveyance and recording of deed. The CITY will reimburse the Seller for expenses incident to the transfer of the property to the CITY. Real Estate Taxes will be prorated.

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

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

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

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

<u>4-25-16</u> Date	<u>Bruce Cooke</u> Signature of Seller	_____ Date	_____ Signature of Seller
<u>4-25-16</u> Date	<u>Arlene Cooke</u> 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)PROJECT ID NUMBER: N/A (5)TRACT NUMBER: 213

(6)PROPERTY OWNERSHIP: Bruce W. Cooke and Arlene K. Cooke

(7)COUNTY: Williamson (8)MAP/PARCEL NUMBER: 166O-A-006.00

(9)APPRAISER: Randy Button, MAI, SRA, AI-GRS (CG#03)

(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER: \$200

(11)EFFECTIVE DATE OF VALUATION: 3/11/15 (12)APPRAISAL TYPE (FORMAL, FPA, or NPP): FPA

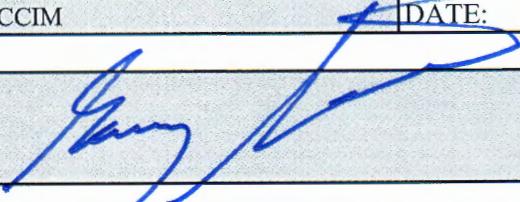
ACQUISITION AREAS & APPROVED COMPENSATIONS

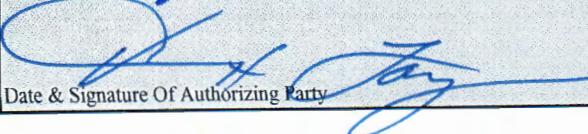
	ACQ. AREAS		COMPENSATIONS	(13)ALTERNATE OFFER	
	AREA	ACS/SF	(Rounded)	Partial-Acquisition Remainder Declared Uneconomic Remnant	N/A
INTERESTS ACQUIRED					
(14)FEE-SIMPLE					
(15)PERM. DRNGE. ESM'T.					
(16)SLOPE ESM'T.	22	SF	\$100 (R)		
(17)AIR RIGHTS					
(18)TEMP. CONST. ESM'T.	89	SF	\$150 (R)		
(19)LNDOWNR IMPRVMTS.			\$50		
TOTL ACQUISITIONS			\$300		
(20)DAMAGES					
(21)SPECIAL BENEFITS					
NET DAMAGES					
(22)UTILITY ADJUSTMENT					
TOTL LNDOWNR COMP.			\$300		
(23)TENANT IMPRVMTS.					
TOTAL TRACT COMPENSATION			\$300		

(24)COMMENTS & EXPLANATIONS AS NECESSARY

The current TDOT policy is a minimum offer of \$300. Therefore, the recommended amount due the owner is \$300.

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: Williamson (3) Tract No.: 213
 Federal: STP-M-247(9)
 Pin: 103169.00

(4) Owner(s) of Record: Bruce W. Cooke and Arlene K. Cooke
1090 Wilshire Way, Brentwood, TN 37027

(5) Address/Location of Property Appraised: 2910 Burtonwood Dr., Spring Hill, Williamson County, TN.

(6) Effective Date of the Appraisal: 3-11-15

(7) Date of the Report: 4-30-15

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

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

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

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

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

(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: 0.452 Acres (s)

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

No.

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

- | | |
|------------------------------|-----------|
| 1- <u>Landscaping (Tree)</u> | 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: \$58,000

Improvements: \$ 50

Total: \$58,850

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	22	S.F.
[d]	Air Rights:	_____	S.F./Acre(s)
[e]	Temporary Construction Easement:	89	S.F. Acre(s)
[f]	_____	_____	S.F./Acre(s)

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

- | | |
|--|-----------|
| 1- Landscaping (Tree) \$50 | 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: **\$58,674**

Improvements: **N/A**

Total: **\$58,650 (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 properly applied?

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

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

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

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

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

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

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

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

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

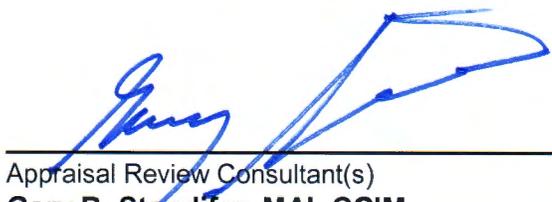
Appraisal Report Conclusions – Amounts Due Owner

(a)	Fee Simple:	_____
(b)	Permanent Drainage Easement:	_____
(c)	Slope Easement:	<u> \$ 46</u>
(d)	Air Rights:	_____
(e)	Temporary Construction Easement:	<u> \$ 80</u>
(f)	_____	_____
(g)	Improvements:	<u> \$ 50</u>
(h)	Compensable Damages:	_____
(i)	Special Benefits:	_____
(j)	Total Amount Due Owner by Appraisal	<u> \$200 (R)</u>

- I DO Recommend Approval of this Report
- I DO NOT Recommend Approval of this Report

Comments:

Mr. Button's value conclusions are approved for the purpose of negotiation. Please note, TDOT policy is for a minimum offer of \$300. Therefore, the recommended amount due owner is increased by the reviewer to \$300. FPA - Assignment.



 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 Tract 213 appraisal report. It is assumed the report utilized for the purpose of this appraisal review assignment is the report that has been submitted to the City of Spring Hill and to the owner of the subject parcel. The reviewer has printed the appraisal report received electronically from Mr. Button and retains it in the file for Tract 213.

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.

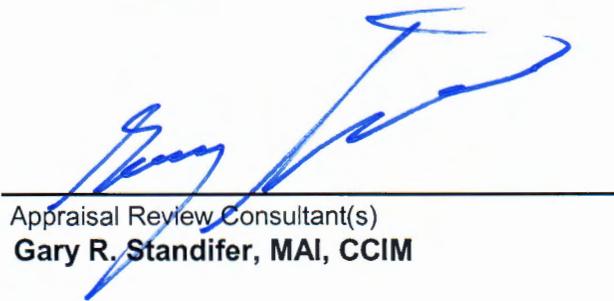
My analyses, opinions and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP). In addition, my analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements 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: Bruce W. & Arlene K. Cooke
1090 Wilshire Way
Brentwood, TN 37027

(B) Tenant: Shannon Howard

(C) Address and/or location of subject: 2910 Burtonwood Drive, Spring Hill, Williamson County, TN

2. Detail description of entire tract:

The subject site is an irregular shaped site located in Burtonwood Phase 1 subdivision. The tract has no rear feet as the tract meets the present right-of-way along the south side of Duplex Road at a point. The subject tract contains 0.452 acres or 19,689 SF. The property is level. The site is improved: Improvement 1 is a small tree; Improvement 2 is a single unit residential dwelling that is not impacted by the proposed road project.

3. (A) Tax Map and Parcel No. 166O-A-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:

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 9 feet and a minimum width of 8 feet, and contains 22 sq. ft., more or less.

Construction Easement

The plans also call for a construction easement containing 89 SF, in effect renting this portion for 3 years (length of construction). The construction easement is an approximate 10 foot wide strip of land running parallel with the right-of-way or slope easement and providing silt control or work space for the road contractors.

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

Sale Date	Grantor	Grantee	Book Page	Verified Consideration	How Sale Amount Verified
7/12/2012	Shannon L. Howard	Brice W. and Arlene Cooke	5635/ 733	\$176,373.21	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		0.452 Acres or 19,689 SF

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 213
Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

ADDITIONAL COMMENTS

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

In order to estimate an opinion of value for the subject property 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 213 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 no rear frontage as the tract comes to a point at the right-of-way between Tracts 211 and 215. 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 19,689 SF which would allow for the development of a residential dwelling with a minimum of 1,200 square. 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
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OTHER IMPROVEMENTS

11.

Structure No.	<u>1</u>	No. Stories	<u>N/A</u>	Age	<u>N/A</u>	Function	<u>Landscaping</u>
Construction	<u>Tree</u>	Condition	<u>Average</u>	Sq. Ft. Area	<u>N/A</u>		
Reproduction Cost	<u>\$50</u>	Depreciation	<u>\$0</u>	Indicated Value \$	<u>50</u>		

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

I gave a site estimate for the replacement value of a single tree of \$50.

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 **\$ 50**

State Project No.	<u>60LPLM-F2-019</u>	County	<u>Maury and Williamson</u>	Tract No.	<u>213</u>
Federal Project No.	<u>STP-M-247 (9)</u>	Name of Appraiser	<u>Randy Button, MAI, SRA, AI-GRS (CG#03)</u>		

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

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

Inspection Date: 3/11/2015	SALE NO. <u>RL-3</u>		SALE NO. <u>RL-4</u>		SALE NO. <u>RL-12</u>		
CASH EQUIVALENT Sales Price	\$54,000		\$54,000		\$57,500		
Date of Sale	# of Periods	4/8/2013	23	3/27/2013	24	7/16/2014	8
% Per Period	Time Adjustment	0.38%	\$4,802	0.38%	\$4,884	0.38%	\$1,733
Sales Price Adjusted for Time	\$58,802		\$58,884		\$59,233		
Proximity to Subject	0.6 mi		0.2 mi		3.5 mi		
Unit Value Land Per Lot:		\$58,802		\$58,884		\$59,233	
Elements	SUBJECT	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.
Location	Burtonwood	Dakota Pointe		Dakota Pointe		Benevento	
Size	19,689 SF	12,815 SF		10,322 SF		12,105 SF	
Shape	Irregular	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			\$58,802		\$58,884		\$59,233
INDICATED VALUE OF SUBJECT LAND:							

Comments:

The range of values per Lot for the three sales used were from: \$58,802 to \$59,233 per Lot.

The mean value based upon the sales applied to this analysis is \$58,973. I believe the subject tract should fall near the bottom the tight range exhibited in the comparable sales due to the proximity and recent timing of the sales.

Based upon the available sales data and following discussion, I estimate a value for the entire subject tract to be \$58,800/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 lower end of the adjusted sales due to the close proximity and recent nature of those lot sales before consideration for time adjustments. Therefore, an appropriate estimate of land value for the subject site should be \$58,800/Lot. Calculated as follows:

Subject Lot Value: \$58,800

Subject Square Foot Value: \$2.99

(\$58,800/Lot ÷ 19,689 SF = \$2.99/SF)

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

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 213
 Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

CITY OF SPRING HILL, TENNESSEE

ITEM 17. EXPLANATION and/or BREAKDOWN OF LAND VALUES

(A) VALUATION OF LAND:

LAND	<u>1</u> Lot	S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input checked="" type="checkbox"/>	@	<u>\$58,800</u>	(Average) Per Unit =	<u>\$58,800</u>
LAND		S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input type="checkbox"/>	@		(Average) Per Unit =	<u>\$0</u>
LAND		S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input type="checkbox"/>	@		(Average) Per Unit =	<u>\$0</u>
LAND		S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input type="checkbox"/>	@		(Average) Per Unit =	<u>\$0</u>
								Total	<u>\$58,800</u>

REMARKS: The value indication for the subject land was rounded to \$58,800.

18. APPROACHES TO VALUE CONSIDERED:

(A) Indicated Value of	<input type="checkbox"/> Entire Tract	<input checked="" type="checkbox"/> Part Affected	from SALES COMPARISON APPROACH	<u>\$58,800</u>
(B) Indicated Value of	<input type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected	from COST APPROACH	<u>N/A</u>
(C) Indicated Value of	<input type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected	from INCOME APPROACH	<u>N/A</u>

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

For the purpose of valuing the subject property the Sales Comparison Approach was processed. The Income Capitalization Approach has been considered, however, it has not been processed within this report because most vacant residential land in the market is not leased. The value indication by the Sales Comparison Approach was \$58,800. In Item 11 of the report one improvement was calculated to have a value of \$50. 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 \$58,850. 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 \$58,850.

19. FAIR MARKET VALUE	of <input type="checkbox"/> Entire Tract	<input checked="" type="checkbox"/> Part Affected	<u>\$58,850</u>
(A) TOTAL AMOUNT DUE OWNER	if <input type="checkbox"/> Entire Tract	<input checked="" type="checkbox"/> Part Affected Acquired	<u>\$200</u>
(B) AMOUNT ATTRIBUTABLE TO:	Land	<u>\$58,800</u>	Improvements <u>\$50</u>

REMARKS: Value of Improvements: \$ 50

Improvement 1: \$ 50

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT ...*(Amount in Item 19 carried forward)*..... \$58,850

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

A. Land Acquired (Fee)	S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@	\$0.00	=	\$0
Land Acquired (Fee)	S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@	\$0.00	=	\$0
Drainage Easement	S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@	\$0.00	=	\$0
* Slopes Acquired	22	S.F.	<input checked="" type="checkbox"/>	Ac.	<input type="checkbox"/>	\$2.09	=	\$46
* Construction Easement	89	S.F.	<input checked="" type="checkbox"/>	Ac.	<input type="checkbox"/>	\$0.90	=	\$80
B. Improvements Acquired: <i>(Identify)</i> <u>Imp. #1: \$50</u>								
								<u>\$50</u>
C. Value of Part Acquired Land and Improvements (Sub-Total).....								<u>\$176</u>
D. Total Damages <i>(See Explanation, Breakdown and Support on Sheet 2A-9)</i>								<u>\$0</u>
E. Sum of A, B, and D.....								<u>\$176</u>
F. Benefits: <i>(Explain and deduct from D. Amount must not exceed incidental damages)</i>								<u>\$0</u>
G. TOTAL AMOUNT DUE OWNER; if only part is Acquired.....								<u>\$176</u>
TOTAL AMOUNT DUE OWNER (ROUNDED).....								<u>\$200</u>

ITEM 21. VALUE OF REMAINDER

(See 2A-9 for Documentation of Remainder Value)

A. LAND REMAINDER

					Amount Per Unit		Damages		Remaining Value
					Before Value	After Value	%	\$	
Left Remainder	S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@			\$0	\$0
	S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@			\$0	\$0
Right Remainder	19,689	S.F.	<input checked="" type="checkbox"/>	Ac.	<input type="checkbox"/>	\$2.99	\$2.99	\$0	\$58,800
	S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@			\$0	\$0
	S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@			\$0	\$0
REMAINDER VALUE OF LAND.....									<u>\$58,800</u>
LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A (Above).....									<u>\$126</u>
LESS COST-TO-CURE (Line 20-D).....									<u>\$0</u>
TOTAL REMAINDER VALUE OF LAND.....									<u>\$58,674</u>

B. IMPROVEMENTS REMAINING	Before Value	Damages		Remaining Value
		%	\$	
REMAINDER VALUE OF IMPROVEMENTS.....				<u>\$0</u>
LESS FENCING ACQUIRED.....				<u>\$0</u>
TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS.....				<u>\$58,674</u>
TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS (ROUNDED).....				<u>\$58,650</u>

REMARKS:

* 20A: The value of this slope easement has been estimated at +/- 70% of the fee value. The value of the construction easement has been estimated based on +/- 30% of the fee value. See Item 24 for further explanation.

SUMMARY OF REMAINDER

APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS

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

23. HIGHEST AND BEST USE AFTER ACQUISITION:

(1) Looking at the subject property following the proposed acquisition, the site would still be zoned 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 southern 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 19,689 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 proposed right-of-way will share the subject tracts southern property line with the subject tract. The residential improvement will be located approximately 195 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 19,689 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
148+00.00	1	3	4:1 Slope
148+50.00	1	2	4:1 Slope
148+69.23 (Point of Lot at ROW)	--	--	--
149+00.00	1	1	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 eastment 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) a tree. 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	\$50	-	-	-
Land	\$58,800	-	\$58,674	-
Total	\$58,850	-	\$58650 [R]	\$0

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

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 213
 Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

PHOTOGRAPHS

26.

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



60LPLM-F2-019
STP-M-247 (9)
TRACT #213
SUBJECT
DATE
APPROXIMATE
CONSTRUCTION
AND SLOPE
EASEMENT



60LPLM-F2-019
STP-M-247 (9)
TRACT #213
SUBJECT
DATE
APPROXIMATE
CONSTRUCTION
AND SLOPE
EASEMENT



60LPLM-F2-019
STP-M-247 (9)
TRACT #213
SUBJECT
DATE
IMPROVEMENT #2

PURPOSE OF APPRAISAL

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

DEFINITION OF MARKET VALUE

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

PROPERTY RIGHTS APPRAISED

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

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

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

INTENDED USE

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

INTENDED USER

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

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

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

SCOPE OF WORK

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

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

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

ATTACHMENTS

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

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

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 213
 Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

SCOPE OF WORK (Continued)

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

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

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

- (1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be dismissed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) The value estimate is based on building sizes and land areas calculated by the appraiser from exterior dimensions taken during the inspection of the subject property.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- (10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- (12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- (13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
- (14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- (15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- (16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde, foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.
- (17) The public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).
- (18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.
- (19) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 213

Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

CERTIFICATE OF APPRAISER

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

- (1) That I have made a personal inspection of the property that is the subject of this report and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.
- (2) The statements of fact contained in this appraisal are true and correct.
- (3) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analysis, opinions, and conclusions.
- (4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the City of Spring Hill with without , the assistance of Federal-aid highway funds, or other Federal funds.
- (5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.
- (6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.
- (7) That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- (8) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- (9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill and I will not do so until so authorized by City of Spring Hill officials, or until I am released from this obligation by having publicly testified to such findings.
- (10) Adam L. Hill (Registered Trainee #4698) provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Hill assisted in the compilation of the Market Data Brochure, property inspections, communications with property owners, and in compiling this report.
- (11) That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- (12) I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- (13) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- (14) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- (15) To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- (16) As of the date of this report I, Randy Button, MAI, SRA, AI-GRS, have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

(17) THAT the OWNER (Name) Bruce W. and Arlene K. Cooke was contacted on (Date) 2/6/2015 .

In Person By Phone *By Mail, and was given an opportunity for he or his designated representative (Name) Bruce Cooke to accompany the appraiser during his or her inspection of the subject

property. The owner or his representative Declined Accepted to accompany appraiser on (Date) 03/11/2015 .

If by mail attach copy to 2A-12

Date(s) of inspection of subject March 11th, 2015

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

- (18) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.
- (19) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.
- (20) That my opinion of the fair market value of the acquisition as of the 11th day of March , 2015.

is \$200 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

COPY OF FORM 4 LETTER

FINAL APPRAISAL NO

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

February 6, 2015

BRUCE W. AND ARLENE K. COOKE
1090 Wilshire Way
Brentwood, TN 37027

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)
For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Conduit Fee	
Return Receipt Fee (Enclosure Required)	FEB 11 2015
Registered Delivery Fee (Enclosure Required)	
Total Postage & Fees	\$

7013 820 829 5237

Bruce W. and Arlene K. Cooke
1090 Wilshire Way
Brentwood TN 37027

Dear Property Owner,

On November 20th, 2014 we sent our first letter attempting to contact the property owner of 2910 Burtonwood Dr. This is our fourth and final attempt.

Your property is impacted by the widening of Duplex Road and you are due compensation.

This letter is to afford you, or your representative, the opportunity to accompany me during my exterior only inspection of your property. At this meeting we will provide you with documents illustrating how your property is impacted and we will take the time to make sure you understand the impact clearly.

Please call me by February 13th, 2015 at 615-348-7980 so that we can obtain contact information for you. Once we have your contact information we will be able to establish a time in which we can meet to discuss your property. We also need your contact information so an agent can contact you in regards to your due compensation.

I hope to hear from you. However, if I have not heard from you by February 13th, 2015, I will need to proceed with my inspection and appraisal of your property in order to meet my contractual obligation.

Your property is known as Tract 213 on the widening of Duplex Road (State Project Number 94092-1224-14 and Federal Project Number STP/HPP-247 (10)).

Please contact my office by February 13th, 2015. My office number is 615-348-7980. Please do not remove the stakes until we are able to come to your property.

Sincerely,

Randy Button, President
Randy Button and Associates, Inc.

RESOLUTION 16-441

**TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 209
OF THE DUPLEX ROAD WIDENING PROJECT**

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

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

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

WHEREAS, the cost of the acquisition will be \$7,500.00 to the tract owner (Arthur and Sheila Watkins, Jr.) 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 \$8,000.00 to Nancy King Crawford, 1929 21st Avenue South, Nashville, TN 37212 for Tract number 209 of the Duplex Road widening project.

Passed and adopted this 16th day of May, 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 #: 209
PIN # 101369.00 NEGOTIATOR Yolanda Cortez DATE PRINTED: _____
OWNERS Arthur Watkins Jr. and Sheila Watkins

This agreement entered into on 5/5/16
Date
between Arthur Watkins Jr. and Sheila Watkins
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 209 on the right-of-way plan for the above referenced project upon the CITY tendering the purchase price of \$ 7,500.00, 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.

5/5/16 Sheila Watkins _____
Date Signature of Seller Date Signature of Seller
5/5/16 _____
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:	209
(6)PROPERTY OWNERSHIP:	Arthur Watkins, Jr.		
(7)COUNTY:	Williamson County	(8)MAP/PARCEL NUMBER:	166O-A-003
(9)APPRAISER:	Randy Button, MAI, SRA, AI-GRS(CG-#03)		
(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER:		\$	6,300
(11)EFFECTIVE DATE OF VALUATION:	1/17/15	(12)APPRAISAL TYPE (FORMAL, FPA, or NPP):	FPA

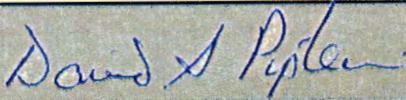
ACQUISITION AREAS & APPROVED COMPENSATIONS

	ACQ. AREAS		COMPENSATIONS	(13)ALTERNATE OFFER	
	AREA	ACS/SF	(Rounded)	Partial-Acquisition Remainder Declared Uneconomic Remnant	N/A
INTERESTS ACQUIRED					
(14)FEE-SIMPLE	12.000	SF	\$ 43		
(15)PERM. DRNGE. ESM'T.					
(16)SLOPE ESM'T.	927.000	SF	\$ 2,670		
(17)AIR RIGHTS					
(18)TEMP. CONST. ESM'T.	1,042.000	SF	\$ 1,125		
(19)LNDOWNR IMPRVMTS.			\$ 200		
TOTL ACQUISITIONS			\$ 4,038		
(20)DAMAGES			\$ 3,450		
(21)SPECIAL BENEFITS					
NET DAMAGES			\$ 3,450		
(22)UTILITY ADJUSTMENT					
TOTL LNDOWNR COMP.			\$ 7,488		
(23)TENANT IMPRVMTS.					
TOTAL TRACT COMPENSATION			\$ 7,488		
Total Tract Compensation Rounded To			\$ 7,500		

(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 \$2,250 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 90 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 90 LF = \$1,181, (\$1,200). 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
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SIGNATURE OF PREPARER:	
------------------------	--

AGENCY AUTHORIZATION BY:	
	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: 60LLM-F2-019 (2) County: Williamson (3) Tract No: 209
 Federal: STP-M-247(9)
 Pin: 166O-A-3

(4) Owner(s) of Record: Arthur Watkins, Jr.
2904 Burtonwood Drive
Spring Hill, TN 37174

(5) Address/Location of Property Appraised:
2904 Burtonwood Drive, Spring Hill, Williamson County, TN

(6) Effective Date of the Appraisal: 1/17/15

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

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

(9) Type of Acquisition: Total
 Partial

(10) Type of Report Prepared:
 Appraisal Report
 Restricted Appraisal Report

(11) Appraisal & Review Were Based On:
 Original Plans
 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: 0.373 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 0.373 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- _____ |
| 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: Cost Sales Comparison Income

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

Land:	<u>\$58,500</u>
Improvements:	<u>\$200</u>
Total:	<u>\$58,700</u>

Section (D) Acquisitions:

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

[a] Fee Simple:	<u>12</u>	Sq. Ft.
[b] Permanent Drainage Easement:	<u>0</u>	Sq. Ft.
[c] Slope Easement:	<u>927</u>	Sq. Ft.
[d] Air Rights:	<u>0</u>	Sq. Ft.
[e] Temporary Construction Easement:	<u>1,042</u>	Sq. Ft.
[f] _____:	<u>0</u>	Sq. Ft.

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

1- Fencing (No. 1)	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 \$2,250 in cost-to-cure damages, reflecting the difference between the cost new required to replace the wood privacy fencing acquired and the 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:	<u>\$52,400</u>
Improvements:	<u>\$0</u>
Total:	<u>\$52,400</u>

Comments:

Remainder land value 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 improvement 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:	<u>\$43</u>
(b) Permanent Drainage Easement:	<u>\$0</u>
(c) Slope Easement:	<u>\$2,670</u>
(d) Air Rights:	<u>\$0</u>
(e) Temporary Construction Easement:	<u>\$1,125</u>
(f) _____:	<u>\$0</u>
(g) Improvements:	<u>\$200</u>
(h) Compensable Damages:	<u>\$2,250</u>
(i) Special Benefits:	<u>\$0</u>
(j) Total Amount Due Owner By Appraisal:	<u>\$6,300</u>

- I DO Recommend Approval Of This Report
 I DO NOT Recommend Approval Of This Report

Comments:

Amount due owner rounded from \$6,238 to \$6,300.

David S. Pyle

Appraisal Review Consultant(s)

TN CG-437

State License/Certification No(s):

- 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 J. Pyle

Appraisal Review Consultant(s)

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: Arthur Watkins, Jr.
2904 Burtonwood Drive
Spring Hill, TN 37174

(B) Tenant: Owner Occupant
615-429-4134

(C) Address and/or location of subject: 2904 Burtonwood Drive, Spring Hill, Williamson County, TN

2. Detail description of entire tract:

The subject site is a trapezoid shaped site located in Burtonwood Phase 1 subdivision. The tract has 105.73 rear feet fronting the south side of Duplex Road and a depth of 165.89 feet, containing 0.373 acres or 16,248 SF. The property is level. The site is improved: Improvement 1 is a six-foot wooden privacy fence; Improvement 2 is a single unit residential dwelling that is not impacted by the proposed road project.

3. (A) Tax Map and Parcel No. 166O-A-003.00 **(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 John Michael and Willie Spencer Dickerson (D.B. 1943 PG. 593) and being located 31.77 feet right of centerline station 145+23.87; thence with the existing right of way line North 89 deg. 56 min. 50 sec. East for a distance of 102.61 feet to a point of intersection with 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 102.66 feet to a point on the common line with Dickerson; thence with the common line North 09 deg. 50 min. 50 sec. East for a distance of 0.24 feet to the Point of **BEGINNING**.

Containing 12 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 9 feet and a minimum width of 8 feet, and contains 927 sq. ft., more or less. See Page 1A for a description of the construction easement.

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
2/11/2000	The Hones Company Custom Homes of Tennessee, Inc.	Arthur Watkins, Jr.	1960/154 and 1965/780	\$185,000	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	0.373 Acres or 16,248 SF	

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 209
Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

ADDITIONAL COMMENTS

7. Detailed description of land acquired: Continued from preceding page.....

Construction Easement

The plans also call for a construction easement containing 1,042 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 209 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). 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 105.73LF of rear existing frontage with a depth of approximately 165.89 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 16,248 SF which would allow for the development of a residential dwelling with a minimum of 1,200 square feet and a maximum of 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

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 209

Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

OTHER IMPROVEMENTS

11.

Structure No. 1 No. Stories N/A Age 10 EA Function Fencing
 Construction Wood Condition Average Linear Feet 38
 Reproduction Cost \$532 Depreciation \$356 Indicated Value \$ 200 [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 10 years (67% depreciation). The value of this improvement was calculated as follows:

$\$14/LF \times 38 LF = \532 cost new - $\$356$ depreciation ($\$532 \times 67\% \text{ dep.} = \356) = $\$176$ as is = **\$200 Rounded**

Approximately 106 LF of Improvement 1 is located within the present right-of-way. It is the policy of the Tennessee Department of Transportation to re-enclose fencing that is opened by a road project. In order to re-enclose the fencing along the proposed property line a cost-to-cure estimate was applied 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 **\$ 200**

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 209
 Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

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

Inspection Date:	1/17/2015	SALE NO. <u>RL-3</u>	SALE NO. <u>RL-4</u>	SALE NO. <u>RL-12</u>			
CASH EQUIVALENT Sales Price		\$54,000	\$54,000	\$57,500			
Date of Sale	# of Periods	4/8/2013	22	3/27/2013	22	7/16/2014	6
% Per Period	Time Adjustment	0.38%	\$4,439	0.38%	\$4,521	0.38%	\$1,347
Sales Price Adjusted for Time		\$58,439	\$58,521	\$58,847			
Proximity to Subject		0.6 mi	0.2 mi	3.5 mi			
Unit Value Land Per Lot:		\$58,439	\$58,521	\$58,847			
Elements	SUBJECT	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.
Location	Burtonwood	Dakota Pointe		Dakota Pointe		Benevento	
Size	16,248 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			\$58,439		\$58,521		\$58,847
INDICATED VALUE OF SUBJECT LAND:							

Comments:

The range of values per Lot for the three sales used were from: \$58,439 to \$58,847 per Lot.

The mean value based upon the sales applied to this analysis is \$58,602. 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: \$3.60

(\$58,500/Lot ÷ 16,248 SF = \$3.60/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	<u>1 Lot</u>	S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input checked="" type="checkbox"/>	@	<u>\$58,500</u>	(Average) Per Unit =	<u>\$58,500</u>
LAND		S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input type="checkbox"/>	@		(Average) Per Unit =	<u>\$0</u>
LAND		S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input type="checkbox"/>	@		(Average) Per Unit =	<u>\$0</u>
LAND		S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input type="checkbox"/>	@		(Average) Per Unit =	<u>\$0</u>
								Total	<u>\$58,500</u>

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

18. APPROACHES TO VALUE CONSIDERED:

(A) Indicated Value of	<input type="checkbox"/> Entire Tract	<input checked="" type="checkbox"/> Part Affected	from SALES COMPARISON APPROACH	<u>\$58,500</u>
(B) Indicated Value of	<input type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected	from COST APPROACH	<u>N/A</u>
(C) Indicated Value of	<input type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected	from INCOME APPROACH	<u>N/A</u>

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

For the purpose of valuing the subject property the Sales Comparison Approach was processed. The Income Capitalization Approach has been considered, however, it has not been processed within this report because most vacant residential land in the market is not leased. The value indication by the Sales Comparison Approach was \$58,500. In Item 11 of the report one improvement was calculated to have a value of \$200. 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 \$58,700. 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 \$58,700.

19. FAIR MARKET VALUE	of <input type="checkbox"/> Entire Tract	<input checked="" type="checkbox"/> Part Affected	<u>\$58,700</u>
(A) TOTAL AMOUNT DUE OWNER	if <input type="checkbox"/> Entire Tract	<input checked="" type="checkbox"/> Part Affected Acquired	<u>\$6,300</u>
(B) AMOUNT ATTRIBUTABLE TO:	Land	<u>\$58,500</u>	Improvements <u>\$200</u>

REMARKS: Value of Improvements: \$ 200

Improvement 1: \$ 200

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT ... (Amount in Item 19 carried forward)..... \$58,700

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

A. Land Acquired (Fee)	12	S.F.	<input checked="" type="checkbox"/>	Ac.	<input type="checkbox"/>	@	\$3.60	=	\$43	
Land Acquired (Fee)		S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@	\$0.00	=	\$0	
Drainage Easement		S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@	\$0.00	=	\$0	
* Slopes Acquired	927	S.F.	<input checked="" type="checkbox"/>	Ac.	<input type="checkbox"/>	@	\$2.88	=	\$2,670	
* Construction Easement	1,042	S.F.	<input checked="" type="checkbox"/>	Ac.	<input type="checkbox"/>	@	\$1.08	=	\$1,125	
B. Improvements Acquired: (Identify)	Imp. #1: \$200									\$200
C. Value of Part Acquired Land and Improvements (Sub-Total).....										\$4,038
D. Total Damages (See Explanation, Breakdown and Support on Sheet 2A-9).....										\$2,250
E. Sum of A, B, and D.....										\$6,288
F. Benefits: (Explain and deduct from D. Amount must not exceed incidental damages).....										\$0
G. TOTAL AMOUNT DUE OWNER; if only part is Acquired.....										\$6,288
TOTAL AMOUNT DUE OWNER (ROUNDED).....										\$6,300

ITEM 21. VALUE OF REMAINDER

(See 2A-9 for Documentation of Remainder Value)

A. LAND REMAINDER

	S.F.	Ac.	@	Amount Per Unit		Damages		Remaining Value	
				Before Value	After Value	%	\$		
Left Remainder	<input type="checkbox"/>	<input type="checkbox"/>	@				\$0	\$0	
	<input type="checkbox"/>	<input type="checkbox"/>	@				\$0	\$0	
Right Remainder	16,236	<input checked="" type="checkbox"/>	@	\$3.60	\$3.60		\$0	\$58,457	
	<input type="checkbox"/>	<input type="checkbox"/>	@				\$0	\$0	
	<input type="checkbox"/>	<input type="checkbox"/>	@				\$0	\$0	
REMAINDER VALUE OF LAND.....									\$58,457
LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A (Above).....									\$3,795
LESS COST-TO-CURE (Line 20-D).....									\$2,250
TOTAL REMAINDER VALUE OF LAND.....									\$52,412

B. IMPROVEMENTS REMAINING	Before Value	Damages		Remaining Value
		%	\$	
REMAINDER VALUE OF IMPROVEMENTS.....				\$0
LESS FENCING ACQUIRED.....				\$0
TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS.....				\$52,412
TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS (ROUNDED).....				\$52,400

REMARKS:

* 20A: The value of this slope easement has been estimated at +/- 80% 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 105.73 rear LF of frontage with a depth of approximately 165.73 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 along the southern property line and the loss of improvement 1. This will not impede the utility of the site as this area is located within a 10-foot public utility and drainage easement and inside the setback area which cannot be developed. The size of the site will be slightly reduce but the overall 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 16,236 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 +/- 99.9 % of the land area before construction. The acquisition area on the subject tract is believed to be located along the rear of the site. This area contains 12 SF and is so small it is not visible on the following right-of-way map.

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 165.89 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 98 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 16,236 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 Right Shoulder (Feet)	Remarks
145+00.00	4	3	3:1 Slope
145+23.87 (Begin)	--	--	--
145+50.00	3	5	2:1 Slope
146+00.00	3	5	2:1 Slope
146+29.60 (End)	--	--	--
146+50.00	2	3	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 2:1 fill slope, will be located within the 10 LF wide PUDE eastment 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 80% 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. A 106 LF portion of the existing fencing is located outside of the property line and is located within the present right-of-way. It is the Tennessee Department of Transportation policy to close fences in like-kind if they are open by a right-of-way project. 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 (total of plus a management and coordination cost associated with the effort required to re-enclose the fencing. Management and coordination costs are estimated as 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 144 LF x \$14/SF = \$2,016	\$2,016
Add: Management and Coordination Cost (20% of total)	+\$403
Total Cost-to-Cure (re-enclose fencing)	\$2,419
Less: Payment for Improvement 1 in Item 11	-\$200
Remaining Cost-to-Cure Amount Due	\$2,219
Total Due to Re-Enclose Fencing	\$2,250 [R]

SUMMARY OF REMAINDER

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

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 value estimate is detailed in Item 11. The following chart illustrates the before and after value of each item:

	Before Value	Damages (%)	Remainder Value	Damages
Improvement 1	\$200	-	-	\$2,250
Land	\$58,500	-	\$52,412	-
Total	\$58,700	-	\$52,400 [R]	\$2,250

25. Amount of DAMAGE This Page To--2A-8, Item 20-D _____ \$2,250
 (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 (10)
TRACT #209
SUBJECT
DATE
APPROXIMATE
CONSTRUCTION
AND SLOPE
EASEMENT



60LPLM-F2-019
STP-M-247 (10)
TRACT #209
SUBJECT
DATE
IMPROVEMENT #1



60LPLM-F2-019
STP-M-247 (10)
TRACT #209
SUBJECT
DATE
IMPROVEMENT #2

RIGHT-OF-WAY MAP



ADDITIONAL COMMENTS

7. Detailed description of land acquired: Continued from preceding page.....

Construction Easement

The plans also call for a construction easement containing 1,042 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 209 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). 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 105.73LF of rear existing frontage with a depth of approximately 165.89 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 16,248 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
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State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 209

Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

SCOPE OF WORK (Continued)

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

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

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

- (1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be dismissed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) The value estimate is based on building sizes and land areas calculated by the appraiser from exterior dimensions taken during the inspection of the subject property.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- (10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- (12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- (13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
- (14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- (15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- (16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde, foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.
- (17) The public improvement project or its anticipation cannot be considered in the “before” value estimate; however, when there is a “remainder”, the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).
- (18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.
- (19) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 209
 Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

CERTIFICATE OF APPRAISER

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

- (1) That I have made a personal inspection of the property that is the subject of this report and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.
- (2) The statements of fact contained in this appraisal are true and correct.
- (3) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analysis, opinions, and conclusions.
- (4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the City of Spring Hill with without , the assistance of Federal-aid highway funds, or other Federal funds.
- (5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.
- (6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.
- (7) That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- (8) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- (9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill and I will not do so until so authorized by City of Spring Hill officials, or until I am released from this obligation by having publicly testified to such findings.
- (10) Adam L. Hill (Registered Trainee #4698) provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Hill assisted in the compilation of the Market Data Brochure, property inspections, communications with property owners, and in compiling this report.
- (11) That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- (12) I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- (13) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- (14) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- (15) To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- (16) As of the date of this report I, Randy Button, MAI, SRA, AI-GRS, have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

(17) THAT the OWNER (Name) Arthur Watkins, Jr. 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) Arthur Watkins, Jr. 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) 01/17/2015 .

If by mail attach copy to 2A-12

Date(s) of inspection of subject January 17th, 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 17th day of January , 2015.

is \$6,300 Based upon my independent appraisal and the exercise of my professional judgment.

Appraiser's Signature Randy Button Date of Report 1/17/2015

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

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 209
 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

ARTHUR WATKINS JR.
2904 Burtonwood Dr
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 209: 2904 Burtonwood Dr, Spring Hill, TN 37174 with a site containing ± 0.373 acres of land. This tract is also known for tax purposes as Tax Map and Parcel 166O-A-3.00

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. 209.

Sincerely,

Randy Button, President
Randy Button and Associates, Inc.

RESOLUTION 16-442

**TO APPROVE LAND ACQUISITION PURCHASE FOR TRACT 74
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 \$850.00 to the tract owner (Kathy
L. and Jarvis Engbrecht) 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
\$1,350.00 to Nancy King Crawford, 1929 21st Avenue South, Nashville, TN 37212 for
Tract number 74 of the Duplex Road widening project.

Passed and adopted this 16th day of May, 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 #: 74
PIN #: 101369.00 NEGOTIATOR: Yolanda Cortez DATE PRINTED: 11/19/15
OWNERS: Kathy L and Jarvis Engbrecht

This agreement entered into on 5/4/2016
Date
between Kathy L and Jarvis Engbrecht
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 74 on the right-of-way plan for the above referenced project upon the CITY tendering the purchase price of \$ 850.00®, 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.

<u>5/4/2016</u> Date	<u>Kathy Engbrecht</u> Signature of Seller	_____	_____
<u>5/4/2016</u> Date	<u>J. S. Engbrecht</u> Signature of Seller	_____	_____

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

(THIS FORM MAY BE USED FOR STAFF NPP)

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

(4)PROJECT ID NUMBER: (5)TRACT NUMBER: 74

(6)PROPERTY OWNERSHIP: Kathy L. and Jarvis Engbrecht

(7)COUNTY: Maury (8)MAP/PARCEL NUMBER: 025N-B-019.00

(9)APPRAISER: Randy Button, MAI, SRA, AI-GRS (CG#03)

(10)APPRAISER CONCLUSION OF TOTAL AMOUNT DUE OWNER: \$850

(11)EFFECTIVE DATE OF VALUATION: 12/15/14 (12)APPRAISAL TYPE (FORMAL, FPA, or NPP): FPA

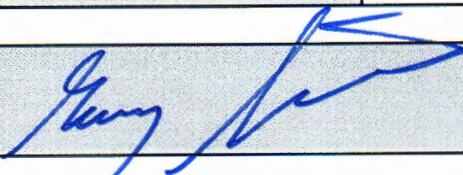
ACQUISITION AREAS & APPROVED COMPENSATIONS

	ACQ. AREAS		COMPENSATIONS	(13)ALTERNATE OFFER	
	AREA	ACS/SF	(Rounded)	Partial-Acquisition Remainder Declared Uneconomic Remnant	N/A
INTERESTS ACQUIRED					
(14)FEE-SIMPLE					
(15)PERM. DRNGE. ESM'T.					
(16)SLOPE ESM'T.					
(17)AIR RIGHTS					
(18)TEMP. CONST. ESM'T.	802	SF	\$850 (R)		
(19)LNDOWNR IMPRVMTS.					
TOTL ACQUISITIONS			\$850		
(20)DAMAGES					
(21)SPECIAL BENEFITS					
NET DAMAGES					
(22)UTILITY ADJUSTMENT					
TOTL LNDOWNR COMP.			\$850		
(23)TENANT IMPRVMTS.					
TOTAL TRACT COMPENSATION			\$850		

(24)COMMENTS & EXPLANATIONS AS NECESSARY

Plans change 3-11-15: Revised property owner name and Deed Book and 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: Williamson (3) Tract No.: 74
 Federal: STP-M-247(9)
 Pin: 103169.00

(4) Owner(s) of Record: Kathy L. And Jarvis Engbrecht, 1701 Carlyon Court, Spring Hill, TN 37174

(5) Address/Location of Property Appraised: 1701 Carlyon Court, Spring Hill, Maury County, TN

(6) Effective Date of the Appraisal: 12/15/2014

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

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

(10) Type of Report Prepared: : (11) Appraisal & Review Were Based On:
 :
 Appraisal Report : Original Plans (Assumed)
 :
 Restricted Appraisal Report : Plan Revision Dated: 3-11-15

(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: 0.310 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- _____ | 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:	<u> \$46,00 </u>
Improvements:	<u> N/A </u>
Total:	<u> \$46,000 </u>

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	_____	S.F./Acre(s)
[d]	Air Rights:	_____	S.F./Acre(s)
[e]	Temporary Construction Easement:	802	S.F./Acre(s)
[f]	_____	_____	S.F./Acre(s)

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

1- _____	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:	_____	\$45,182
Improvements:	_____	N/A
Total:	_____	\$45,150 (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 properly applied?

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

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

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

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

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

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

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

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

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

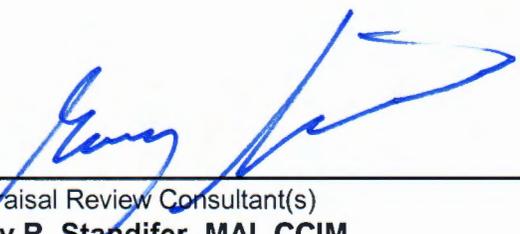
Appraisal Report Conclusions – Amounts Due Owner

(a)	Fee Simple:	_____
(b)	Permanent Drainage Easement:	_____
(c)	Slope Easement:	_____
(d)	Air Rights:	_____
(e)	Temporary Construction Easement:	\$818
(f)	_____	_____
(g)	Improvements:	_____
(h)	Compensable Damages:	_____
(i)	Special Benefits:	_____
(j)	Total Amount Due Owner by Appraisal	\$850(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 Tract 74 report submitted by Mr. Button. It is assumed the appraisal report submitted to the City of Spring Hill and the property owner is the report reviewed. The reviewer has printed the most recent appraisal report and retains it in the file for Tract 74.

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: Kathy L & Jarvis Engbrecht
1701 Carlyon Court
Spring Hill, TN 37174

(B) Tenant: Owner Occupant
C: 319-290-6866
H: 615-614-2006

(C) Address and/or location of subject: 1701 Carlyon Court, Spring Hill, Maury County, TN

2. Detail description of entire tract:

The subject site is an irregular shaped site located at the entrance of the Winter Park Subdivision, Section 1. The tract has +/- 125.73 feet fronting the south side of Duplex Road and a depth of 99.29 feet, containing 0.310 acres or 13,504 SF. The property is level. The site is improved: Improvement 1 is a single unit residential dwelling that will not be impacted by the proposed project.

3. (A) Tax Map and Parcel No. 025N-B-019.00 **(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:

Construction Easement

The plans also call for a construction easement containing 802 SF, in effect renting this portion for 3 years (length of construction). The construction easement ranges from 0-8 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
7/23/2014	Demetria Cotton, F/K/A Demetria Anderson and Elvis Cotton	Kathy L. and Jarvis Engbrecht	R2285/ 1136	\$199,900	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	0.310 Acres or 13,504 SF	

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 74
Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

ADDITIONAL COMMENTS

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

In order to estimate an opinion of value for the subject property 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 74 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 10,000 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 +/- 125.73 LF of existing frontage with a depth of approximately 99.29 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 13,504 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
---	---	------------------	----------------------

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

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

Inspection Date: 12/15/2014		SALE NO. <u>RL-3</u>		SALE NO. <u>RL-8</u>		SALE NO. <u>RL-12</u>	
CASH EQUIVALENT Sales Price		\$54,000		\$42,500		\$57,500	
Date of Sale	# of Periods	4/8/2013	21	5/7/2014	7	7/16/2014	5
% Per Period	Time Adjustment	0.38%	\$4,213	0.38%	\$1,195	0.38%	\$1,107
Sales Price Adjusted for Time		\$58,213		\$43,695		\$58,607	
Proximity to Subject							
Unit Value Land Per Lot:		\$58,213		\$43,695		\$58,607	
Elements	SUBJECT	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.	Descriptions	(+)(-) Adj.
Location	Winter Park	Dakota Pointe		Port Royal Estates		Benevento	
Size	13,054 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		\$58,213		\$43,695		\$58,607	

INDICATED VALUE OF SUBJECT LAND FOUND ON FOLLOWING PAGE:

Comments:

The range of values per lot for the three sales used were from: \$ 43,695 to \$ 58,607 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 are slightly smaller than the subject tract, which was found to contain 13,504 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:

$$\begin{aligned} \text{Subject Lot Value: } & \$46,000 \\ \text{Subject Square Foot Value: } & \$3.41 \\ (\$46,000/\text{Lot} \div 13,504 \text{ SF} = & \$3.41/\text{SF}) \end{aligned}$$

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

State Project No. 60LPLM-F2-019 County Maury and Williamson Tract No. 74
 Federal Project No. STP-M-247 (9) Name of Appraiser Randy Button, MAI, SRA, AI-GRS (CG#03)

CITY OF SPRING HILL, TENNESSEE

ITEM 17. EXPLANATION and/or BREAKDOWN OF LAND VALUES

(A) VALUATION OF LAND:

LAND	<u>1 Lot</u>	S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input checked="" type="checkbox"/>	@	<u>\$46,000</u>	(Average) Per Unit	=	<u>\$46,000</u>
LAND		S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input type="checkbox"/>	@		(Average) Per Unit	=	<u>\$0</u>
LAND		S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input type="checkbox"/>	@		(Average) Per Unit	=	<u>\$0</u>
LAND		S.F. <input type="checkbox"/>	F.F. <input type="checkbox"/>	Acre <input type="checkbox"/>	Lot <input type="checkbox"/>	@		(Average) Per Unit	=	<u>\$0</u>
									Total	<u>\$46,000</u>

REMARKS: The value indication for the subject land was rounded to \$46,000.

18. APPROACHES TO VALUE CONSIDERED:

(A) Indicated Value of	<input type="checkbox"/> Entire Tract	<input checked="" type="checkbox"/> Part Affected	from SALES COMPARISON APPROACH	<u>\$46,000</u>
(B) Indicated Value of	<input type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected	from COST APPROACH	<u>N/A</u>
(C) Indicated Value of	<input type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected	from INCOME APPROACH	<u>N/A</u>

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

For the purpose of valuing the subject property the Sales Comparison Approach was processed. The Income Capitalization Approach has been considered, however, it has not been processed within this report because most vacant residential land in the market is not leased. The value indication by the Sales Comparison Approach was \$46,000. There were no improvements impacted by the proposed project. 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 \$46,000.

19. FAIR MARKET VALUE	of <input type="checkbox"/> Entire Tract	<input checked="" type="checkbox"/> Part Affected	<u>\$46,000</u>
(A) TOTAL AMOUNT DUE OWNER	if <input type="checkbox"/> Entire Tract	<input checked="" type="checkbox"/> Part Affected	<u>\$850</u>
(B) AMOUNT ATTRIBUTABLE TO:	Land	<u>\$46,000</u>	Improvements <u>\$0</u>

REMARKS: Value of Improvements: \$ 0

No Improvements Impacted

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT ...*(Amount in Item 19 carried forward)*..... \$46,000

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

A. Land Acquired (Fee)	_____ S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@	_____ \$0.00	=	_____ \$0
Land Acquired (Fee)	_____ S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@	_____ \$0.00	=	_____ \$0
Drainage Easement	_____ S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@	_____ \$0.00	=	_____ \$0
Slopes Acquired	_____ S.F.	<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@	_____ \$0.00	=	_____ \$0
* Construction Easement	802 S.F.	<input checked="" type="checkbox"/>	Ac.	<input type="checkbox"/>	@	_____ \$1.02	=	_____ \$818
B. Improvements Acquired: <i>(Identify)</i>	None							
								<u>\$0</u>
C. Value of Part Acquired Land and Improvements (Sub-Total).....								<u>\$818</u>
D. Total Damages <i>(See Explanation, Breakdown and Support on Sheet 2A-9)</i>								<u>\$0</u>
E. Sum of A, B, and D.....								<u>\$818</u>
F. Benefits: <i>(Explain and deduct from D. Amount must not exceed incidental damages)</i>								<u>\$0</u>
G. TOTAL AMOUNT DUE OWNER; if only part is Acquired.....								<u>\$818</u>
TOTAL AMOUNT DUE OWNER (ROUNDED).....								<u>\$850</u>

ITEM 21. VALUE OF REMAINDER

(See 2A-9 for Documentation of Remainder Value)

A. LAND REMAINDER

Left Remainder

_____ S.F.

_____ S.F.

13,504 S.F.

_____ S.F.

_____ S.F.

<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@
<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@
<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@
<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@
<input type="checkbox"/>	Ac.	<input type="checkbox"/>	@

Amount Per Unit		Damages		Remaining Value
Before Value	After Value	%	\$	
			\$0	\$0
			\$0	\$0
\$3.41	\$3.41		\$0	\$46,000
			\$0	\$0
			\$0	\$0

REMAINDER VALUE OF LAND.....	<u>\$46,000</u>
LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A (Above).....	<u>\$818</u>
LESS COST-TO-CURE (Line 20-D).....	<u>\$0</u>
TOTAL REMAINDER VALUE OF LAND.....	<u>\$45,182</u>

B. IMPROVEMENTS REMAINING

	Before Value	Damages		Remaining Value
		%	\$	

REMAINDER VALUE OF IMPROVEMENTS.....	<u>\$0</u>
LESS FENCING ACQUIRED.....	<u>\$0</u>
TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS.....	<u>\$45,182</u>
TOTAL REMAINDER VALUE OF LAND AND IMPROVEMENTS (ROUNDED).....	<u>\$45,150</u>

REMARKS:

* 20A: 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. This will not impede the utility of the site as this area is inside the 30-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 13,504 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 53 LF from the right-of-way. Present zoning for the subject property calls for a side right-of-way setback of 30 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 13,504 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
48+50.00	1	4	4:1 Slope
48+84.27 (Begin)	--	--	--
49+00.00	2	4	4:1 Slope
49+50.00	2	3	4:1 Slope
50+00.0	2	3	4:1 Slope
+/- 50.10 (End)	--	--	--
50+50.00	2	3	4:1 Slope
10+75.00	1	2	4:1 Slope

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.

Improvements Acquired: This appraisal is a formal part affected report. Improvements impacted by the project are valued and improvements not impacted by the project are not valued. There were no improvements impacted by the proposed project. The following chart illustrates the before and after values of each item:

	Before Value	Damages (%)	Remainder Value	Damages
Land	\$46,000	-	\$45,182	-
Total	\$46,000	-	\$45,150 [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.

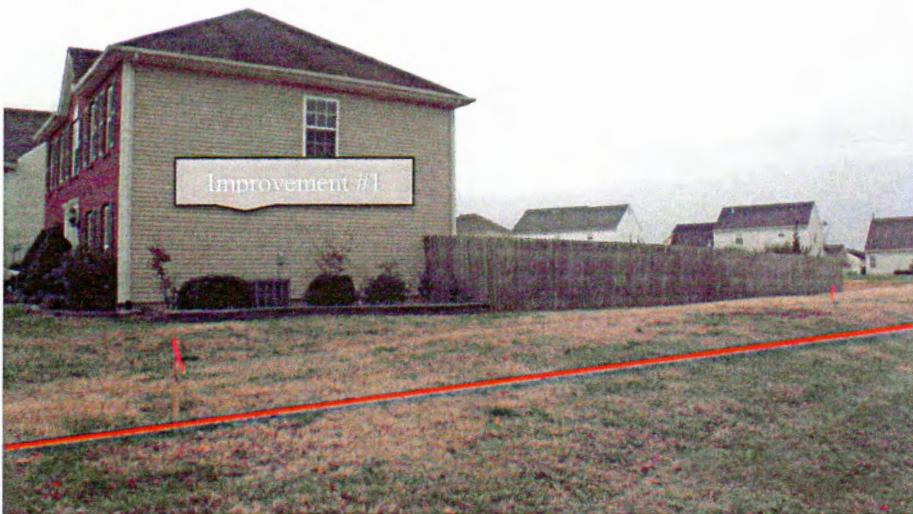
An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph 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 #74
SUBJECT
12/15/14
APPROXIMATE
CONSTRUCTION
EASEMENT

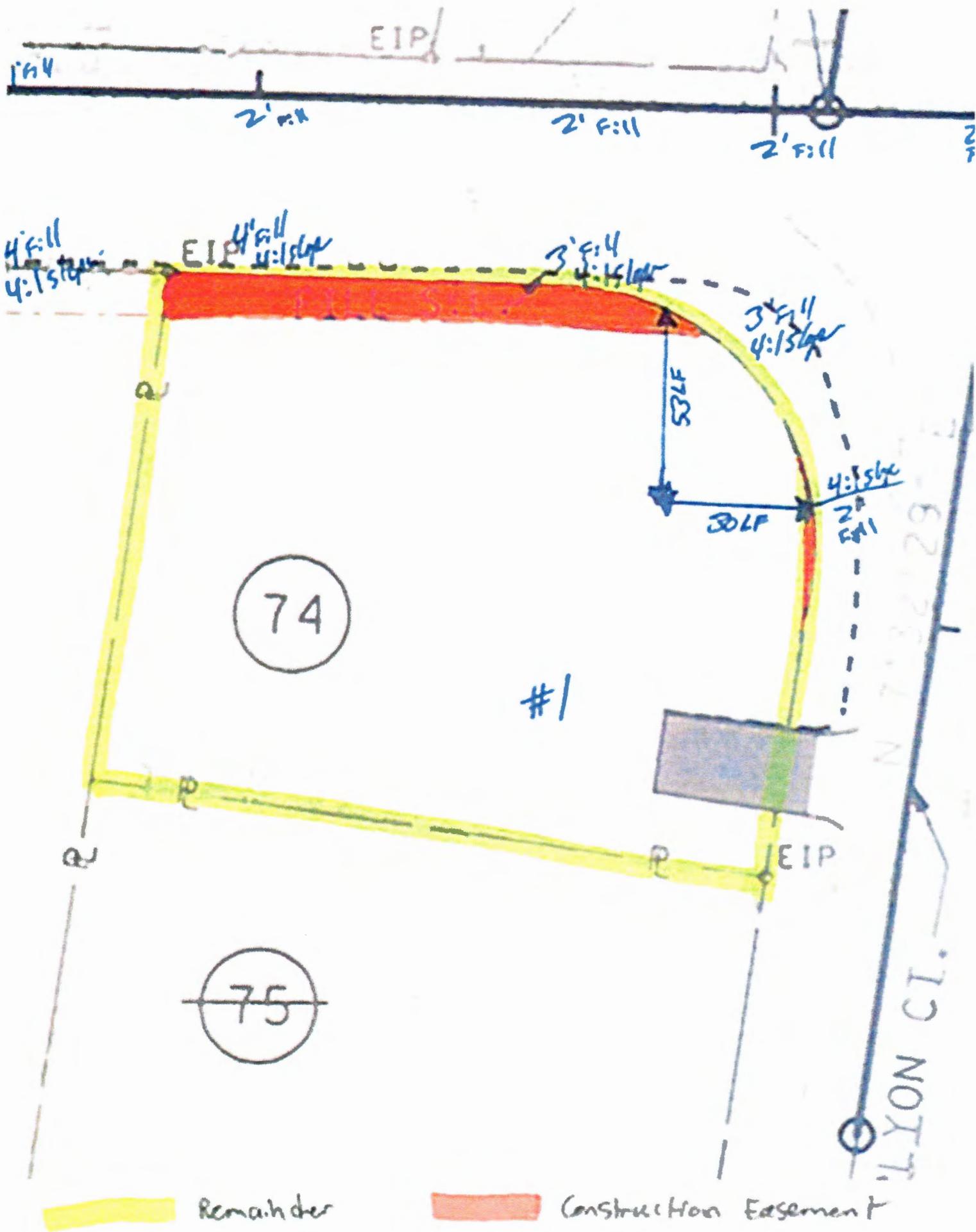


60LPLM-F2-019
STP-M-247 (9)
TRACT #74
SUBJECT
12/15/14
APPROXIMATE
CONSTRUCTION
EASEMENT



60LPLM-F2-019
STP-M-247 (9)
TRACT #74
SUBJECT
12/15/14
APPROXIMATE
CONSTRUCTION
EASEMENT,
IMPROVEMENT #1

RIGHT-OF-WAY MAP



PURPOSE OF APPRAISAL

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

DEFINITION OF MARKET VALUE

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

PROPERTY RIGHTS APPRAISED

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

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

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

INTENDED USE

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

INTENDED USER

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

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

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

SCOPE OF WORK

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

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

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

ATTACHMENTS

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

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

SCOPE OF WORK (Continued)

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

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

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

- (1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be dismissed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) The value estimate is based on building sizes and land areas calculated by the appraiser from exterior dimensions taken during the inspection of the subject property.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- (10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- (12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- (13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
- (14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- (15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- (16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde, foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.
- (17) The public improvement project or its anticipation cannot be considered in the “before” value estimate; however, when there is a “remainder”, the public improvement project must be considered as to its influence on said remainder(CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).
- (18) This appraisal contains a hypothetical condition that the subject roadway project will be constructed according to plans and cross sections referenced in this report. The use of this hypothetical condition might have affected the assignment results.
- (19) Applicable to Formal Part-Affected type of appraisal – when all the land area and/or all improvements are not appraised this is considered a hypothetical condition. The use of this hypothetical condition might have affected assignment results.

CERTIFICATE OF APPRAISER

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

- (1) That I have made a personal inspection of the property that is the subject of this report and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.
- (2) The statements of fact contained in this appraisal are true and correct.
- (3) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analysis, opinions, and conclusions.
- (4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the City of Spring Hill with without , the assistance of Federal-aid highway funds, or other Federal funds.
- (5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State.
- (6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.
- (7) That my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- (8) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- (9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the City of Spring Hill and I will not do so until so authorized by City of Spring Hill officials, or until I am released from this obligation by having publicly testified to such findings.
- (10) Adam L. Hill (Registered Trainee #4698) provided significant real property appraisal assistance to the person(s) signing this certification. Mr. Hill assisted in the compilation of the Market Data Brochure, property inspections, communications with property owners, and in compiling this report.
- (11) That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- (12) I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- (13) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- (14) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- (15) To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- (16) As of the date of this report I, Randy Button, MAI, SRA, AI-GRS, have completed the requirements of the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

(17) THAT the OWNER (Name) Jarvis and Kathy Engbrecht 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) Jarvis Engbrecht 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) 12/15/2014 .

If by mail attach copy to 2A-12

Date(s) of inspection of subject December 15th, 2014

Date(s) of inspection of comparable sales October 17th, 2014 and February 6th, 2015

- (18) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.
- (19) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.
- (20) That my opinion of the fair market value of the acquisition as of the 15th day of December , 2014.

is \$850 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. 60LPLM-F2-019 County Maury and Williamson Tract No. 74

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

KATHY L. ENGBRECHT AND JARVIS ENGBRECHT
1701 Carlyon Court
Spring Hill, Tennessee 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 74: 1701 Carlyon Court, Spring Hill, Tennessee 37174 with a site containing ± 0.310 acres of land. This tract is also known for tax purposes as Tax Map and Parcel 25N -B-19.00

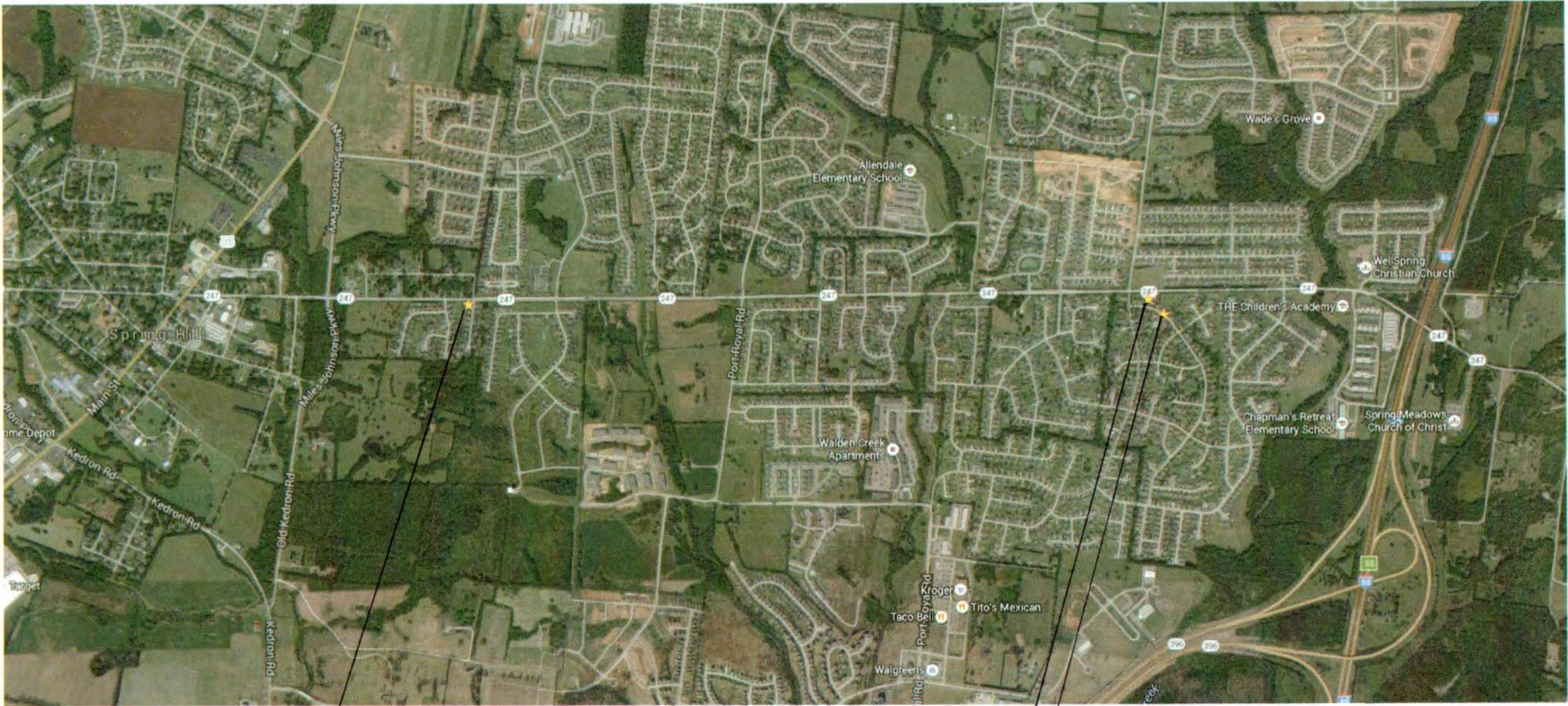
Since the above referenced parcel[s] will be impacted by the public right-of-way improvement project, a land surveyor will be placing wooden stakes in your yard to indicate the impacted areas.

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. 74.

Sincerely,

Randy Button, President
Randy Button and Associates, Inc.



Tr. 74
1701 Carlyon Ct

Tr. 209
2904 Burtonwood Dr

Tr. 213
2910 Burtonwood Dr



TR. 74



Tr. 209

Tr. 213

PREVIOUS BUSINESS

ORDINANCE 16-04

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 0250, PARCEL B 019.00 FROM B-2, NEIGHBORHOOD SHOPPING DISTRICT, TO B-4, CENTRAL COMMERCIAL DISTRICT

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Maury County Tax Map 0250, Parcel B 019.00 from B-2, Neighborhood Shopping District, to B-4, Central Business District; and

WHEREAS, said property to be rezoned from B-2 to B-4 is located within the corporate limits of the City of Spring Hill; and

WHEREAS, this Ordinance was not recommended by the Spring Hill Municipal Planning Commission on February 8, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that the Zoning Ordinance 86-47 and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein-described as Maury County Tax Map 0250, Parcel B 019.00 from B-2, Neighborhood Shopping District, to B-4, Central Business District, which amendment shall take effect from and after its adoption, the public welfare requiring it.

BE IT FURTHER ORDAINED, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading: February 16, 2016

Removed from agenda for lack of notification on March 21, 2016

Removed from agenda for lack of notification on April 18, 2016

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

SUBJECT: ORD 16-04 (5238 Main Street)

DATE: February 16, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAF

F MEMORANDUM

Property description and history: This property is currently developed for a single-family dwelling. The properties to the north, northwest, and southeast are developed for nonresidential uses. In December of 2015, the Board of Mayor and Aldermen rezoned the property from R-1, Low Density Residential, to B-2, Limited Retail.

Request: The applicant now requests to rezone the property from B-2, Limited Retail, to B-4, Central Business District.

Planning Commission Recommendation: On February 8th, the Planning Commission voted 4-1 (Commissioner Duda voted “no”) to forward the request to the Board of Mayor and Aldermen with a recommendation for denial, based on the following findings:

- rezoning the property to the most intense, highest traffic generating, and unpredictable zoning district available in the Zoning Ordinance does not promote the City’s planning policies and principles;
- that sufficient undeveloped and underutilized property currently regulated by the B-4 zoning district exists in the immediate area; and
- that the property can be developed and used for nonresidential purposes and in accordance with the City’s planning policies and principles under the current zoning designation of the property.

Discussion: When considering a rezoning request, the Planning Commission must consider compatibility with the surrounding area and consistency with the City’s planning policies and principles. Staff does not find that the proposed B-4 zoning district at this location promotes the City’s planning policies and principles and would be detrimental to the public good. Despite the opening “intent” description, the B-4 zoning district is designed produce a development form specifically for accommodating the vehicle, which is counterproductive to the intent of the Downtown/City Center character area. The requested zoning district is the primary tool for encouraging and permitting suburban, high traffic volume development associated with big box shopping centers, gas stations, and drive-thru fast food businesses. Further, the B-4 zoning district permits mini-warehousing and manufacturing uses that are more appropriate outside of a downtown area and central commercial corridor.

The Planning Commission must also consider the relationship between land use and transportation. The surrounding area already experiences significant traffic and congestion issues. Staff finds that the proposal will have a negative impact on the transportation network due to the high traffic volume development permitted by-right. Staff also finds that the proposed B-4 zoning district will not result in a unique or new development form that will benefit the community.

The applicant has argued with this request and the similar request to the south, denied by the Board of Mayor and Aldermen, that the justification for the rezoning request is due to the minimum setback requirements of the B-4 zoning district. Rezoning a property for setback relief without regard for the incompatible and inappropriate land uses permitted by-right in that zoning district is not a proper planning practice.

The traditional development form surrounding area, which was historically the City's original downtown, has been compromised for decades with the suburban development form permitted under the B-4 zoning district, and approval of this request will continue to allow for the deterioration of what was once the heart of this town.

Mrs. Leola Parham Beard
1964 Sugar Ridge Road
Spring Hill, TN 37174

Date December 28 2015

Ms. Dara Sanders
City Planner
P.O. Box 789
Spring Hill, TN 37174

Dear Ms. Sanders:

I, Leola Parham Beard, owner of property located at 5238 Main Street, Spring Hill, TN have listed said property as "For Sale". The property is currently zoned and request is made that said property be rezoned from B-2 to B-4. The Property ID is 0600250 B 01900 and is 2.3 acres.

Thank you for your consideration of this rezoning request.

Signed *Leola Parham Beard*
Leola Parham Beard

Date *Dec 28 2015*

City of Spring Hill, Tennessee
Planning Commission Agenda Application

199 Town Center Parkway, Spring Hill TN 37174
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY

Date Application submitted: _____ Fee: _____
Date Accepted as complete: _____ Case number: _____
Map/Parcel: _____ Public hearing date: _____

Date: 12 Jan 16 Project Name: Beans Property / Spring Hill Express

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

Current Zoning District(s): B-2 rezoned to B-4 Property Size: 1/2 - 2.3 Acres

Type of request being made —

- Annexation
- Rezoning
- Major Modification
- Minor Modification
- Easement/Right-of-way Vacation
- Sketch Plan
- Neighborhood Concept Plan
- Lot Split
- Property Line Adjustment
- Preliminary Plat
- Concurrent Plat
- Final Plat
- Site Plan
- Master Development Plan (PUD) Preliminary/Final
- Traditional Neighborhood Development
- Other _____

Materials required to be submitted with application

- Letter of request
- Proof of ownership
- Four (4) hard copies of the proposal, including all required information as outlined in the applicable checklist.
- A CD containing a copy of all required submittal items in PDF format.

Note to the applicant:

- * Applications and all required submittals must be filed with the Planning Department by the established deadline.
- * Both the applicant/representative and property owner must sign the application. Applications not signed by the property owner will not be accepted.
- * All applications must be accompanied by completed checklist.

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

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

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

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

Name (printed): _____ Date: _____
Address: _____

Phone number: _____
Email: _____
Signature: _____

Name (printed): _____ Date: _____
Address: _____

Phone number: _____
Email: _____
Signature: _____

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

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

Name (printed): Leola Parham Beard

Date: 12-28-15

Address: 1964 Sugar Ridge Road
Spring Hill TN 37174

Phone number: 931 486-2543

Email: _____

Signature: Leola Parham Beard

Name (printed): _____

Date: Dec 28-2015

Address: _____

Phone number: _____

Email: _____

Signature: _____

ADDITIONAL DESCRIPTION	PER WILL	TOTAL LAND UNITS	DEED	CALC	DATE PRINTED	DATE UPDATED	PI	SI
CONTINUOUS FOOTING					2.3	10/5/2015		
WOOD W/ SUB FLOOR					2.3			
STANDING AVERAGE					2.3			
FOUNDATION								
FLOOR SYSTEM								
EXT WALL								
STRUCT FRAME								
ROOF FRAMING								
ROOF COV DEC								
CAB MILLWORK								
FLOOR FINISH								
INTER FINISH								
PAINT DECOR								
HTG/AIR COND								
PLUMBING FIX								
BATH TILE								
ELECTRICAL								
QUALITY								

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

AGE	NORM	OTHR	FUNC	ECON	% COND	REPL COST	DEPR	LND APP	BY	SSD	WARD	EDD	PLAN	OTR	MORT	MH	MH NO	AREA CODE
68	68	0	0	0		118748	69730	2006-01-01	15									101

XFSB DESC	QUAL	SIZE	UNIT PRICE	UNITS	EF YR BUILT	ANW DEPR	PERCENT COND	DEPR VAL	PARCEL STAT	DIST TREND	TOPO	TYPE OWNER	ROAD NO	ROAD TYPE	CONST CODE	SUBD TRACT	N-S COORD	E-W COORD
RESIDENTIAL	AVERAGE	24X48		0	1972			2750						PAVED			-86.92	35.75
GREENHOUSE																		
DETACHED GARAGE	SALVAGE			0				500	CENSUS TRACT			BLOCK	BLK FACE	AREA	CON DIST		OPTIONAL	
UNFINISHED																		

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

LAND DESC	DESC CODE	DIMS	SOIL	UM	FLD	LDC	SIZE	DEPT FAC	COND FAC	UNIT PRICE	LAND PRICE	LAND UNITS	MARKET VALUE	COND FAC	LAND USE UNIT PRICE	USE LAND VAL
RESIDENTIAL												2.3 AC	53748			

DATE	PRICE	BOOK	PAGE	VI	IMS	Q	DEED TRANS	BOOK	PAGE
1981-09-16		NBP	438						
		373	19						

Real Estate Assessment Data

Home	About	New Search	Return to List
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County Number: 060

County Name: MAURY

Tax Year: 2016

Property Owner and Mailing Address

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

Property Location

Address: MAIN ST 5238

Map: 0250 Grp: B Ctrl Map: 0250 Parcel: 019.00 Pl: S/I: 000

Value Information

Reappraisal Year: 2014

Land Mkt Value: \$53,700
Improvement Value: \$73,000
Total Market Appraisal: \$126,700
Assessment %: 25
Assessment: \$31,675

General Information

Class:	00 - RESIDENTIAL		
City #:	701	City:	SPRING HILL
SSD1:	000	SSD2:	000
District:	03	Mkt Area:	V01
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

Additional Description

PER WILL

Building Information

Building # 1			
Improvement Type:	01 - SINGLE FAMILY	Stories:	2
Living/Business Sq. Ft.:	2,648		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	09 - HARDWOOD/PARQUE
Interior Finish:	07 - DRYWALL	Paint/Decor:	03 - AVERAGE
Heat and A/C:	00 - NONE	Plumbing Fixtures:	6
Bath Tile:	00 - NONE	Electrical:	03 - AVERAGE

1601

6

5228

18

4.12AC

5232 20

MAIN ST 5238



0600250 B 01900

2.30 AC

19

18.01

14.01



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

— Edge of existing front building footprint

— Front setback for B-4

— Front setback for B-2

Alderman William's Recommendations

April Goad

From: Mrs. Kayce A Williams <kaycewilliams@bellsouth.net>
Sent: Friday, March 11, 2016 1:33 PM
To: BOMA Group; Patrick Carter
Cc: Dara Sanders; Dan Allen; Victor Lay; April Goad
Subject: Ordinance 16-04
Attachments: PastedGraphic-4.pdf; ATT00001.htm; PastedGraphic-5.pdf; ATT00002.htm; PastedGraphic-6.pdf; ATT00003.htm; PastedGraphic-7.pdf; ATT00004.htm; PastedGraphic-8.pdf; ATT00005.htm; PastedGraphic-9.pdf; ATT00006.htm; PastedGraphic-10.pdf; ATT00007.htm; PastedGraphic-11.pdf; ATT00008.htm; PastedGraphic-12.pdf; ATT00009.htm; PastedGraphic-13.pdf; ATT00010.htm; PastedGraphic-14.pdf; ATT00011.htm; PastedGraphic-15.pdf; ATT00012.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon everyone,

Regarding item #3 of Previous Business on this month's 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"

This item passed at first reading last month. To protect the integrity of the downtown area and the future use of the property located at 5238 Main Street, here are the conditions I will be proposing in an amendment to Ordinance 16-04 at second reading:

Exclusions:

- Public garages or parking lots, off-site parking lots, or other motor vehicle services {Article VII, Subsection 1.2(4)} {Article VII, Subsection 3.1(1)} {Article VII, Subsection 4.1(2)}
- Automobile sales or rentals {Article VII, Subsection 3.1(1)}
- Filling stations {Article VII, Subsection 3.1(1)}
- Bus terminals {Article VII, Subsection 3.1(1)}
- Warehouses or mini-warehouse storage units of any kind {Article VII, Subsection 4.1(2)}
- Movie theaters {Article VII, Subsection 3.1(1)}
- Drive-in/drive-through businesses {Article VII, Subsection 4.1(10)}
- Outdoor advertising signs and outdoor advertising structures {Article VI, Section 3.1(1)}

Limitations:

- Dwelling units limited to the loft live/work style {Article VII, Subsection 1.1(1)} {Article VII, Subsection 5}

I've attached the referenced pages in our Zoning Ordinance for your convenience. Thank you for your time and have a wonderful weekend.

Kayce Williams

Alderman William's Recommendations

Section 4. (B-4) Central Business District

Intent. To recognize the area of best overall accessibility to all portions of the community, so as to accommodate the widest range of comparison goods stores, specialty shops, business and personal services, or other commercial activities compatible in close grouping and thus suited to shopping by pedestrians.

4.1 Uses Permitted.

- 4.1(1) “Uses Permitted” in B-1, B-2, and B-3 Districts.
- 4.1(2) Places of amusement and assembly, hotels, public garages or other motor vehicle services. Mini-warehouse storage units limited to indoor storage only.
- 4.1(3) Any retail or wholesale business or service.
- 4.1(4) The making of articles to be sold at retail on the premises, provided, however, that any manufacturing shall be restricted to light manufacturing incidental to a retail business or service where the products are sold principally on the premises by the producer to the consumer and where not more than five (5) operatives are employed in such manufacture.
- 4.1(5) Any accessory use or building customarily incidental to the above permitted uses.
- 4.1(6) Apartments, in accordance with Article VII, Subsection 2.1(1).
- 4.1(7) Restaurants.
- 4.1(8) Establishments that sell or serve intoxicating beverages
- 4.1(9) Movie Theaters
- 4.1(10) Drive-in/drive-thru businesses

4.2 Uses Permitted on Appeal.

Any other use, except uses allowed in industrial districts.

4.3 Uses Prohibited.

Any use which in the opinion of the Board of Zoning Appeals, would be injurious because of offensive fumes, odors, just or objectionable features hazardous to the community on account of fire, explosion, health or aesthetics even when conducted under adequate safeguards.

4.4 Lot Area, Lot Width, Yards and Building Area.

4.4(1) No minimum lot area is required, however, off-street parking and loading/unloading requirements shall be observed.

4.4(2) Lot Width.

Alderman William's Recommendations

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance of thirty (30) feet.

On lots adjacent to a residential zone, all buildings shall be located so as to conform with the side yard requirements of the adjacent residential zone.

Rear yards shall be a minimum of twenty (25) feet for one story buildings and five (5) feet for each additional story.

A minimum Buffer Yard of twenty-five (25) feet shall be required. (Changed by Ord. 07-30.)

2.4(4) Building Area.

Maximum building area shall be forty percent (40%) of the total lot area.

2.5 Height.

Buildings hereafter constructed shall not exceed fifty (50) feet in height.

2.6 Location of Accessory Structures.

2.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yards.

2.6(2) Accessory structures shall be located at least five (5) feet from all rear lot lines and from any building on the same lot.

Section 3. (B-3) Intermediate Business District.

Intent. This district is designed primarily to provide sufficient space primarily along arterial and collector streets for establishment and uses engaged in wholesale and retail trade, offering a wide variety of products and services.

3.1 Uses Permitted.

3.1(1) Automobile sales and service, bank, barbershop or beauty parlor, bus terminals, churches, clinics, dry cleaning and laundry establishments, filling stations, funeral homes, hotels, movie theaters, legitimate theaters, manufacture of articles to be sold at retail on the premises (provided such manufacturing is incidental to the retail business and employs not more than five (5) operators), motels, offices, outdoor advertising signs and outdoor advertising structures, parking lots, parking garages, places of amusement, printing and engraving establishments, public buildings, public and private clubs, retail businesses, used car lots, wholesale businesses, microbrewery, microdistillery, day care centers, restaurants, retirement and assisted living facilities, and full medical care nursing homes.

3.1(2) Brewpubs (at least 25% of gross building square footage is encompassed as restaurant space and/or tasting room)

3.1(3) Accessory structures.

Alderman William's Recommendations

3.2 Uses Permitted on Appeal.

- 3.2(1) Warehouses.
- 3.2(2) Any use complying with the intent of the district not listed in Section 3.1.
- 3.2(3) Establishments that sell or serve intoxicating beverages other than those listed in Section 3.1.
- 3.2(4) Drive-in/drive-thru businesses, not to include financial institutions or pharmacies.
- 3.2(5) Off-site parking lots

3.3 Uses Prohibited.

Uses not specifically permitted.

3.4 Lot Area, Lot Width, Yards and Building Area.

3.4(1) No minimum lot area is required, however, off-street parking and loading/unloading requirements shall be observed.

3.4(2) Lot Width.

The minimum lot width at the building shall be twenty (20) feet.

3.4(3) Yards.

The minimum front yard shall be thirty (30) feet.

No minimum side yard unless the lot is adjacent to a residential district, at which time a ten (10) foot minimum buffer yard.

Rear yards shall be a minimum of twenty-five (25) feet for one story buildings and five (5) feet for each additional story.

A minimum Buffer Yard of twenty-five (25) feet shall be required
(Changed by Ord. 07-30.)

3.5 Height.

Buildings hereafter constructed shall not exceed fifty (50) feet in height.

3.6 Location of Accessory Structures.

3.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yards.

3.6(2) Accessory structures shall be located at least ten (10) feet from rear lot lines and five (5) feet from any building on the same lot.

Alderman William's Recommendations

- 1.8(3.3) Such spaces are located no farther than four hundred (400) feet from the nearest boundary of the lot occupied by the activities to which they are accessory;
- 1.8(3.4) Such spaces are in the same ownership as the use(s) to which they are accessory and necessary instruments are executed to ensure the required number of spaces will remain available throughout the life of such use(s), and
- 1.8(3.5) Such spaces conform to all applicable district regulations of the district in which they are located.

Section 2. (B-2) Neighborhood Shopping District.

Intent. To provide for certain frequently needed basic household commercial services at locations convenient to residential area, without altering their residential character. Secondly, to eliminate lengthy trips for everyday needs to major shopping areas, and so reduce traffic at these locations.

2.1 Uses Permitted

2.1(1) Loft style work/live apartments (Changed by Ord. 05-35.)

2.1(2) Grocery, drug and hardware stores, meat or fruit markets, legitimate theaters, barber or beauty shops, shoe repair shops, branch laundry or dry cleaning establishments where no laundering or cleaning is to be done on the premises, offices, restaurants with no drive-in/drive-thru service, and other retail businesses or services which are essential to the convenience of the neighboring residents, and, in addition, any accessory use or building customarily incidental to the above permitted uses. (See definition on Convenience Commercial).

2.2 Uses Permitted on Appeal.

2.2(1) Filling stations

2.2(2) Movie theaters

2.2(3) Off-site parking lots

2.3 Uses Prohibited.

Uses not specifically permitted.

2.4 Lot Area, Lot Width, Yards and Building Area. (Changed by Ordinance 12-14)

2.4(1) Lot Area.

No minimum lot area is required, however, off-street parking and loading/unloading requirements shall be observed.

2.4(2) Lot Width.

Lot width at the building setback line shall be seventy-five (75) feet.

2.4(3) Yards.

Alderman William's Recommendations

ARTICLE VII

PROVISIONS GOVERNING BUSINESS DISTRICTS

(As Amended by Ordinance 15-09)

Section 1. (B-1) Office and Limited Retail Commercial Zone District.

Intent. To provide adequate space suitable for professional and business offices and the limited retail commercial use set forth herein in appropriate locations where no larger amount of traffic will be generated and where no detrimental effects will be felt by existing or future neighborhoods. The area is to remain in a state of low density development.

1.1 Uses Permitted.

- 1.1(1) Residential uses, subject to the provisions of the R-4 District.
- 1.1(2) Professional office and public office buildings.
- 1.1(3) General office space.
- 1.1(4) Funeral homes.
- 1.1(5) Churches.
- 1.1(6) Accessory uses or structures customarily incidental to the above permitted uses.

1.2 Uses Permitted on Appeal to the Board of Zoning Appeals.

- 1.2(1) Commercial activities and uses subject to Section 1.8 (below).
- 1.2(2) Schools offering general education or specialized instruction.
- 1.2(3) Other uses determined not to be detrimental to the district. Such uses shall be limited to the low density character of the district and shall be limited in area to traffic generation potential.
- 1.2(4) Off-site parking lots

1.3 Uses Prohibited.

Commercial uses and activities, except as provided herein.

1.4 Lot Area, Lot Width, Yards and Building Area.

1.4(1) Lot Area.

1.4(1.1) Existing Buildings Located Upon Small Lot.

Existing buildings located upon lots which are five thousand (5,000) square feet or greater and which are of record upon the effective date of the adoption of this ordinance may be utilized

Alderman William's Recommendations

Section 5. (R-4) Residential District (High Density).

Intent: To accommodate relatively large numbers of dwelling units in relation to land area at locations where large volumes of traffic can be safely handled; public schools, water, sewerage, and other community facilities are readily available; and commercial services are within normal walking distance.

Within the R-4 Residential Districts, as shown on the municipal zoning map, the following shall apply:

5.1 Uses Permitted.

- 5.1(1) Single-detached dwellings.
- 5.1(2) Duplex dwellings.
- 5.1(3) Townhouses.
- 5.1(4) Condominiums, in accordance with Subsection 5.7 of this Article.
- 5.1(5) Triplex dwellings.
- 5.1(6) Quadruplex dwellings.
- 5.1(7) Zero-lot line dwellings.

5.2 Uses Permitted on Appeal.

- 5.2(1) Uses or structures permitted on appeal in R-1, Residential Districts.
- 5.2(2) Rooming houses.
- 5.2(3) Boarding houses.

5.3 Uses Prohibited.

- 5.3(1) Mobile homes on individual lots, mobile home parks, planned unit developments, apartments, all commercial uses and all industrial uses that are not specifically permitted, permitted on appeal, or permitted by implication, are strictly prohibited.

5.4 Lot Area, Lot Width, Yards and Building Area.

The principal structure or structures shall be located to comply with the following requirements:

- 5.4(1) Lot Area, Lot Width, and Building Area.

Alderman William's Recommendations

5.4(1.1) For single-family, two family and three-family dwellings:

Minimum lot Area for single family	6,000 sq. ft.
Minimum lot area for each additional family	3,000 sq. ft.
Minimum lot width at building line	40 feet
Minimum rear yard	25 feet
Minimum side yard:.....	5 feet
Minimum rear buffer yard:.....	25 feet

(Changed by Ord. 07-30; 09-30.)

5.4(1.2) For single multi-family buildings:

Minimum lot area for four-unit building	19,000 sq. ft.
Minimum lot area for each additional dwelling unit, after first four (4) and not to exceed eighteen (18) units.....	2,400 sq. ft.
Minimum lot width at building line	75 feet
Minimum rear yard	25 feet
Minimum side yard:	
For one or two-story buildings	10 feet
Plus an additional five (5) feet for each additional story	
Minimum rear buffer yard	25 feet

(Changed by Ord. 07-30.)

5.4(2) Front Yards.

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official municipal thoroughfare plan.

Arterial Street	50 feet
Collector Streets	40 feet
Minor Streets	30 feet

5.4(3) Building Area.

On any lot or tract containing a multi-family structure or structures, the area occupied by all structures, including accessory structures, shall not exceed fifty percent (50%) of the total area. On any other lot, the total building area shall not exceed thirty-five percent (35%). Accessory structures shall not cover ore than thirty percent (30%) of any required rear yard.

5.5 Height.

Principal structures shall not exceed fifty (50) feet in height.

5.6 Location of Accessory Structures.

5.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yard.

Alderman William's Recommendations

- 5.6(2) Accessory structures shall be located at least five (5) feet from rear lot lines and from any building on the same lot.

Section 5. (R-4) Residential District (High Density).

5.7 Provisions for Multi-family Housing Development.

This procedure shall be used in the case of a multi-family project of two (2) or more buildings to be constructed on a plot of ground not subdivided into the customary streets and lots, and which will not be so subdivided, or where the existing or contemplated street and lot layout make it impractical to apply the requirements of this ordinance.

5.7(1) Procedure for Submission and Review.

The provisions of this section shall apply to properties which are, at the time of application for approval, either:

- (a) Located within a zoning district wherein such use is currently permitted, or
- (b) Proposed for location upon a site for which a change in the zoning classification is proposed in order to allow such use.

Where a change in the zoning classification is required to permit such use, the procedure set forth in Section 5.7(2) shall apply. Where the use is to be located within a zoning district wherein such use is currently permitted, the applicant may proceed under the provisions of Section 5.7(3).

5.7(2) Board of Mayor and Aldermen Approval of a Site Plan

The provisions of this section shall apply to all requests for reclassifications of property where the intended use is multi-family housing.

5.7(2.1) Information Required. The applicant shall submit a site plan application in accordance with development review process of the Zoning Ordinance.

5.7(2.2) Planning Commission Recommendation. (Chg by Ord 13-11)

The Planning Commission may:

- (a) Recommend approval of the plan as submitted.
- (b) Recommend disapproval of the plan.
- (c) Recommend approval of the plan with conditions or recommendations for alterations.

5.7(2.3) Action by Board of Mayor and Aldermen. (Changed by Ord 13-11)

After review and recommendation by the Planning Commission, the applicant may proceed to the Board of Mayor and Aldermen with the proposal. At the meeting of the Board where the proposal is presented, the site

Alderman William's Recommendations

development plan, along with the action recommended by the Planning Commission shall be presented for review. The Board may approve or disapprove the proposal, or in an instance where the Planning Commission has recommended approval with conditions or recommendations for alterations, the Board may establish specific conditions within the purview of this ordinance for approval. Upon action by the Board approving the plan and the proposed change in zoning classification, the applicant may proceed to prepare and present to the Planning Commission a final site development plan as set forth in Section 5.7(3) (below).

5.7(3) Planning Commission Approval of a Site Plan.

The provisions of this section shall apply to all properties proposed for use as sites for multi-family housing.

5.7(3.1) Information Required. The applicant shall submit a site plan application in accordance with the development review process of the Zoning Ordinance.

5.7(3.2) Review Procedure. (Changed by Ord 13-11)

The Planning Commission may, upon a finding of substantial compliance (as set forth in Section 5.7(3.3) (below):

- (a) Approve the plan as submitted.
- (b) Disapprove the plan.
- (c) Approve the plan with modifications. In any instance where a plan is approved with modifications, the issuance of a use and occupancy permit shall be conditioned upon compliance with these modifications.

5.7(3.3) Determination of Substantial Compliance.

The final site development plan shall be deemed in substantial compliance with the preliminary site development plan, provided modifications by the applicant do not involve changes which in aggregate:

- (a) Violate any provisions of this ordinance;
- (b) Involve any increase in the number of dwelling units shown on the preliminary development plan;
- (c) Involve a reduction of more than five percent (5%) of the area shown on the preliminary development plan as reserved for open space, including parking areas;
- (d) Increase the floor area proposed in the preliminary development plan by more than five percent (5%).

Alderman William's Recommendations

5.7(4) Required Development Standards.

The following shall apply:

5.7(4.1) Location.

- (a) The site shall comprise a single lot or tract of land, except where divided by public streets.
- (b) The site shall abut a public street.

5.7(4.2) Density and Dimension.

- (a) The average number for dwelling units per acre of buildable land, not including streets, shall not exceed eighteen (18). Maximum buildable acreage shall consist of seventy-five percent (75%) of the total residentially zoned acreage available.
- (b) All yard requirements as established for the R-4, Residential (High Density), districts are applicable.

5.7(4.3) Design.

- (a) The maximum grade on any drive shall be seven percent (7%) unless an alteration is specifically approved by the city engineer.
- (b) Where feasible, all drive intersections shall be at right angles.

5.7(4.4) Public Street Access.

- (a) The minimum distance between access points along public street frontage, centerline to centerline, shall be two hundred (200) feet.
- (b) The minimum distance between the centerline of an access point and the nearest curb line or street line of a public street intersection shall be one hundred (100) feet.

5.7(4.5) Required Improvements.

(a) Internal Drives.

Specifications for drives in group housing developments shall be the same as the roadway specifications contained in the Spring Hill Subdivision Regulations to which reference is hereby made and incorporated herein by reference.

(b) Utilities.

The development shall be served with utility systems as deemed necessary by the appropriate City Department.

Alderman William's Recommendations

(c) Storage of Waste.

Any central refuse disposal area shall be maintained in such manner as to meet City health requirements, and shall be screened from view.

(d) Service Building.

Service buildings housing laundry, sanitary, or other facilities for use by occupants shall be permanent structures complying with all applicable codes.

5.7(5) Time Limits Upon Approval.

If no "actual construction" has begun in the development within three (3) years from the date of approval of the final site development plan, said approval of the final site development plan shall lapse and be of no further effect. The Planning Commission, upon showing of good cause by the applicant, may extend for periods of twelve (12) months, the time for beginning construction.

5.7(6) Minor Changes to an Approved Site Development Plan.

Minor modifications in the terms and conditions of the approved site development plan may be made from time to time as provided herein. Any proposed modification which is not permitted under these provisions may be approved only as an amendment to the approved site development plan.

5.7(6.1) Minor Modifications During Construction.

The building inspector may upon recommendation of the city engineer approve minor modifications in the location, siting, and configuration of buildings and structures if required by engineering or other circumstances not foreseen at the time the site development plan was approved so long as:

- (a) No modification violates any provision of this ordinance.
- (b) No modification involves:
 - (1) Any change in the uses permitted;
 - (2) Any increase in the number of dwelling units approved;
 - (3) Any increase in building height (except minor modifications in non-occupied portions of the building);
 - (4) Any decrease in the number of parking spaces approved;
 - (5) Any significant alteration in the approved storm water drainage system;

Alderman William's Recommendations

- (6) Any significant reduction in any required screening area of planting plan; and
- (7) Any reduction of a required vision clearance area.

5.7(6.2) Violations.

Any modification which exceeds the minor changes authorized herein shall be a violation of this Ordinance and punishable as provided in Article XII.

Section 6. R-5 Residential District (Apartments).

Intent: To accommodate apartment developments in relation to land area at locations where large volumes of traffic can be safely handled, and where public schools, water, sewerage, and other community facilities and commercial services are readily available.

Within the R-5 Residential Districts, as shown on the municipal zoning map, the following shall apply:

6.1 Uses Permitted.

6.1(1) Apartments, in accordance with Subsection 5.7 of this Article.

6.2 Uses Permitted on Appeal.

6.2(1) None.

6.3 Uses Prohibited.

6.3(1) All other types of dwellings (as defined in Article III of this ordinance), mobile home parks, planned unit developments, all commercial uses and all industrial uses that are not specifically permitted, permitted on appeal or permitted by implication are strictly prohibited.

6.4 Lot Area, Lot Width, Yards and Building Area.

The principal structure or structures shall be located to comply with the following requirements:

6.4(1) Lot Area, Lot Width, and Building Area.

Minimum lot area for four-unit apartment	19,000 sq. ft.
Minimum lot area for each additional dwelling unit, after first four (4) and not to exceed eighteen (18) units.....	2,400 sq. ft.
Minimum lot width at building line	75 feet
Minimum rear yard	25 feet
Minimum side yard:	
For one or two-story buildings	10 feet

NEW BUSINESS

Ordinance 16-07

Ordinance 16-07, to rezone property located at 4135 Kedron Road from B-2 Neighborhood Shopping District, to R-4 High Density Residential. *(recommended by the Planning Commission on May 9, 2016)*
Dara Sanders, City Planner



(Ordinance to be submitted at Second Reading)

SUBJECT: ORD 16-07 (4135 Kedron Road)

DATE: May 2, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAFF MEMORANDUM

Property description: This property is currently undeveloped. The majority of the surrounding properties are developed for residential uses. An impaired stream runs along the northeastern boundary of the property.

Request: The applicant requests to rezone the property to R-4, High Density Residential, to allow for the development of 32 residential dwellings.

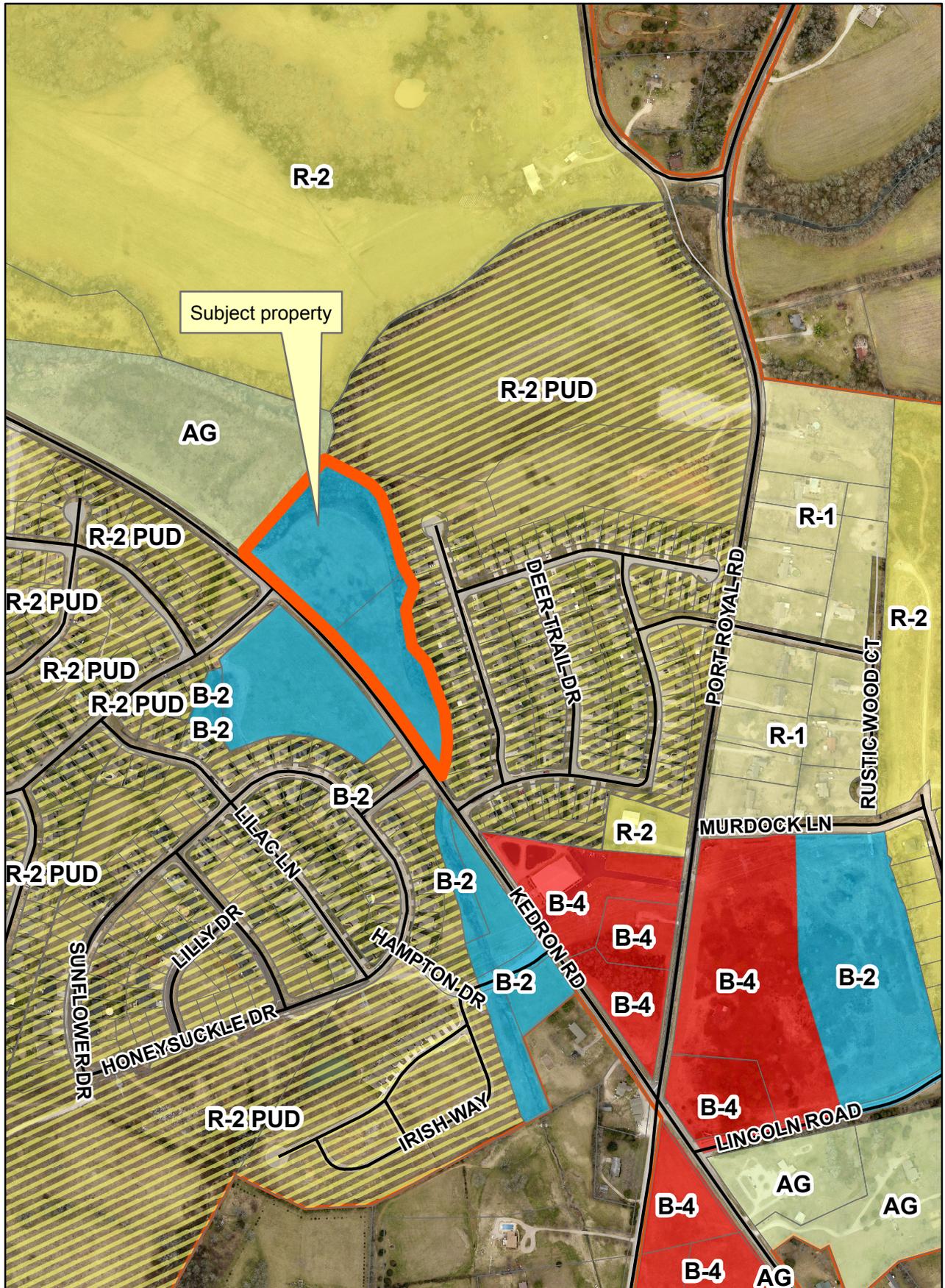
This item is scheduled to be on the May 16th Planning Commission voting meeting. Staff will provide an ordinance reflecting the Planning Commission's recommendation to the BOMA with the May 23rd packet.

Spring Hill Rising: 2040: The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. Among those considerations are opportunities for enhancing existing or emerging neighborhoods with sensitive new development, allowing for a variety of quality housing options for all stages of life, and encouraging higher density residential development in new activity centers. Staff has provided excerpts from the plan as they relate to this property.

The future land use designation of the property is **Residential Neighborhood Area**, which represents a transition between natural and rural settings and more intense environments, such as mixed use areas, city neighborhood areas, and community commerce areas. The intent of this category is to preserve natural features in the built environment, enhance the access to housing options and urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life.

The City's goal "We will promote a variety of quality housing options" promotes diversifying the City's neighborhoods by providing a variety of housing types, styles, and price points so that is possible for all who work in the community to live in the community. This goal also recommends ensuring that all residents have access to quality affordable housing options to make "aging in place" a viable option.

The City's goal "We will grow smarter" promotes Smart Growth principles, traditional neighborhood design, and quality corridor development. Specifically, this goal aims to ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhood.



R-2

Subject property

R-2 PUD

AG

R-1

R-2 PUD

R-2 PUD

R-2 PUD

R-2 PUD

B-2

B-2

B-2

LILLAG LN

R-2 PUD

LILLY DR

HONEYSUCKLE DR

SUNFLOWER DR

B-2

HAMPTON DR

B-4

B-4

B-4

B-2

KEDRON RD

B-4

B-4

R-2

MURDOCK LN

R-2

RUSTIC WOOD CT

R-1

B-4

B-2

R-2 PUD

IRISH WAY

LINCOLN ROAD

B-4

AG

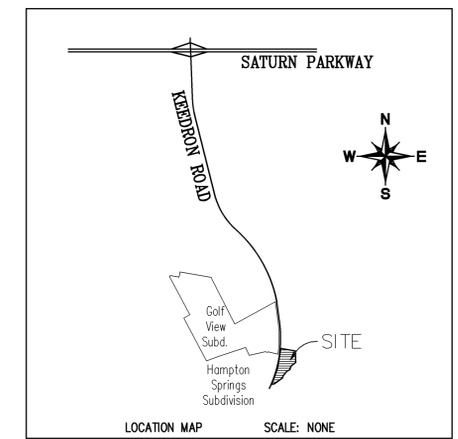
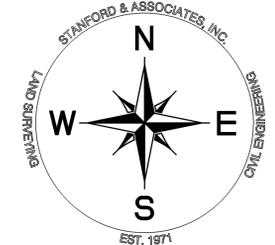
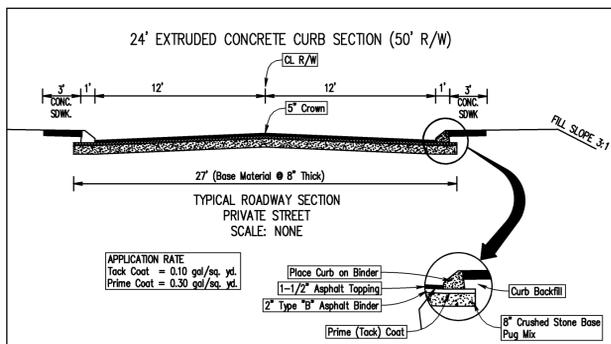
AG

B-4

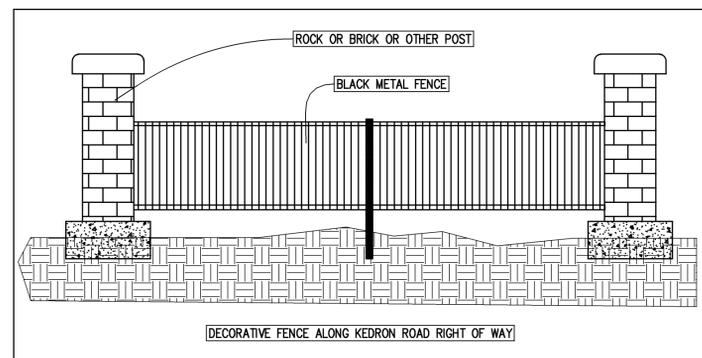
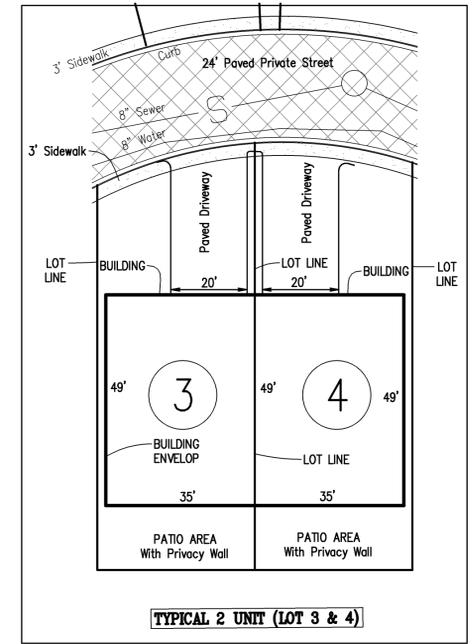
B-4

AG

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	15°49'04"	3304.07	912.16'	439.00'	N49°24'05"W	908.27'



- General Notes:**
- FLOOD NOTE:** This parcel is included within areas designated as a special flood hazard are on the latest National Flood Insurance Program Maps available to me as of this date. Per Community Panel Number 47119C0185, revised 04/16/2007.
 - This Property consists of Lots 1 & 2 as recorded in Plat Book P16 Page 221 R.O.M.C, TN as "Scott Stewart Subdivision"
 - This property is Zoned B-2
 - All Property Corners in Rutherford Creek or Branches are points in the Centerline of Creeks or Branches
 - PUBLIC ACCESS AND UTILITIES**
 - Access to Kedron Road
 - Sewer & Water supply by City of Spring Hill
 - Duck River Electric.
 - Communication: AT&T or Charter
 - Atmos Gas
 - This plan proposes to development 33 new residential sites (Lots & Homes)
 - All Building Site will be 3' above 100 year storm Elevation based on data performed by Jim Webb Company and approved by FEMA.



PREPARED BY
Stanford & Assoc., Inc.
410 McLemore Ave
Spring Hill, TN 37174
931-486-2441 w
615-598-3580 m

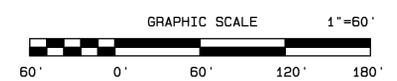
LOT	AREA (sf)	Acres	Address
1	206714	4.75	
2	118906	2.73	
TOTAL	325620 sf	or 7.48 acres	

OWNER
R. Scott Stewart Jr. &
Ronald W. Dendy
2488 No. Berry Chapel Rd.
Brentwood, TN 37027
Ph: 615-791-6425
DB R1512, PG 789
DB R1475, PG 125
DB R1499, PG 713

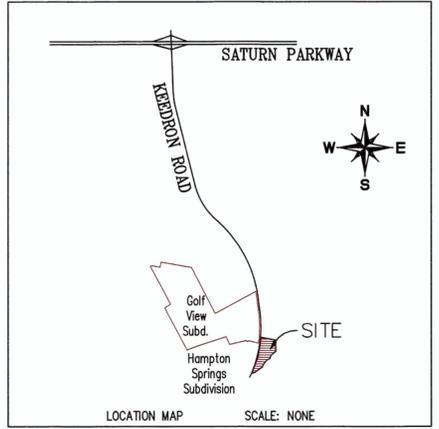
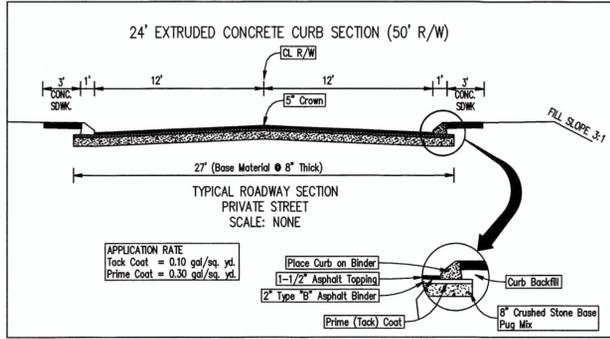
Proposed 32 Units on 7.48 ac On
Scott Stewart Subdivision Record Plat Bk P16, Pg 221
Proposed To Rezone from B2 to R4

BELLAGIO VILLAS OF SPRING HILL

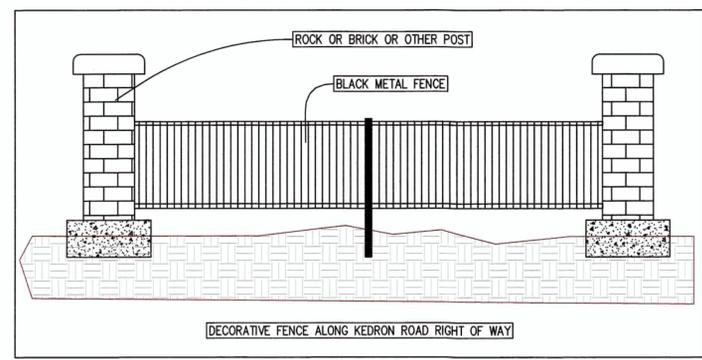
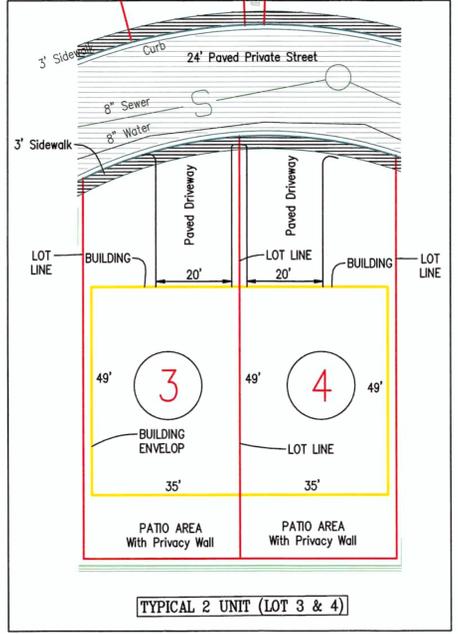
City of Spring Hill, Maury County, State of Tennessee
3rd Civil District; Map 50 Parcel 10



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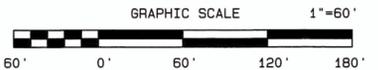
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TOTAL = 325620 sf or 7.48 acres			

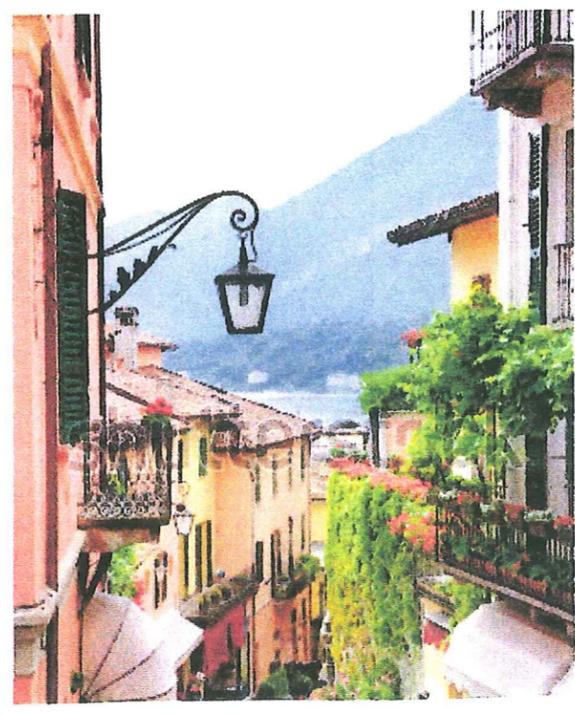
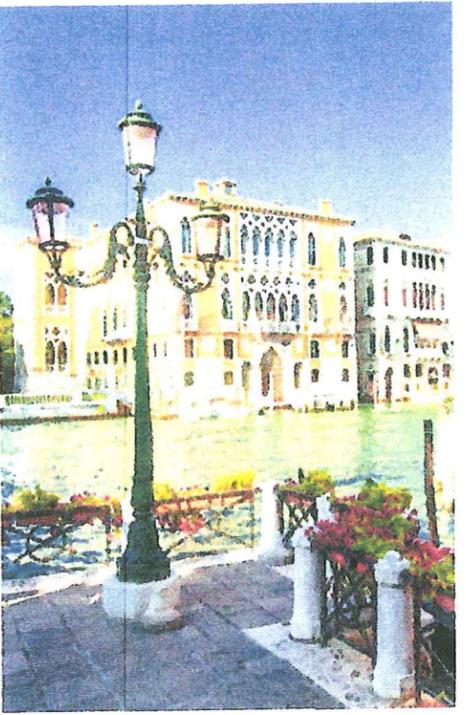
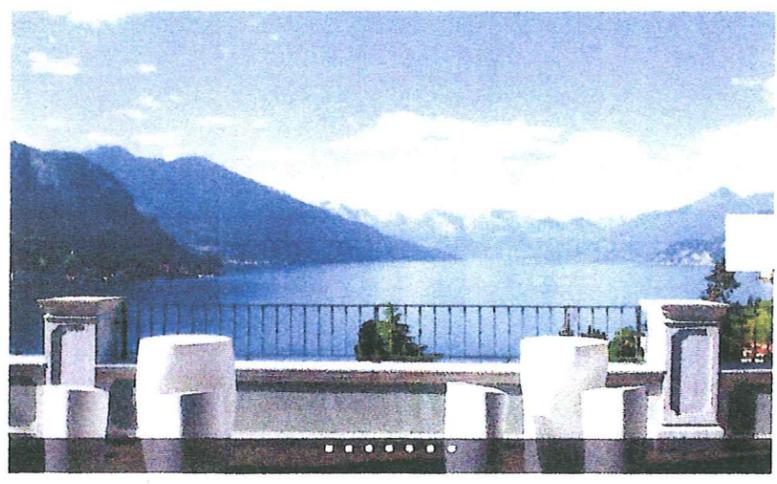
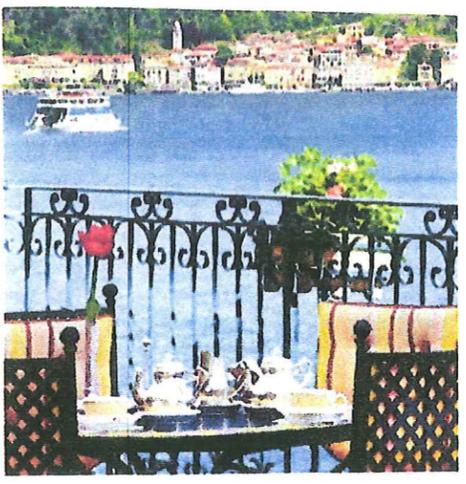
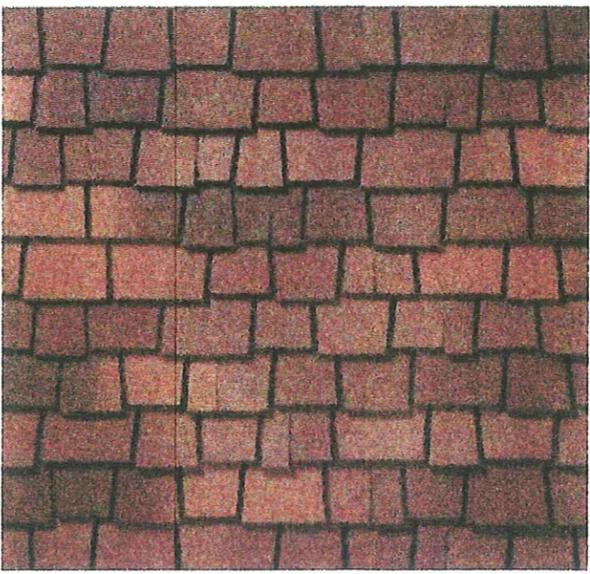
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Proposed 32 Units on 7.48 ac On
Scott Stewart Subdivision Record Plat Bk P16, Pg 221
Proposed To Rezone from B2 to R4

BELLAGIO VILLAS OF SPRING HILL

City of Spring Hill, Maury County, State of Tennessee
3rd Civil District; Map 50 Parcel 10





RESOLUTION 16-61

A RESOLUTION TO AUTHORIZE THE MAYOR OF SPRING HILL, TN, TO SIGN A PROFESSIONAL SERVICES AGREEMENT WITH CAMIROS FOR PLANNING CONSULTANT SERVICES TO REWRITE THE ZONING ORDINANCE 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; and

WHEREAS, the Board of Mayor and Aldermen has endorsed the selection of Camiros for the project;

NOW, THEREFORE BE IT RESOLVED, that City of Spring Hill authorizes the Mayor of Spring Hill, TN, to sign a professional services agreement with Camiros, Ltd to provide consulting services for the Zoning Ordinance and Subdivision Regulations; and

Passed and adopted by the Spring Hill Board of Mayor and Aldermen this 16th day of May, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Resolution 16-61 (Consultant Services Agreement)

DATE: May 16, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, Planning Director



STAFF MEMORANDUM

Following the Board of Mayor and Aldermen project award of the rewrite of the City's Zoning Ordinance and Subdivision Regulations, staff has negotiated a scope of consultant services (attached to this memo) and is presenting the proposal to the BOMA for discussion prior to finalizing a contract with the consultant.

Staff has made the changes to the scope of consultant services requested during the work session and has prepared the Professional Services Agreement for BOMA approval. This agreement includes two attachments: the scope of services and a work order form. This work order form (also known as a "change order") is required to perform any work outside of the scope of services, such as additional public meetings not outlined in the scope or preparation of an additional draft.

SUBJECT: Discussion for Scope of Consultant Services

DATE: May 2, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAFF MEMORANDUM

Following the Board of Mayor and Aldermen project award of the rewrite of the City's Zoning Ordinance and Subdivision Regulations, staff has negotiated a scope of consultant services (attached to this memo) and is presenting the proposal to the BOMA for discussion prior to finalizing a contract with the consultant. This scope is divided into three (3) phases:

Phase 1: Evaluation. This phase assesses the City's current rules and processes and identifies a path forward. The consultant will plan the public participation program and research all available City data, history, and issues. Major events to expect during Phase 1 are as follows –

- Creation of a project website and brand
- Interviews with private and public stakeholders (see Task 1-3 for a general list)
- Creation of a staff review committee and a zoning advisory committee (vetted by staff and appointed by the Mayor)
- Town Hall Meeting
- Technical Review and Approaches Report (recommends how to proceed with rewriting the City's rules)

Phase 2: Drafting. During this phase, the consultant team will take all input received during Phase 1 and prepare a full and complete draft of the new rules. This scope guarantees the City

- A minimum of four drafts before presenting a final draft to the Planning Commission and BOMA
- Three days dedicated to public outreach and/or charrettes to address specific issues
- Four public open houses to present the fourth draft

Phase 3: Adoption. The consultant will present the final adoption draft at a series of public hearings, including the Planning Commission and BOMA meetings. This scope clearly outlines the deliverables required from the consultant –

- One public presentation of the adoption draft
- Attendance at two public hearings for the ordinance
- Attendance at up to three BOMA meetings
- One electronic copy and 20 hard copies of the adopted regulations
- One electronic copy and 20 hard copies of a User Guide for the public, staff, boards, committees, and commissions.

Summary: This scope of consultant services is structured with mechanisms to provide throughout the process so that the community, Administration, and the BOMA are aware of the project's progress and impact on the City. The following is a summary of the deliverables guaranteed by the scope –

- Interactive project website for the life of the project
- Report outlining recommendations for the new regulations
- Several stakeholder meetings to occur over 2 full days
- 11 public meetings with interactive technology
- 4 drafts of the new regulations
- 1 final adoption draft of the new regulations
- The option of one weekend event
- 2 public hearings
- 3 BOMA meetings
- 20 hard copies and one editable electronic copy of the new regulations
- User Guide that makes our new rules easy to understand

City of Spring Hill, Tenn.

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

**ATTACHMENT 1
SCOPE OF CONSULTANT SERVICES
COMPONENT A**

PHASE 1: EVALUATION

The purpose of Phase 1 is to identify the regulatory issues and complete a technical diagnosis and, working with stakeholders and the City, determine drafting direction for the Zoning Ordinance and Subdivision Regulations (ZO/SR). This phase consists of the following tasks.

Task 1-1: Internal Kick-Off Meeting & Public Participation Program, & Reconnaissance

Deliverable: Public Participation Program

The Consultant will meet with City staff to kick-off the project, finalize the project scope, work schedule, and public participation program, and obtain all existing ordinances, plans, and data relevant to the project. Consultant will also undertake a reconnaissance led by staff to tour Spring Hill and understand the issues involved in the application of the current regulations. Consultant will discuss major issues with current development regulations, understand development trends that need to be addressed, and determine the specific steps needed to address these goals with staff.

We will work with staff to establish a Public Participation Program (PPP) for the project. Major project meetings are outlined in this scope and serve as mile-markers for major phases. The PPP will outline additional elements to ensure that City staff and elected officials, as well as the public, are informed about the project and able to provide input. We intend to evaluate the following techniques and their applicability to the Spring Hill planning process. Where applicable, we will slot them into the scope steps.

- » Establish geographic areas for larger public events
- » Promotional and educational materials and distribution methods (meetings, online, other availability)
- » The use of visual preference surveys, both online and in meetings
- » Zoning issue surveys, both online and in meetings
- » Live keypad polling at public meetings
- » Use of tablets (by both consultant and staff personnel) to collect public opinion at public events and public gathering spaces
- » Utility of 3rd party programs such as Textizen (www.textizen.com), which allow for polling and information gathering via texting

Task 1-2: Website & Branding

Deliverable: Website and project brand

We will create a project “brand” in this task, which will include a project logo and, if desired, tagline. This will help those interested in the project to track all materials related to the ZO/SR. We will also create a project website that contains updates on the project status, all work products related to the project, drafts of the ordinance available for viewing and download, documentation of all public input, and feedback mechanisms. We will also establish how to use social media, such as Facebook and Twitter.

Task 1-3: Stakeholder Interviews

Deliverable: None

The Consultant will conduct interviews with select public and private stakeholders. The Consultant will work with staff to determine how to schedule interviews. Participants should include City staff, representatives of boards and commissions, representatives of local citizen activist groups, historic preservationists, realtors, developers, architects, neighborhood organization representatives, and others identified by staff. These would be conducted over two consecutive days.

Task 1-4: “Shadowing” and Site Analysis

Deliverable: None

A Camiros staff person will spend a day “shadowing” a key zoning administration staff person to understand the “real world” application of zoning approvals and procedures. As part of this task, Camiros will also conduct specific site surveys and analysis, and create a photo library for use during the project.

Task 1-5: Creation of Staff Review Committee and Zoning Advisory Committee

Deliverable: None

The Consultant will work with staff to assemble a Zoning Advisory Committee (ZAC) to provide policy direction and decisions, as appropriate, during the course of the assignment. The Consultant will report progress on the ZO/SR update at appropriate points in the process and secure necessary approval and/or direction in order to move forward in the assignment. Following formation of the committee, the Consultant will present an overview of the process to the ZAC, which will conclude with an open discussion of major issues to be addressed within the new UDC.

The Consultant will work with staff to assemble a Staff Review Committee (SRC), made up of key City staff, to participate in the review of all drafts.

Task 1-6: Town Hall Meeting

Deliverable: Presentation Materials

We will conduct a city-wide town hall meeting to introduce the public to the project. We will highlight the key elements of the process and general directions of the project, allowing for public input to highlight key issues.

Task 1-7: Technical Review & Approaches Report

Deliverable: Technical Review and Approaches Report (Draft and Final)

After reviewing the current ordinances and policy documents, meeting with staff, conducting stakeholder interviews, formation of the ZAC and SRC, town hall meeting, and “shadowing,” the Consultant will prepare a Technical Review and Approaches Report that identifies key problems, inconsistencies, omissions, and gaps between regulations and policies. More specifically, this report includes:

- » A technical analysis and evaluation of the current regulations
- » An audit of current development regulations
- » An analysis of how well the zoning districts match existing development patterns and future land use policies
- » An analysis of how well the subdivision regulations facilitate desired development patterns and future land use policies
- » How well the regulations implement the Plan and established City policies, and how well the regulations integrate with other ordinances and initiatives, including a summary of consistencies or inconsistencies
- » Where the regulations meet or fail to meet public expectations
- » A summary of “best practices” solutions for key issues in Spring Hill
- » The general strengths and weaknesses of the existing regulations - especially structure, organization, clarity, ease of use, existing zoning districts and district standards, regulations of general applicability, definitions and procedures

An approach to making the ZO/SR easier to understand through graphics, matrices, and maps will also be included. This report will also include an outline of the proposed structure.

Finally, this report will outline if creating a Unified Development Code would benefit the City of Spring Hill, since the zoning regulations and the subdivision regulations are being updated simultaneously. (The creation of a UDC does not change the cost of the project.)

We will review the report with the SRC and make all requested revisions. The Consultant will present the report to the ZAC to gain feedback prior to public release. We will make any requested revisions prior to such release.

Task 1-8: Public Workshop

Deliverable: Presentation Materials

We will conduct two public workshops on the findings of the Technical Review and Approaches Report, which may include a weekend afternoon if such time would allow for more participation. The workshop would include an interactive component as determined in the PPP, such as keypad polling, tablet surveys, and/or group exercises. All input would be documented. We will prepare appropriate a hand-out(s) to familiarize citizens with the project and the general directions established by the Report. We will work with staff to organize these workshops into geographic areas if desired in order to receive more specific feedback from the public. If time permits, the Consultant will meet with specific interest groups to discuss the Report, as needed.

PHASE 2: DRAFTING

The purpose of this phase is for the Consultant to take the input received in Phase 1 and prepare a full and complete draft ZO/SR. Testing and modeling of new regulations, as well as mapping, will take place during each draft iteration, and for any particular issues that emerge during draft review. Informational materials as to new regulations within the ordinances will be prepared as needed for public release. Staff will take the lead in preparation of a revised zoning map, with the Consultant preparing mapping principles, providing input, and undergoing review of proposed revisions to the map.

Task 2-1: Prepare Draft 1

Deliverable: Draft 1 (electronic copy)

The Consultant will prepare a first draft of the ZO/SR for review by the SRC. This draft will include all sections of the ZO/SR, but will contain questions and notations that need specific staff input.

Task 2-2: Staff Review of Draft 1

Deliverable: None

The Consultant will submit the draft ZO/SR for SRC review. Consultant will conduct a consecutive multi-day review session with the committee. We anticipate three days for review, up to a maximum of four.

Task 2-3: Specific Issue Outreach/Charrettes

Deliverable: Presentation Materials

During the first draft review (prior to preparation of Draft 2), there may be cases where more specific policy direction is required, which cannot be provided through the SRC review. In such case, the Consultant and staff will compile such issues and present them to the ZAC in a meeting to secure further guidance related to the preparation of Draft 2. Should the ZAC determine that a broader outreach is necessary to provide such guidance, the Consultant will conduct up to three days of public outreach and/or charrettes for this purpose (multiple meetings can be held on the same day). The groups and/or individuals to be invited to such meetings will be identified by the SRC and ZAC.

Task 2-4: Prepare Draft 2

Deliverable: Draft 2 (electronic copy)

This is a work task used to prepare Draft 2. All changes requested in Task 2-2 and refined directions reflecting the findings of Task 2-3 will be incorporated into Draft 2. The Consultant will submit the draft to the SRC, who will review the document and determine any immediate changes that need to be made prior to release to the ZAC.

Task 2-5: ZAC Review

Deliverable: Presentation Materials

The Consultant will attend review meetings with the ZAC to review Draft 2. It is anticipated that during this time, we will also meet with officials and select groups as needed to brief them on the progress of the assignment.

Task 2-6: Prepare Draft 3

Deliverable: Draft 3 (electronic copy)

This is a work task used to prepare Draft 3. All requested changes from the ZAC will be incorporated into Draft 3. The Consultant will submit the draft to the SRC, who will review the document and determine any immediate changes that need to be made prior to public release.

Task 2-7: Public Open Houses

Deliverable: Presentation Materials

The Consultant will conduct up to four public open houses, to be organized by geographic areas, which may include a weekend afternoon if such time would allow for more participation. This would include a brief presentation of the new ZO/SR, with the team present to field questions and comments. This would be conducted in an open house format with “stations” for each major component of the ZO/SR that attendees can visit, staffed by the team and City staff. It is anticipated that the public open houses will occur in the evening. As time permits, the Consultant will meet with specific interest groups to discuss the draft, as needed.

Task 2-8: Prepare Public Hearing Draft

Deliverable: Public Hearing Draft (electronic copy)

This is a work task used to prepare the public hearing draft.

PHASE 3: ADOPTION

In this phase, the Consultant will assist in taking the ZO/SR from hearings to adoption.

Task 3-1: Public Meeting Presentation

Deliverable: Presentation Materials

The Consultant will conduct one public meeting to present the final public hearing draft to the public. This task would also include updated material to guide users and summarize key changes. These can also be conducted as Planning Commission public meeting.

Task 3-2: Public Hearings

Deliverable: Presentation Materials

We will present the new Ordinance at a series of public hearings. This task would also include updated material to guide users and summarize key changes. We would attend up to two public hearings on the Ordinance.

Task 3-3: Adoption and Phasing

Deliverable: Presentation Materials; Final Adopted Ordinance (electronic copy and 20 hardcopies)

We will attend meetings to see through the adoption of the final Ordinance. Following adoption, we will provide the final version of the Ordinance. We would attend up to three Board of Mayor and Aldermen meetings to see the Ordinance through to adoption.

Task 3-4: Ordinance Guidebook

Deliverable: Training Manual (electronic copy and 20 hardcopies)

Following adoption, we will create a User Guide for use by the public and staff that explains how to use the new ordinance.

City of Spring Hill, Tenn.

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

CITY OF SPRING HILL, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
CITY OF SPRING HILL CONTRACT No. 20XX-00XX

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is by and between the City of Spring Hill, Tennessee, hereinafter referenced as “City”, and CONSULTANT NAME HERE, hereinafter referenced as “Consultant”, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide professional services in connection with the City’s project hereinafter referenced as Project. The Project is described as follows:

INSERT PROJECT DESCRIPTION HERE

The Spring Hill Board of Mayor and Alderman Approved this Agreement on the ____ day of _____ 2016.

BY: _____

Consultant’s Signature

Title: _____

Date: _____

BY: _____

Rick Graham

Mayor

Date: _____

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

- 1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:
- 1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.
- 1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.
- 1.4 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period, the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

- 2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.
- 2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.
- 2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.
- 2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

- 3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.
- 3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.
- 3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party. However, nothing in this Article shall prevent Consultant from engaging independent consultants, associates, and subcontractors to assist in the performance of the Services at Consultant's cost.

3.4 ALLOCATION OF RISK AND LIABILITY; GENERAL. Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this paragraph.

3.5 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.

3.6 LIMITATIONS OF RESPONSIBILITY. Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, SCOPE OF SERVICES; (b) the failure of any contractor, subcontractor, consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, SCOPE OF SERVICES.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

4.1 Termination for Convenience. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

(1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within

one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.

(2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.

(3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:

(a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;

(b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

4.2 Termination for Cause. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part, at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non- appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.

4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, SCOPE OF SERVICES.

5.1 By mutual agreement, this contract and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY.

Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that TIME IS OF THE ESSENCE with respect to the parties' performance of all provisions of the Agreement.

6.2 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may, by written notice to the other, terminate this Agreement. The term "*force majeure*" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.3 Should City request changes in the scope, extent, or character of the Project, the time of performance of Consultant's services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS AND DATA.

7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service with respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse, at the discretion of the Consultant) whether or not the Project is completed.

7.1.1 USE OF DATA SYSTEMS: Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.

7.1.2 DISCLOSURE OF DOCUMENTS AND DATA. City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.

7.2 City -furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, SCOPE OF SERVICES. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.

7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.

7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting

from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.

7.6 City may make and retain copies of documents for information and reference in connection with use on the Project by the City, or their authorized representative. Such documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's consultants.

7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies shall govern.

7.8 Any verification or adaptation of the documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:

- a) General Liability Insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 annual aggregate.
- b) Automobile Liability Insurance with a combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident.
- c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of \$500,000 for each occurrence.
- d) Professional Liability Insurance with a limit of \$1,000,000 annual aggregate.

8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.

8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.

8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from its activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

9.1 City will compensate Consultant for services and expenses in accordance with Attachment A by a payment of a predetermined not to exceed fee of \$250,000; and services outside of or in addition to those of Attachment A shall be compensated for on an hourly fee basis plus reimbursement of expenses or for a not to exceed fee associated with performance of Attachment B services.

9.2 Hourly rates for CAMIROS, LTD. are as follows:

Arista Strungys	\$145/hour
Chris Jennette	\$100/hour
Camiros Senior Associate	\$125/hour
Camiros Associate	\$85-100/hour
Camiros Intern	\$75/hour

9.3 Consultant shall be paid in full for all services rendered pursuant to this Agreement, including City-authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.

9.4 TRAVEL EXPENSES

The City shall reimburse reasonable expenses, including travel and meals, associated with completion of the Scope of Services, Consultant shall minimize the costs of travel and meals to the greatest extent possible.

ARTICLE 10. MISCELLANEOUS PROVISIONS

10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, the City and the Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. The City and Consultant will take affirmative action to ensure that any contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10.1.1 The Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.2 TITLE VI - CIVIL RIGHTS ACT OF 1964. The City and the Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.

10.2.1 The Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.3 NO THIRD PARTY RIGHTS CREATED. City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case

of a partnership, its partners, to the other party to this Agreement and to its successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. The City reserves all rights afforded to local governments under the law for all general and implied warranties. The City does not waive any rights it may have to any and all remedies provided by law and, therefore, any attempt by Consultant to limit its liability shall be void and unenforceable.

ARTICLE 11. EXTENT OF AGREEMENT:

11.1 CHOICE OF LAW. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee.

11.2 VENUE AND JURISDICTION. Venue and jurisdiction for the enforcement of this Agreement shall be in the Circuit Court for Maury County.

11.3 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement shall be amended only by written instrument signed by City and Consultant.

ARTICLE 12. NOTICE. Notice, when required, shall be in writing by certified return receipt mail to the Parties at the following addresses:

Mayor Rick Graham
199 Town Center Parkway
P.O. Box 789
Spring Hill, TN 37174

Patrick M. Carter, Esq.
P.O. Box 1431
Columbia, TN 38402-1431

Camiro, Ltd.
411 S Wells
Chicago, IL 60607

ARTICLE 13. DISPUTE RESOLUTION, BREACH.

13.1 If a dispute should arise relating to the performance of or payment for the services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to the Contract.

13.2 Upon breach of the Contract by either party, the non-breaching party shall be entitled to terminate the Agreement with written notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 14. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

ATTACHMENT A SCOPE OF CONSULTANT SERVICES

PHASE 1: EVALUATION

The purpose of Phase 1 is to identify the regulatory issues and complete a technical diagnosis and, working with stakeholders and the City, determine drafting direction for the Zoning Ordinance and Subdivision Regulations (ZO/SR). This phase consists of the following tasks.

Task 1-1: Internal Kick-Off Meeting & Public Participation Program, & Reconnaissance

Deliverable: Public Participation Program

The Consultant will meet with City staff to kick-off the project, finalize the project scope, work schedule, and public participation program, and obtain all existing ordinances, plans, and data relevant to the project. Consultant will also undertake a reconnaissance led by staff to tour Spring Hill and understand the issues involved in the application of the current regulations. Consultant will discuss major issues with current development regulations, understand development trends that need to be addressed, and determine the specific steps needed to address these goals with staff.

We will work with staff to establish a Public Participation Program (PPP) for the project. Major project meetings are outlined in this scope and serve as mile-markers for major phases. The PPP will outline additional elements to ensure that City staff and elected officials, as well as the public, are informed about the project and able to provide input. We intend to evaluate the following techniques and their applicability to the Spring Hill planning process. Where applicable, we will slot them into the scope steps.

- » Establish geographic areas for larger public events
- » Promotional and educational materials and distribution methods (meetings, online, other availability)
- » The use of visual preference surveys, both online and in meetings
- » Zoning issue surveys, both online and in meetings
- » Live keypad polling at public meetings
- » Use of tablets (by both consultant and staff personnel) to collect public opinion at public events and public gathering spaces
- » Utility of 3rd party programs such as Textizen (www.textizen.com), which allow for polling and information gathering via texting

Task 1-2: Website & Branding

Deliverable: Website and project brand

We will create a project “brand” in this task, which will include a project logo and, if desired, tagline. This will help those interested in the project to track all materials related to the ZO/SR. We will also create a project website that contains updates on the project status, all work products related to the project, drafts of the ordinance available for viewing and download, documentation of all public input, and feedback mechanisms. We will also establish how to use social media, such as Facebook and Twitter.

Additionally, we will provide the City with a PowerPoint presentation at the beginning of each phase of the project outlining the process and progress that can be used by City Officials at various community meetings.

Task 1-3: Stakeholder Interviews

Deliverable: Written summary of interviews

The Consultant will conduct interviews with select public and private stakeholders. The Consultant will work with staff to determine how to schedule interviews. Participants should include City staff, representatives of boards and commissions, representatives of local citizen activist groups, historic preservationists, realtors, developers, architects, neighborhood organization representatives, and others identified by staff. These would be conducted over two consecutive days.

Task 1-4: “Shadowing” and Site Analysis

Deliverable: Written summary of findings

A Camiros staff person will spend a day “shadowing” a key zoning administration staff person to understand the “real world” application of zoning approvals and procedures. As part of this task, Camiros will also conduct specific site surveys and analysis, and create a photo library for use during the project.

Task 1-5: Creation of Staff Review Committee and Zoning Advisory Committee

Deliverable: None

The Consultant will work with staff to assemble a Zoning Advisory Committee (ZAC) to provide policy direction and decisions, as appropriate, during the course of the assignment. The Consultant will report progress on the ZO/SR update at appropriate points in the process and secure necessary approval and/or direction in order to move forward in the assignment. Following formation of the committee, the Consultant will present an overview of the process to the ZAC, which will conclude with an open discussion of major issues to be addressed within the new UDC.

The Consultant will work with staff to assemble a Staff Review Committee (SRC), made up of key City staff, to participate in the review of all drafts.

Task 1-6: Town Hall Meeting

Deliverable: Presentation Materials

We will conduct a city-wide town hall meeting to introduce the public to the project. We will highlight the key elements of the process and general directions of the project, allowing for public input to highlight key issues.

Task 1-7: Technical Review & Approaches Report

Deliverable: Technical Review and Approaches Report (Draft and Final)

After reviewing the current ordinances and policy documents, meeting with staff, conducting stakeholder interviews, formation of the ZAC and SRC, town hall meeting, and “shadowing,” the Consultant will prepare a Technical Review and Approaches Report that identifies key problems, inconsistencies, omissions, and gaps between regulations and policies. More specifically, this report includes:

- » A technical analysis and evaluation of the current regulations
- » An audit of current development regulations
- » An analysis of how well the zoning districts match existing development patterns and future land use policies
- » An analysis of how well the subdivision regulations facilitate desired development patterns and future land use policies
- » How well the regulations implement the Plan and established City policies, and how well the regulations integrate with other ordinances and initiatives, including a summary of consistencies or inconsistencies
- » Where the regulations meet or fail to meet public expectations
- » A summary of “best practices” solutions for key issues in Spring Hill
- » The general strengths and weaknesses of the existing regulations - especially structure, organization, clarity, ease of use, existing zoning districts and district standards, regulations of general applicability, definitions and procedures

An approach to making the ZO/SR easier to understand through graphics, matrices, and maps will also be included. This report will also include an outline of the proposed structure.

Finally, this report will outline if creating a Unified Development Code would benefit the City of Spring Hill, since the zoning regulations and the subdivision regulations are being updated simultaneously. (The creation of a UDC does not change the cost of the project.)

We will review the report with the SRC and make all requested revisions. The Consultant will present the report to the ZAC to gain feedback prior to public release. We will make any requested revisions prior to such release.

Task 1-8: Public Workshop

Deliverable: Presentation Materials

We will conduct two public workshops on the findings of the Technical Review and Approaches Report, which may include a weekend afternoon if such time would allow for more participation. The workshop would include an interactive component as determined in the PPP, such as keypad polling, tablet surveys, and/or group exercises. All input would be documented. We will prepare appropriate a hand-out(s) to familiarize citizens with the project and the general directions established by the Report. We will work with staff to organize these workshops into geographic areas if desired in order to receive more specific feedback from the public. If time permits, the Consultant will meet with specific interest groups to discuss the Report, as needed.

PHASE 2: DRAFTING

The purpose of this phase is for the Consultant to take the input received in Phase 1 and prepare a full and complete draft ZO/SR. Testing and modeling of new regulations, as well as mapping, will take place during each draft iteration, and for any particular issues that emerge during draft review. Informational materials as to new regulations within the ordinances will be prepared as needed for public release. Staff will take the lead in preparation of a revised zoning map, with the Consultant preparing mapping principles, providing input, and undergoing review of proposed revisions to the map.

Task 2-1: Prepare Draft 1

Deliverable: Draft 1 (electronic copy)

The Consultant will prepare a first draft of the ZO/SR for review by the SRC. This draft will include all sections of the ZO/SR, but will contain questions and notations that need specific staff input.

Task 2-2: Staff Review of Draft 1

Deliverable: Written summary of meeting discussions

The Consultant will submit the draft ZO/SR for SRC review. Consultant will conduct a consecutive multi-day review session with the committee. We anticipate three days for review, up to a maximum of four.

Task 2-3: Specific Issue Outreach/Charrettes

Deliverable: Presentation Materials

During the first draft review (prior to preparation of Draft 2), there may be cases where more specific policy direction is required, which cannot be provided through the SRC review. In such case, the Consultant and staff will compile such issues and present them to the ZAC in a meeting to secure further guidance related to the preparation of Draft 2. Should the ZAC determine that a broader outreach is necessary to provide such guidance, the Consultant will conduct up to three days of public outreach and/or charrettes for this purpose (multiple meetings can be held on the same day). The groups and/or individuals to be invited to such meetings will be identified by the SRC and ZAC.

Task 2-4: Prepare Draft 2

Deliverable: Draft 2 (electronic copy)

This is a work task used to prepare Draft 2. All changes requested in Task 2-2 and refined directions reflecting the findings of Task 2-3 will be incorporated into Draft 2. The Consultant will submit the draft to the SRC, who will review the document and determine any immediate changes that need to be made prior to release to the ZAC.

Task 2-5: ZAC Review

Deliverable: Presentation Materials

The Consultant will attend review meetings with the ZAC to review Draft 2. It is anticipated that during this time, we will also meet with officials and select groups as needed to brief them on the progress of the assignment.

Task 2-6: Prepare Draft 3

Deliverable: Draft 3 (electronic copy)

This is a work task used to prepare Draft 3. All requested changes from the ZAC will be incorporated into Draft 3. The Consultant will submit the draft to the SRC, who will review the document and determine any immediate changes that need to be made prior to public release.

Task 2-7: Public Open Houses

Deliverable: Presentation Materials

The Consultant will conduct up to four public open houses, to be organized by geographic areas, which may include a weekend afternoon if such time would allow for more participation. This would include a brief presentation of the new ZO/SR, with the team present to field questions and comments. This would be conducted in an open house format with “stations” for each major component of the ZO/SR that attendees can visit, staffed by the team and City staff. It is anticipated that the public open houses will occur in the evening. As time permits, the Consultant will meet with specific interest groups to discuss the draft, as needed.

Task 2-8: Prepare Public Hearing Draft

Deliverable: Public Hearing Draft (electronic copy)

This is a work task used to prepare the public hearing draft.

PHASE 3: ADOPTION

In this phase, the Consultant will assist in taking the ZO/SR from hearings to adoption.

Task 3-1: Public Meeting Presentation

Deliverable: Presentation Materials

The Consultant will conduct one public meeting to present the final public hearing draft to the public. This task would also include updated material to guide users and summarize key changes. These can also be conducted as Planning Commission public meeting.

Task 3-2: Public Hearings

Deliverable: Presentation Materials

We will present the new Ordinance at a series of public hearings. This task would also include updated material to guide users and summarize key changes. We would attend up to two public hearings on the Ordinance.

Task 3-3: Adoption and Phasing

Deliverable: Presentation Materials; Final Adopted Ordinance (electronic copy and 20 hardcopies)

We will attend meetings to see through the adoption of the final Ordinance. Following adoption, we will provide the final version of the Ordinance. We would attend up to three Board of Mayor and Aldermen meetings to see the Ordinance through to adoption.

Task 3-4: Ordinance Guidebook

Deliverable: Training Manual (electronic copy and 20 hardcopies)

Following adoption, we will create a User Guide for use by the public and staff that explains how to use the new ordinance.

ATTACHMENT B
WORK ORDER FORM

This work order is for consulting services to be provided by Camiros, Ltd., pursuant to the provisions of the Agreement between the City of Spring Hill, Tennessee and Camiros, Ltd., dated, _____, 201_.

WORK ORDER NUMBER: _____

(To be filled out by the Consultant)

ASSIGNMENT

SERVICES TO BE PERFORMED

COST

SUBMITTED

DATE: _____

(To be completed by the Client)

COMMENTS

APPROVED BY PLANNING DIRECTOR

DATE: _____

APPROVED BY ASSISTANT CITY ADMINISTRATOR

DATE:

ORDINANCE NO. 16 - 08

AN ORDINANCE OF THE CITY OF SPRING HILL, TENNESSEE, AMENDING THE BUDGET ORDINANCE 15-14; and BUDGET AMENDMENT 15 - 26; FOR THE FISCAL YEAR BEGINNING JULY 1, 2015, AND ENDING JUNE 30, 2016

BE ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, AS FOLLOWS:

A budget consisting of the Available Funds and Appropriations listed below adopted for the Fiscal Year July 1, 2015 through June 30, 2016.

Available Funds	Ordinance 15-14 Budget 2014 - 2015	Ordinance 15-26 Amended Budget	Ordinance 16-xx Amended Budget	Add'l Data Amended Budget
General Fund				
Refer to column V in spreadsheet				
Past due prop taxes; bldg permits; state sales taxes; reduced court rev; less debt				
Revenue	\$ 20,002,300	\$ 20,041,500	\$ 19,193,100	
Expenditures				
Legislative	\$ 1,026,950	\$ 1,027,000	\$ 1,152,200	Health ins incr ; vehicle
Judicial	\$ 83,400	\$ 83,400	\$ 83,400	
Finance & Administration	\$ 525,800	\$ 532,100	\$ 616,500	Liquor tax payables; Tyler billed this FY
Information Management System	\$ 448,300	\$ 448,300	\$ 478,300	Data processing
City Hall	\$ 266,200	\$ 266,200	\$ 271,200	Cell phones
Total General Government	\$ 2,350,650	\$ 2,357,000	\$ 2,601,600	
Police Department	\$ 4,911,700	\$ 4,911,700	\$ 4,919,800	Phone connectivity; debt interest reduced
Emergency Communications	\$ 1,236,000	\$ 1,236,000	\$ 1,195,000	Health ins decr ;
Fire Department	\$ 4,561,800	\$ 4,561,800	\$ 4,639,500	Salary reduction; OT incr; engr incr; TML; Station 2 bldg
Building and Codes	\$ 767,300	\$ 767,300	\$ 656,300	Consultant Svcs deleted; repair bldg
Streets and Highways	\$ 4,892,900	\$ 4,952,900	\$ 2,607,800	Veh repair; road maint; traffic; salt; TML; Reserves Blvd
Parks & Recreation Department	\$ 444,000	\$ 444,000	\$ 718,700	Engr; Tanyard Spr; Décor; Veh; Mach equip
Library	\$ 727,000	\$ 786,900	\$ 789,200	Furn
Total General Fund Expenditures	\$ 19,891,350	\$ 20,017,600	\$ 18,127,900	
Excess Revenues Over Expenditures	\$ 110,950	\$ 23,900	\$ 1,065,200	
MS4 Storm Water				
MS4 Storm Water Revenues	\$ 1,165,400	\$ 1,165,400	\$ 1,165,400	
MS4 Storm Water Expenses	\$ 1,566,500	\$ 1,566,500	\$ 1,566,500	
Excess Revenues over Expenses	\$ (401,100)	\$ (401,100)	\$ (401,100)	
Fund Balance after expenses	\$ 120,319	\$ 120,319	\$ 120,319	
State Street Aid				
State Street Aid - Revenues	\$ 1,157,400	\$ 1,157,400	\$ 1,157,400	
State Street Aid - Expenses	\$ 1,099,300	\$ 1,099,300	\$ 1,199,300	Transfer from GF Streets road maint
Excess Revenues over Expenses	\$ 58,100	\$ 58,100	\$ (41,900)	
Fund Balance after expenses	\$ 383,734	\$ 383,734	\$ 301,834	
Adequate Facilities Tax				
Adequate Facilities Tax Revenues	\$ 1,301,000	\$ 1,301,000	\$ 1,301,000	
Adequate Facilities Tax Expenses	\$ 1,783,600	\$ 1,783,600	\$ 1,793,600	
Excess Revenues over Expenses	\$ (482,600)	\$ (482,600)	\$ (492,600)	
Fund Balance after expenses	\$ 1,782,070	\$ 1,782,070	\$ 1,772,070	
Water & Sewer Fund				
Water & Sewer Beginning Cash	\$ 11,054,066	\$ 11,054,066	\$ 11,700,075	
Water & Sewer Fund - Revenues	\$ 15,793,500	\$ 15,793,500	\$ 15,793,500	
Water & Sewer Fund - Expenses	\$ 15,481,632	\$ 15,593,732	\$ 15,633,732	
Water & Sewer Ending Cash	\$ 11,365,934	\$ 11,253,834	\$ 11,859,843	
Library Fund				
Library Donations	\$ 25,000	\$ 25,000	\$ 25,000	
Library Expenses	\$ 15,000	\$ 23,150	\$ 23,150	

Excess Revenues over Expenses	\$	10,000	\$	1,850	\$	1,850
Fund Balance after expenses	\$	28,875	\$	20,725	\$	20,725

This ordinance shall become effective on June 20, 2016, the public welfare requiring it.

Passed this:

First Reading: May 16, 2015

Second Reading: June 20, 2016

Mayor: Rick Graham

City Attorney: Patrick Carter

Recorder: April Goad

ORDINANCE NO. 16-09

AN ORDINANCE OF THE CITY OF SPRING HILL, TENNESSEE

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

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

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

NOW THEREFORE BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body estimates anticipated revenues of the municipality from all sources to be as follows:

General Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
General Taxes	\$ -	\$ -	\$ 13,149,800
Licenses and Permits	\$ -	\$ -	\$ 950,500
Intergovernmental	\$ -	\$ -	\$ 3,683,600
Debt	\$ -	\$ -	\$ 4,819,500
Miscellaneous	\$ -	\$ -	\$ 286,000
Transfers In	\$ -	\$ -	\$ 3,500,000
Total	\$ -	\$ -	\$ 26,389,400
Est Begin. Fund Bal			\$ 5,612,528
Total Available Funds			\$ 32,001,928

MS4 Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Stormwater Fees	\$ -	\$ -	\$ 820,000
Debt	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ 10,400
Transfers In	\$ -	\$ -	\$ 355,000
Total	\$ -	\$ -	\$ 1,185,400
Est Begin. Fund Bal			\$ 982,319
Total Available Funds			\$ 2,167,719

State Street Aid Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Gas, Motor Fuel	\$ -	\$ -	\$ 1,022,800
Streets & Trans	\$ -	\$ -	\$ 74,800
Duplex Road Reimb.	\$ -	\$ -	\$ 250,000

Miscellaneous	\$ -	\$ -	\$ 200
Total	\$ -	\$ -	\$ 1,347,800
Est Begin. Fund Bal			\$ 427,234
Total Available Funds			\$ 1,775,034

Impact Fees	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Impact Fees	\$ -	\$ -	\$ 300,000
Est Begin. Fund Bal			\$ -
Total Available Funds			\$ 300,000

Adequate Facilities Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
AFT - Roads	\$ -	\$ -	\$ 300,000
AFT - Other	\$ -	\$ -	\$ 750,000
Cap Imp Wmson Co	\$ -	\$ -	\$ 250,000
Miscellaneous	\$ -	\$ -	\$ 1,000
Total	\$ -	\$ -	\$ 1,301,000
Est Begin. Fund Bal			\$ 1,824,193
Total Available Funds			\$ 3,125,193

Sanitation Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Sanitation Fees	\$ -	\$ -	\$ 1,740,000
Recycling Fees	\$ -	\$ -	\$ 490,000
Late Payments	\$ -	\$ -	\$ 25,000
Miscellaneous	\$ -	\$ -	\$ 1,400
Total	\$ -	\$ -	\$ 2,256,400
Est Begin. Fund Bal			\$ 74,126
Total Available Funds			\$ 2,331,926

Water/Sewer Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Water Charges	\$ -	\$ -	\$ 4,100,000
Sewer Charges	\$ -	\$ -	\$ 3,900,000
Water Tap Fees	\$ -	\$ -	\$ 800,000
Sewer Tap Fees	\$ -	\$ -	\$ 725,000
Miscellaneous	\$ -	\$ -	\$ 1,576,000
Non-Operating	\$ -	\$ -	\$ -
Transfers In	\$ -	\$ -	\$ 1,638,000
Total	\$ -	\$ -	\$ 12,739,000
Est Beginning Cash			\$ 13,033,176
Total Available Funds			\$ 25,772,176

Library Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
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Donations	\$ -	\$ -	\$ 25,000
Est Begin. Fund Bal			\$ 21,275
Total Available Funds			\$ 46,275

Drug Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Drug Related Fines	\$ -	\$ -	\$ 25,000
Sale of Property	\$ -	\$ -	\$ 5,000
Donations Pvt Sources	\$ -	\$ -	\$ 300
Other	\$ -	\$ -	\$ 100
Total	\$ -	\$ -	\$ 30,400
Est Begin. Fund Bal			\$ 55,223
Total Available Funds			\$ 85,623

SECTION 2: That the governing body appropriates from these anticipated revenues and unexpended and unencumbered funds as follows:

General Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
General Government	\$ -	\$ -	\$ 3,363,905
Police	\$ -	\$ -	\$ 5,271,400
Dispatch	\$ -	\$ -	\$ 821,500
Fire	\$ -	\$ -	\$ 4,919,600
Planning	\$ -	\$ -	\$ 511,200
Building & Codes	\$ -	\$ -	\$ 522,800
Public Works	\$ -	\$ -	\$ 9,506,600
Parks and Recreation	\$ -	\$ -	\$ 534,266
Library	\$ -	\$ -	\$ 861,700
Total Appropriations	\$ -	\$ -	\$ 26,312,971

MS4 Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Stormwater	\$ -	\$ -	\$ 621,400
Capital Improvements	\$ -	\$ -	\$ 994,600
Total Expenses	\$ -	\$ -	\$ 1,616,000

State Street Aid Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Road Improvements	\$ -	\$ -	\$ 1,050,000
Dept Prin & Int	\$ -	\$ -	\$ 163,900
Duplex Rd Expenses	\$ -	\$ -	\$ 329,000
Other	\$ -	\$ -	\$ 50,000
Total Expenses	\$ -	\$ -	\$ 1,592,900

Adequate Facilities Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Dept Prin & Int	\$ -	\$ -	\$ 869,200
Land Acquisition	\$ -	\$ -	\$ 10,000
Trailways/Greenways	\$ -	\$ -	\$ 70,000
Site & Road Improve.	\$ -	\$ -	\$ 453,000
Parks Improvements	\$ -	\$ -	\$ 50,000
Miscellaneous	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ 1,452,200

Impact Fees	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Impact Fees	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ -

Sanitation Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Sanitation Expenses	\$ -	\$ -	\$ 2,230,000
Total Expenses	\$ -	\$ -	\$ 2,230,000

Water/Sewer Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Distribution	\$ -	\$ -	\$ 2,325,600
Water Treatment	\$ -	\$ -	\$ 2,037,800
Waste Water Plant	\$ -	\$ -	\$ 4,339,600
Sewer Collections	\$ -	\$ -	\$ 1,340,400
Admin; Billing	\$ -	\$ -	\$ 2,806,000
Non-Operating Exps.	\$ -	\$ -	\$ -
Total Expenses	\$ -	\$ -	\$ 12,849,400

Library Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Library Expenses	\$ -	\$ -	\$ 23,200
Total Expenses			\$ 23,200

Drug Fund	FY 2015 Actual	FY 2016 Estimated	FY 2017 Proposed
Drug Related Expense	\$ -	\$ -	\$ 25,500
Total Expenses			\$ 25,500

SECTION 3: At the end of the current fiscal year the governing body estimates balances / (deficits) as follows:

General Fund	\$	5,612,528
State Street Aid Fund	\$	427,234
Impact Fees Fund	\$	-
Adequate Facilities Fund	\$	1,824,193
Sanitation Fund	\$	74,126
Water/Sewer Fund	\$	13,033,176
MS4	\$	982,319
Library Fund	\$	21,275
Drug Fund	\$	55,223

SECTION 4: That the governing body recognizes that the municipality has bonded and other indebtedness as follows:

Bonded or Other Debt	Total Debt	Prin Pay 2016	Int Pay 2016	2016 Debt Svc
Bonds - G.O.	\$ 14,515,001	\$ 635,000	\$ 413,902	\$ 1,048,902
Bonds - W/S	\$ 18,597,221	\$ 1,094,532	\$ 499,204	\$ 1,593,736
Capital Leases	\$ 1,187,639	\$ 451,871	\$ 23,648	\$ 475,520
Other Debt	\$ -	\$ -	\$ -	\$ -
Grand Total	\$ 34,299,861	\$ 2,181,403	\$ 936,755	\$ 3,118,158

SECTION 5: During the coming fiscal year the governing body has planned capital projects and proposed funding as follows:

Proposed Capital	Proposed Amount Financed	Proposed Amount
General Fund	\$ 4,401,000	\$ 4,401,000
General Fund Capital Leases	\$ 418,500	\$ 418,500
MS4-Stormwater	\$ -	\$ 994,600
State Street Aid	\$ -	\$ 1,590,800
Adequate Facilities Tax	\$ -	\$ 1,220,500
Water/Sewer Fund	\$ -	\$ 2,965,000

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

SECTION 7: Money may be transferred from one appropriation to another in the same fund only by appropriate ordinance by the governing body, subject to such limitations and procedures as it may describe as allowed by Section 6-56-209 of the *Tennessee Code Annotated*. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 8: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Section 6-56-206, *Tennessee Code Annotated* will be attached.

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
110 - GENERAL FUND - REVENUES		v 8								
TAXES										
31100	REAL PROPERTY TAXES (CURRENT) - MAURY (\$5.767) *	\$ 1,400,000	\$ 1,400,000	\$ 1,400,000	\$ 1,426,605	\$ 1,426,600	\$ 1,530,000	\$ 1,530,000	\$ 103,400	500 homes x \$400. \$120k Wsn; \$80k Maury
31102	REAL PROPERTY TAXES (CURRENT) - WILLIAMSON (\$5.903) *	\$ 3,050,000	\$ 3,050,000	\$ 3,050,000	\$ 2,993,747	\$ 2,993,800	\$ 3,195,000	\$ 3,195,000	\$ 201,200	
31103	PROPERTY TAXES - OVERAGE	\$ -	\$ -	\$ -	\$ 59,760	\$ -	\$ -	\$ -	\$ (59,800)	
31120	UTILITY TAXES PROPERTY	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	
31200	REAL PROPERTY TAX DELINQUENCIES - MAURY (2008)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31202	REAL PROPERTY TAX DELINQUENCIES - WILLIAMSON (2008)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31203	REAL PROPERTY TAX DELINQUENCIES - MAURY (2009)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31204	REAL PROPERTY TAX DELINQUENCIES - WILLIAMSON (2009)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31205	REAL PROPERTY TAX DELINQUENCIES - MAURY (2+ YEARS)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 681	\$ 2,000	\$ 5,000	\$ 5,000	\$ 3,000	
31206	REAL PROPERTY TAX DELINQUENCIES - WILLIAMSON (2+ YEARS)	\$ 5,000	\$ 5,000	\$ 17,100	\$ 17,026	\$ 17,100	\$ 5,000	\$ 5,000	\$ (12,100)	
31207	REAL PROPERTY TAX DELINQUENCIES - MAURY (PRIOR YEAR)	\$ 10,000	\$ 10,000	\$ 62,000	\$ 54,197	\$ 62,000	\$ 25,000	\$ 25,000	\$ (37,000)	
31208	REAL PROPERTY TAX DELINQUENCIES - WILLIAMSON (PRIOR YR)	\$ 40,000	\$ 40,000	\$ 160,000	\$ 124,113	\$ 160,000	\$ 60,000	\$ 60,000	\$ (100,000)	
31220	PUBLIC UTILITIES PROPERTY TAXES - DELINQUENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31300	DELINQUENT PROPERTY TAX PENALTY - MAURY (2008)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31303	DELINQUENT PROPERTY TAX PENALTY - WILLIAMSON (2008)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31304	DELINQUENT PROPERTY TAX PENALTY - MAURY (2009)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31305	DELINQUENT PROPERTY TAX PENALTY - WILLIAMSON (2009)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31306	DELINQUENT PROPERTY TAX PENALTY - MAURY (2010)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31307	DELINQUENT PROPERTY TAX PENALTY - WILLIAMSON (2010)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31308	DELINQUENT PROPERTY TAX PENALTY - MAURY (PRIOR YEAR)	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,266	\$ 2,300	\$ 2,000	\$ 2,000	\$ (300)	
31309	DELINQUENT PROPERTY TAX PENALTY - WILLIAMSON (PRIOR YR)	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,448	\$ 2,500	\$ 2,000	\$ 2,000	\$ (500)	
31310	DELINQUENT PROPERTY TAX PENALTY - MAURY (2+ YEARS)	\$ 1,000	\$ 1,000	\$ 1,000	\$ 148	\$ 500	\$ 1,000	\$ 1,000	\$ 500	
31311	DELINQUENT PROPERTY TAX PENALTY - WILLIAMSON (2+ YEARS)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 3,617	\$ 3,700	\$ 5,000	\$ 5,000	\$ 1,300	
31511	PAY IN LIEU OF TAX - ELECTRIC UTILITIES	\$ 7,000	\$ 7,000	\$ 7,000	\$ 4,362	\$ 7,000	\$ 7,000	\$ 7,000	\$ -	
31512	WATER/SEWER IN-LIEU-OF-TAX	\$ 152,000	\$ 152,000	\$ 152,000	\$ 152,024	\$ 152,000	\$ 162,000	\$ 162,000	\$ 10,000	
31520	SATURN IN-LIEU-OF-TAX	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	
31610	LOCAL SALES TAX - MAURY CO	\$ 3,285,000	\$ 3,285,000	\$ 3,285,000	\$ 2,444,922	\$ 3,285,000	\$ 3,500,000	\$ 3,613,500	\$ 328,500	FY14 = 17.2%; FY15= 13.9%; FY16 = 16%
31611	LOCAL SALES TAX - WILLIAMSON CO	\$ 2,150,000	\$ 2,150,000	\$ 2,150,000	\$ 1,625,859	\$ 2,150,000	\$ 2,300,000	\$ 2,365,000	\$ 215,000	FY 17 = 6% +/- or \$365k, changed to 10% per BFAC
31710	WHOLESALE BEER TAX	\$ 480,000	\$ 480,000	\$ 525,000	\$ 421,335	\$ 525,000	\$ 525,000	\$ 525,000	\$ -	
31720	WHOLESALE LIQUOR TAX	\$ 180,000	\$ 180,000	\$ 230,000	\$ 183,983	\$ 230,000	\$ 240,000	\$ 240,000	\$ 10,000	
31800	BUSINESS LICENSE	\$ 340,000	\$ 340,000	\$ 340,000	\$ 204,636	\$ 340,000	\$ 475,000	\$ 475,000	\$ 135,000	
31801	SOLICITATION PERMITS	\$ 2,300	\$ 2,300	\$ 2,300	\$ 1,750	\$ 2,300	\$ 2,300	\$ 2,300	\$ -	
31911	NATURAL GAS FRANCHISE TAX	\$ 200,000	\$ 200,000	\$ 200,000	\$ 215,504	\$ 215,500	\$ 225,000	\$ 225,000	\$ 9,500	
31912	CABLE TV FRANCHISE	\$ 225,000	\$ 225,000	\$ 225,000	\$ 180,137	\$ 240,000	\$ 255,000	\$ 255,000	\$ 15,000	
31919	OTHER FRANCHISE TAX	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31980	MIXED DRINK TAXES	\$ 135,000	\$ 135,000	\$ 135,000	\$ 128,173	\$ 135,000	\$ 150,000	\$ 150,000	\$ 15,000	
	TOTAL GENERAL TAX REVENUES	\$ 11,975,300	\$ 11,975,300	\$ 12,254,400	\$ 10,497,293	\$ 12,312,100	\$ 12,971,300	\$ 13,149,800	\$ 837,700	
LICENSES AND PERMITS										
32210	BEER LICENSES	\$ 16,000	\$ 16,000	\$ 16,000	\$ 11,100	\$ 16,000	\$ 20,000	\$ 20,000	\$ 4,000	
32400	ALARM REGISTRATIONS	\$ 12,000	\$ 12,000	\$ 12,000	\$ 10,340	\$ 12,000	\$ 14,000	\$ 14,000	\$ 2,000	
32410	SPECIALTY PERMITS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
32610	BUILDING PERMITS	\$ 800,000	\$ 825,000	\$ 900,000	\$ 761,070	\$ 825,000	\$ 900,000	\$ 900,000	\$ 75,000	3 asst'd living
32700	FIRE RELATED PERMITS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,100	\$ 1,200	\$ 1,500	\$ 1,500	\$ 300	
32710	SIGN PERMITS	\$ 12,000	\$ 12,000	\$ 12,000	\$ 9,650	\$ 12,000	\$ 15,000	\$ 15,000	\$ 3,000	
	TOTAL LICENSES AND PERMITS	\$ 841,000	\$ 866,000	\$ 941,000	\$ 793,260	\$ 866,200	\$ 950,500	\$ 950,500	\$ 84,300	
INTERGOVERNMENTAL REVENUE										
33141	STOP POLICE GRANT PART II (ARRA GRANT - FED THRU STATE)									
33142	EFFICIENCY GRANTS - LIGHTING (ARRA)									
33143	EFFICIENCY GRANTS - WINDOWS (ARRA)									
33191	POLICE GRANTS	\$ 5,000	\$ 5,000	\$ 5,000	\$ 650	\$ 2,000	\$ 5,000	\$ 5,000	\$ 3,000	
33192	SAFETY GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33310	COMMUNITY DEVELOPMENT GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33320	TVA IN-LIEU-OF TAX	\$ 367,000	\$ 367,000	\$ 367,000	\$ 188,071	\$ 367,000	\$ 429,200	\$ 429,200	\$ 62,200	Based on census of 36,530 @ 123.30 - (\$11.75)
33400	INSERVICE TRAINING-POST COMMISSION	\$ 24,600	\$ 24,600	\$ 24,600	\$ 25,200	\$ 25,200	\$ 24,600	\$ 24,600	\$ (600)	
33410	COPS GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
33411	STOP POLICE GRANT PART I	\$ 37,500	\$ 37,500	\$ 37,500	\$ 33,838	\$ 37,500	\$ 30,000	\$ 30,000	\$ (7,500)	Grant phasing out.
33413	POLICE LOCAL SOLICITATION GRANT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33414	POLICE-DISPATCHER TRAINING REIMBURSEMENT	\$ 11,000	\$ 11,000	\$ 11,000	\$ 8,772	\$ 11,000	\$ 11,000	\$ 11,000	\$ -	
33430	STATE GRANT NO. 3	\$ -	\$ -	\$ -	\$ 519	\$ -	\$ -	\$ -	\$ -	Gov Highway Safety Grant
33450	FIRE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33451	SKATE PARK GRANT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33452	PARKS & REC GRANTS	\$ -	\$ 7,500	\$ 7,500	\$ 7,444	\$ 7,500	\$ -	\$ -	\$ (7,500)	
33460	FIRE DEPT INCENTIVE PAY	\$ 21,000	\$ 21,000	\$ 21,000	\$ 22,800	\$ 22,800	\$ 21,000	\$ 21,000	\$ (1,800)	
33510	STATE SALES TAX	\$ 2,420,000	\$ 2,420,000	\$ 2,500,000	\$ 1,932,594	\$ 2,500,000	\$ 2,958,900	\$ 2,958,900	\$ 458,900	Based on census of 36,530 @ 123.30 - (\$81.00)
33520	STATE INCOME TAX	\$ 100,000	\$ 114,200	\$ 114,200	\$ 114,196	\$ 114,200	\$ 120,000	\$ 120,000	\$ 5,800	
33530	STATE BEER TAX	\$ 16,000	\$ 16,000	\$ 16,000	\$ 8,346	\$ 16,000	\$ 18,200	\$ 18,200	\$ 2,200	Based on census of 36,530 @ 123.30 - (\$.50)
33590	OTHER STATE REVENUE ALLOCATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33593	CORPORATE EXCISE TAX	\$ 3,200	\$ 3,200	\$ 3,200	\$ 6,115	\$ 6,100	\$ 4,000	\$ 4,000	\$ (2,100)	
33594	LICENSE PLATE/DL RETURN FEES	\$ 2,500	\$ 2,500	\$ 2,500	\$ 5,880	\$ 5,900	\$ 5,500	\$ 5,500	\$ (400)	
33595	LIBRARY OPERATING REVENUE-COUNTIES	\$ 56,200	\$ 56,200	\$ 56,200	\$ 36,165	\$ 56,200	\$ 56,200	\$ 56,200	\$ -	
33596	ACCIDENT REPORT REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33700	GRANTS (OTHER)	\$ -	\$ -	\$ -	\$ 1,527	\$ 1,600	\$ -	\$ -	\$ (1,600)	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	TOTAL INTERGOVERNMENTAL REVENUE	\$ 3,064,000	\$ 3,078,200	\$ 3,165,700	\$ 2,392,117	\$ 3,173,000	\$ 3,683,600	\$ 3,683,600	\$ 510,600	
	MISCELLANEOUS									
34000	CHARGES FOR SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34100	GENERAL GOVERNMENT CHARGES FROM WATER/SEWER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34136	BID BONDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34157	SEXUAL OFFENDER REGISTRATION	\$ 500	\$ 500	\$ 500	\$ 1,350	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	
34200	PUBLIC SAFETY - CHARGES FOR SERVICE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 710	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
34201	IMPOUND LOT FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34214	POLICE JOB TRAINING REIMBURSEMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34240	DONATIONS - POLICE DEPARTMENT	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,880	\$ 1,900	\$ 1,000	\$ 1,000	\$ (900)	
34241	INCIDENT RESPONSE FEES FROM OTHERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34245	DONATIONS - FIRE DEPARTMENT	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	
34246	DONATIONS - FIREBELLE RESTORATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34250	DONATIONS - OTHER	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	
34261	HAZMAT REIMBURSEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34310	HIGHWAYS AND STREETS CHARGES FOR SERVICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34261	FIRE DEPT REIMBURSEMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34314	MOWING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34315	RECEIPTS FOR ROADS & SIDEWALK	\$ -	\$ -	\$ -	\$ 11,368	\$ 11,400	\$ 17,300	\$ 17,300	\$ 5,900	Neighborhood Sidewalk Program
34744	PARKS & REC FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34791	HEALTH & WELLNESS FEES	\$ 2,000	\$ 2,000	\$ 2,000	\$ 950	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
34793	COMMUNITY ROOM FEES	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,606	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
35100	CITY COURT REVENUES	\$ 300,000	\$ 300,000	\$ 150,000	\$ 93,402	\$ 150,000	\$ 200,000	\$ 200,000	\$ 50,000	
35110	CITY COURT TRAFFIC SCHOOL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35160	COUNTY COURT REVENUE	\$ 35,000	\$ 35,000	\$ 35,000	\$ 34,386	\$ 35,000	\$ 40,000	\$ 40,000	\$ 5,000	
35210	BOND FORFEITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36000	MISCELLANEOUS REVENUES	\$ 5,000	\$ 5,000	\$ 5,000	\$ 648	\$ 2,000	\$ -	\$ 4,000	\$ 2,000	Includes Message Board 'grant'
36100	INTEREST INCOME	\$ 5,000	\$ 5,000	\$ 5,000	\$ 7,088	\$ 7,100	\$ 5,000	\$ 5,000	\$ (2,100)	
36210	RENTAL INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36300	SALE OF SURPLUS PROPERTY	\$ 10,000	\$ 10,000	\$ 10,000	\$ 15,093	\$ 20,000	\$ 10,000	\$ 10,000	\$ (10,000)	
36350	INSURANCE RECOVERIES FOR LOSSES	\$ -	\$ -	\$ -	\$ 23,324	\$ 23,400	\$ -	\$ -	\$ (23,400)	
36351	REFUND FROM SLEUTH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36410	MISC REFUNDS AND REBATES	\$ -	\$ -	\$ -	\$ 10,065	\$ 10,100	\$ -	\$ -	\$ (10,100)	
36901	G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,401,000	\$ 4,401,000	G.O. Bond: \$784k City Hall /\$2.617 Diablo /\$1 mil Buckner & T/S Rds
36903	POLICE DEPT LEASE/PURCHASE (VEHICLES/EQUIPMENT)	\$ 805,000	\$ 805,000	\$ 805,000	\$ -	\$ 805,000	\$ 232,500	\$ 418,500	\$ (386,500)	Five on rotation plus 4 for new hires
36904	FIRE DEPT LEASE/PURCHASE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36905	PUBLIC WORKS LEASE/PURCHASE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36906	LIBRARY LEASE/PURCHASE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36907	PARKS & REC LEASE/PURCHASE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36908	GENERAL GOVERNMENT LEASE/PURCHASE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36909	DISPATCH LEASE/PURCHASE	\$ 168,000	\$ 168,000	\$ 168,000	\$ -	\$ 168,000	\$ -	\$ -	\$ (168,000)	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
36910	PREMIUMS ON BONDS SOLD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36920	LOAN PROCEEDS - TRAFFIC SIGNALIZATION	\$ 135,000	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36921	LOAN PROCEEDS - RESERVES BLVD EXTENSION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36930	LOAN PROCEEDS - DUPLEX ROAD ROW	\$ 2,500,000	\$ 2,500,000	\$ 1,645,000	\$ -	\$ 1,645,000	\$ 3,500,000	\$ 3,500,000	\$ -	1,855,000
36931	LOAN PROCEEDS - GENERAL PROJECTS	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36990	MISC REFUNDS (AT&T DISPATCH)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37192	RENT FROM WATER UTILITY PROPERTY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37299	MISCELLANEOUS	\$ 500	\$ 500	\$ 500	\$ 152	\$ 500	\$ 500	\$ 500	\$ 500	\$ -
37502	STATE REIMBURSEMENT FOR LAB TESTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL MISCELLANEOUS REVENUES	\$ 4,122,000	\$ 4,122,000	\$ 2,832,000	\$ 202,023	\$ 2,885,600	\$ 4,014,500	\$ 8,605,500	\$ 5,719,900	\$ -
	TOTAL GENERAL FUND REVENUES	\$ 20,002,300	\$ 20,041,500	\$ 19,193,100	\$ 13,884,693	\$ 19,236,900	\$ 21,619,900	\$ 26,389,400	\$ 7,152,500	\$ -
	110 - GENERAL FUND - EXPENDITURES									
	GENERAL GOVERNMENT EXPENDITURES									
	41100 - LEGISLATIVE DEPARTMENT									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 241,700	\$ 241,700	\$ 241,700	\$ 170,320	\$ 241,700	\$ 237,100	\$ 317,100	\$ 75,400	Includes Marketing & Paralegal
112	SALARIES - OVERTIME	\$ 100	\$ 100	\$ 100	\$ 103	\$ 200	\$ 100	\$ 100	\$ (100)	
119	OTHER SALARIES	\$ 10,000	\$ 10,000	\$ 10,000	\$ 4,524	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
134	CHRISTMAS BONUS	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ -	
141	PAYROLL TAX	\$ 18,500	\$ 18,500	\$ 18,500	\$ 12,547	\$ 18,500	\$ 18,200	\$ 24,300	\$ 5,800	
142	HEALTH INSURANCE	\$ 122,900	\$ 122,900	\$ 150,000	\$ 141,556	\$ 150,000	\$ 126,300	\$ 141,900	\$ (8,100)	
143	RETIREMENT	\$ 11,700	\$ 11,700	\$ 11,700	\$ 7,212	\$ 11,700	\$ 11,400	\$ 15,800	\$ 4,100	
144	RETIREMENT - ACTUARIAL DEFICIT (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300	\$ 2,300	
147	UNEMPLOYMENT INSURANCE	\$ 400	\$ 400	\$ 400	\$ 264	\$ 400	\$ 500	\$ 600	\$ 200	
	TOTAL PERSONNEL EXPENSE	\$ 406,300	\$ 406,300	\$ 433,400	\$ 336,527	\$ 433,500	\$ 404,400	\$ 513,100	\$ 79,600	
	OPERATING EXPENSES									
151	HEALTH & WELLNESS	\$ 5,000	\$ 5,000	\$ 5,000	\$ 1,177	\$ 3,000	\$ 5,000	\$ 5,000	\$ 2,000	
152	HUMAN RESOURCE ACTIVITIES	\$ 5,000	\$ 5,000	\$ 5,000	\$ 1,500	\$ 3,500	\$ 5,000	\$ 5,000	\$ 1,500	
161	BOARD EXPENSE (ALDERMEN)	\$ 10,000	\$ 10,000	\$ 10,000	\$ 5,140	\$ 10,000	\$ 10,000	\$ 15,000	\$ 5,000	Retreat; TML; MPO; Alliance; Wrmsn 1; Power 10; etc.
172	ELECTION EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,000	\$ 22,000	\$ 22,000	
180	PENALTIES FEDERAL EMPLOYMENT TAX	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
200	CONTRACT SERVICES	\$ 55,000	\$ 55,000	\$ 55,000	\$ 14,001	\$ 40,000	\$ 55,000	\$ 55,000	\$ 15,000	
216	RADIO & TV SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
218	ADVERTISING IN PUBLICATIONS - JOURNAL COMMUNICATIONS	\$ -	\$ -	\$ -	\$ 3,570	\$ 4,000	\$ 13,000	\$ 13,000	\$ 9,000	
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
223	MAURY ALLIANCE, NORTHFIELD, CHAMBER	\$ 50,000	\$ 50,000	\$ 50,000	\$ 30,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	
231	PUBLICATION OF FORMAL AND LEGAL NOTICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
233	SUBSCRIPTIONS	\$ 900	\$ 900	\$ 900	\$ 199	\$ 900	\$ 300	\$ 300	\$ (600)	Nash Bus Journal
235	MEMBERSHIP, DUES / STAFF	\$ 20,000	\$ 20,000	\$ 20,000	\$ 17,151	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	
236	PUBLIC RELATIONS / RETAIL STRATEGIES	\$ 31,000	\$ 31,000	\$ 31,000	\$ 6,334	\$ 31,000	\$ 31,000	\$ 31,000	\$ -	
237	REFERENCE MATERIALS & PUBLICATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
238	MPO / RTA / SOUTH CENTRAL HR / GREATER NASH/ ETC	\$ 5,400	\$ 5,400	\$ 13,500	\$ 11,429	\$ 13,500	\$ 14,450	\$ 19,950	\$ 6,450	Refer to last page
239	TENN MUNICIPAL BENCHMARKING PROJECT	\$ 5,000	\$ 5,000	\$ 5,000	\$ 850	\$ 900	\$ 5,000	\$ 5,000	\$ 4,100	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
246	CELL PHONES	\$ 3,100	\$ 3,100	\$ 3,100	\$ 2,600	\$ 3,100	\$ 3,100	\$ 3,100	\$ -	
252	LEGAL SERVICES	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,569	\$ 100,000	\$ 50,000	\$ 50,000	\$ (50,000)	Transfer approx \$50,000 to W/S for 2016
253	AUDIT EXPENSE & ACCOUNTING SERVICES	\$ 38,000	\$ 38,000	\$ 38,000	\$ 34,750	\$ 38,000	\$ 45,000	\$ 45,000	\$ 7,000	RFQ out as of 3/15/16
254	ENGINEERING SERVICES	\$ 25,000	\$ 25,000	\$ 25,000	\$ 16,576	\$ 20,000	\$ 25,000	\$ 25,000	\$ 5,000	
255	DATA PROCESSING SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
259	PROFESSIONAL SERVICES, APPRAISAL, SURVEYS, TAX BILLING	\$ 10,000	\$ 10,000	\$ 10,000	\$ 1,054	\$ 5,000	\$ 10,000	\$ 10,000	\$ 5,000	
260	REPAIR & MAINTENANCE SERVICES	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	
261	REPAIR & MAINTENANCE, MOTOR VEHICLES	\$ 500	\$ 500	\$ 500	\$ 375	\$ 500	\$ 500	\$ 500	\$ -	
280	TRAVEL EXPENSES	\$ 13,000	\$ 13,000	\$ 13,000	\$ 3,902	\$ 6,000	\$ 13,000	\$ 13,000	\$ 7,000	
284	MEALS AND ENTERTAINMENT	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,458	\$ 1,500	\$ 1,000	\$ 1,000	\$ (500)	
285	TRAINING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
291	AMBULANCE, CLINIC AND HOSPITAL SERVICE	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ 800
310	OFFICE SUPPLIES	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,323	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -
313	COMPUTER SOFTWARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000
317	VIDEO STREAMING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000
320	OPERATING SUPPLIES	\$ 200	\$ 200	\$ 200	\$ 13	\$ -	\$ 200	\$ 200	\$ 200	\$ 200
331	FUEL & OIL	\$ 2,000	\$ 2,000	\$ 2,000	\$ 588	\$ 1,200	\$ 2,000	\$ 2,000	\$ 800	\$ 800
334	TIRES, TUBES, ETC.	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ 500
510	TML INSURANCE COVERAGE	\$ 49,000	\$ 49,000	\$ 49,000	\$ 51,924	\$ 52,900	\$ 52,900	\$ 52,900	\$ -	\$ -
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
597	JUDGEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
621	LEASE PRINCIPAL PAYMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
641	LEASE INTEREST PAYMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
720	TENN TOURISM ASSOC / TENN REHAB CENTER	\$ 2,250	\$ 2,300	\$ 2,300	\$ -	\$ 2,300	\$ 2,300	\$ 2,300	\$ -	\$ -
721	CDBG GRANT EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
722	NON-PROFIT CONTRIBUTIONS	\$ 16,500	\$ 16,500	\$ 16,500	\$ 7,000	\$ 16,500	\$ 16,500	\$ 23,000	\$ 6,500	\$ 6,500
723	RTA TRANSPORTATION SUBSIDY	\$ 43,000	\$ 43,000	\$ 43,000	\$ 42,237	\$ 42,300	\$ 43,000	\$ 43,000	\$ 700	\$ 700
724	HISTORICAL / PARKS & REC / ECON DEV. COMMISSIONS	\$ 55,000	\$ 55,000	\$ 55,000	\$ 7,057	\$ 56,000	\$ 56,000	\$ 55,000	\$ -	\$ -
790	MISCELLANEOUS	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,308	\$ 3,500	\$ 2,000	\$ 2,000	\$ (1,500)	\$ (1,500)
	TOTAL OPERATING EXPENSE	\$ 502,650	\$ 502,700	\$ 560,800	\$ 366,086	\$ 527,100	\$ 557,050	\$ 612,050	\$ 84,950	\$ 84,950
	CAPITAL OUTLAY									
900	CAPITAL OUTLAY SPECIAL CENSUS	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,588	\$ 110,000	\$ -	\$ -	\$ (110,000)	\$ (110,000)
905	OFFICE FURNITURE	\$ 8,000	\$ 8,000	\$ 8,000	\$ 1,130	\$ 1,000	\$ 8,000	\$ 8,000	\$ 7,000	\$ 7,000
911	SITE ACQUISITION LIBRARY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
921	OFFICE SPACE NEEDS ASSESSMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
941	VEHICLES	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ (40,000)	\$ (40,000)
	TOTAL CAPITAL OUTLAY	\$ 118,000	\$ 118,000	\$ 158,000	\$ 111,718	\$ 151,000	\$ 8,000	\$ 8,000	\$ (143,000)	\$ (143,000)
	TOTAL LEGISLATIVE EXPENDITURES	\$ 1,026,950	\$ 1,027,000	\$ 1,152,200	\$ 814,331	\$ 1,111,600	\$ 969,450	\$ 1,133,150	\$ 21,550	\$ 21,550
	41210 - JUDICIAL DEPARTMENT									
110	SALARIES	\$ 28,000	\$ 28,000	\$ 28,000	\$ 21,005	\$ 28,000	\$ 28,000	\$ 28,000	\$ -	\$ -
112	SALARIES - OVERTIME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
119	OTHER SALARIES	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
134	CHRISTMAS BONUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
141	PAYROLL TAX	\$ 1,900	\$ 1,900	\$ 1,900	\$ 1,607	\$ 1,900	\$ 2,200	\$ 2,100	\$ 200	\$ 200
143	RETIREMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
147	UNEMPLOYMENT INSURANCE	\$ 100	\$ 100	\$ 100	\$ -	\$ 100	\$ 100	\$ 100	\$ -	\$ -
200	CONTRACTUAL SERVICES	\$ 300	\$ 300	\$ 300	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ 300
235	MEMBERSHIP, DUES & TUITION	\$ 300	\$ 300	\$ 300	\$ -	\$ 300	\$ 300	\$ 300	\$ -	\$ -
310	OFFICE SUPPLIES AND MATERIALS	\$ 300	\$ 300	\$ 300	\$ 283	\$ 300	\$ 300	\$ 300	\$ -	\$ -
510	TML INSURANCE COVERAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
594	TN STATE LITIGATION TAX	\$ 35,000	\$ 35,000	\$ 35,000	\$ 10,121	\$ 25,000	\$ 20,000	\$ 20,000	\$ (5,000)	\$ (5,000)
597	CASH BOND FORFEITURE FEES TO STATE	\$ 7,500	\$ 7,500	\$ 7,500	\$ 1,881	\$ 5,000	\$ 7,500	\$ 7,500	\$ 2,500	\$ 2,500
790	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL JUDICIAL EXPENDITURES	\$ 83,400	\$ 83,400	\$ 83,400	\$ 34,897	\$ 60,600	\$ 68,700	\$ 68,600	\$ 8,000	\$ 8,000
	41500 - FINANCE AND ADMINISTRATION									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 171,600	\$ 177,400	\$ 177,400	\$ 124,671	\$ 177,400	\$ 176,400	\$ 196,900	\$ 19,500	\$ 19,500
112	SALARIES - OVERTIME	\$ 1,000	\$ 1,000	\$ 1,000	\$ 514	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -
119	OTHER SALARIES	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
134	CHRISTMAS BONUS	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ 1,400	\$ 1,400	\$ 1,500	\$ 100	\$ 100
141	PAYROLL TAX	\$ 12,900	\$ 13,400	\$ 13,400	\$ 9,381	\$ 13,400	\$ 13,500	\$ 14,800	\$ 1,400	\$ 1,400
142	HEALTH INSURANCE	\$ 39,700	\$ 39,700	\$ 39,700	\$ 25,167	\$ 39,700	\$ 40,500	\$ 50,400	\$ 10,700	\$ 10,700
143	RETIREMENT	\$ 9,400	\$ 9,400	\$ 9,400	\$ 6,653	\$ 9,400	\$ 9,700	\$ 11,200	\$ 1,800	\$ 1,800
144	RETIREMENT - ACTUARIAL DEFICIT (.80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600	\$ 1,600	\$ 1,600
147	UNEMPLOYMENT INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ 216	\$ 500	\$ 500	\$ -	\$ -
	TOTAL PERSONNEL EXPENSE	\$ 238,000	\$ 244,300	\$ 244,300	\$ 166,602	\$ 242,800	\$ 245,000	\$ 279,900	\$ 37,100	\$ 37,100

NEOGOV HR tracking software
1st year cost. Follow-up years = \$8k

Refer to last page

Includes Accts Pay / Recorder Clerk - 1/2 W/S

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
OPERATING EXPENSE										
200	CONTRACT SERVICES	\$ 28,000	\$ 28,000	\$ 28,000	\$ 23,378	\$ 28,000	\$ 34,000	\$ 34,000	\$ 6,000	Tyler \$6,000 for Court maint fee
211	POSTAL AND MAILING EXPENSE	\$ 30,000	\$ 30,000	\$ 30,000	\$ 17,429	\$ 30,000	\$ 25,000	\$ 25,000	\$ (5,000)	
221	PRINTING, STATIONERY, ENVELOPES, FORMS	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,173	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
231	LEGAL NOTICE PUBLICATION	\$ 46,000	\$ 46,000	\$ 46,000	\$ 32,581	\$ 46,000	\$ 45,000	\$ 45,000	\$ (1,000)	
232	PROPERTY ASSESSMENT EXPENSES	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ 20,000	\$ 20,000	\$ 8,000	
234	TAX, LAW OR OTHER SERVICES ON A SUBSCRIPTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
235	MEMBERSHIP, REGISTRATION	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,126	\$ 6,500	\$ 6,500	\$ 6,500	\$ -	
237	REFERENCE MATERIALS & PUBLICATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
246	CELL PHONES	\$ 800	\$ 800	\$ 800	\$ 534	\$ 800	\$ 800	\$ 800	\$ -	
256	FISCAL ADVISOR CONSULTANT	\$ 20,000	\$ 20,000	\$ 20,000	\$ 8,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	
262	REPAIR & MAINTENANCE MACHINERY	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
280	TRAINING : REGISTRATIONS/TUITION, ETC.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
283	TRAVEL EXPENSE	\$ 6,000	\$ 6,000	\$ 6,000	\$ 702	\$ 2,000	\$ 6,000	\$ 6,000	\$ 4,000	
284	MEALS AND ENTERTAINMENT	\$ 500	\$ 500	\$ 500	\$ 108	\$ 500	\$ 500	\$ 500	\$ -	
293	DOCUMENT RECORDATION EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
310	OFFICE SUPPLIES	\$ 10,000	\$ 10,000	\$ 10,000	\$ 7,466	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
313	COMPUTER SOFTWARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
320	OPERATING SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
510	TML INSURANCE COVERAGE	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,071	\$ 2,100	\$ 2,100	\$ 2,100	\$ -	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
593	BUSINESS TAX DUE TO TN DEPT OF REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
598	LIQUOR TAX DUE TO MAURY COUNTY	\$ 50,000	\$ 50,000	\$ 63,000	\$ 48,657	\$ 63,000	\$ 65,000	\$ 65,000	\$ 2,000	Revenues higher than expected
599	LIQUOR TAX DUE TO WILLIAMSON COUNTY	\$ 8,400	\$ 8,400	\$ 10,500	\$ 8,155	\$ 10,500	\$ 12,000	\$ 12,000	\$ 1,500	Revenues higher than expected
621	PRINCIPAL ON ACCTG LEASE	\$ 59,100	\$ 59,100	\$ 59,100	\$ 29,550	\$ 59,100	\$ 60,000	\$ 60,000	\$ 900	
641	INTEREST ON ACCTG LEASE	\$ 3,500	\$ 3,500	\$ 3,500	\$ 1,656	\$ 3,500	\$ 2,600	\$ 2,600	\$ (900)	
790	MISCELLANEOUS	\$ 2,000	\$ 2,000	\$ 2,000	\$ 719	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
	TOTAL OPERATING EXPENSE	\$ 287,800	\$ 287,800	\$ 302,900	\$ 188,304	\$ 299,000	\$ 314,500	\$ 314,500	\$ 15,500	
CAPITAL OUTLAY										
900	CAPITAL OUTLAY	\$ -	\$ -	\$ 69,300	\$ 69,241	\$ 69,300	\$ -	\$ -	\$ (69,300)	Orig part of Tyler which was billed this FY
905	FURNITURE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	Desk/Chair/Computer if new employee
940	ACCOUNTING SOFTWARE UPGRADE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
949	OFFICE FURNITURE & REDESIGN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	TOTAL CAPITAL OUTLAY	\$ -	\$ -	\$ 69,300	\$ 69,241	\$ 69,300	\$ -	\$ 2,500	\$ (66,800)	
	TOTAL FINANCE & ADMINISTRATION EXPENDITURES	\$ 525,800	\$ 532,100	\$ 616,500	\$ 424,147	\$ 611,100	\$ 559,500	\$ 596,900	\$ (14,200)	
41600 - INFORMATION MANAGEMENT SYSTEM										
PERSONNEL EXPENSE										
110	SALARIES	\$ 113,000	\$ 113,000	\$ 113,000	\$ 74,793	\$ 113,000	\$ 113,000	\$ 114,800	\$ 1,800	
112	SALARIES - OVERTIME	\$ 6,000	\$ 6,000	\$ 6,000	\$ 1,023	\$ 4,000	\$ 6,000	\$ 6,000	\$ 2,000	
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
134	CHRISTMAS BONUS	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
141	PAYROLL TAX	\$ 8,600	\$ 8,600	\$ 8,600	\$ 5,665	\$ 8,600	\$ 8,600	\$ 8,700	\$ 100	
142	HEALTH INSURANCE	\$ 34,500	\$ 34,500	\$ 34,500	\$ 20,949	\$ 34,500	\$ 39,700	\$ 37,900	\$ 3,400	
143	RETIREMENT	\$ 6,200	\$ 6,200	\$ 6,200	\$ 4,113	\$ 6,200	\$ 6,200	\$ 6,300	\$ 100	
144	RETIREMENT - ACTUARIAL DEFICIT (.80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	
147	UNEMPLOYMENT INSURANCE	\$ 300	\$ 300	\$ 300	\$ 181	\$ 300	\$ 300	\$ 300	\$ -	
	TOTAL PERSONNEL EXPENSE	\$ 169,600	\$ 169,600	\$ 169,600	\$ 106,723	\$ 167,600	\$ 174,800	\$ 176,000	\$ 8,400	
OPERATING EXPENSE										
200	CONTRACT SERVICES-NETWORK MAINTENANCE (LGDC)	\$ 26,000	\$ 26,000	\$ 26,000	\$ 26,100	\$ 26,100	\$ 26,000	\$ 26,000	\$ (100)	
211	POSTAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
228	GIS & GPS	\$ 15,000	\$ 15,000	\$ 15,000	\$ 2,650	\$ 10,000	\$ 5,000	\$ 5,000	\$ (5,000)	Reduced to \$5,000
231	PUBLICATION OF FORMAL & LEGAL NOTICE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
235	MEMBERSHIPS, REGISTRATION FEES	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ 200	\$ 200	\$ 200	
241	ELECTRICITY	\$ -	\$ -	\$ -	\$ 206	\$ 800	\$ 3,600	\$ 3,600	\$ 2,800	Revised estimate
244	NATURAL GAS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	Added line item
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 7,500	\$ 7,500	\$ 7,500	\$ 2,474	\$ 2,500	\$ 72,000	\$ 72,000	\$ 69,500	IT & CPWS Hub swap from City Hall

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
246	CELL PHONES	\$ 3,100	\$ 3,100	\$ 3,100	\$ 3,195	\$ 3,800	\$ 4,500	\$ 4,500	\$ 700	
248	MS4 STORMWATER FEES	\$ -	\$ -	\$ -	\$ 24	\$ 100	\$ 300	\$ 300	\$ 200	Revised estimate
251	MEDICAL, DENTAL, VETERINARY	\$ -	\$ -	\$ -	\$ 104	\$ 100	\$ -	\$ -	\$ (100)	
254	EMPLOYEE SCREENING, RANDOM DRUG TESTS, ETC.	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ 1,000	\$ 2,500	\$ 2,500	\$ 1,500	
255	DATA PROCESSING SERVICE-LG/TYLER	\$ 80,000	\$ 80,000	\$ 110,000	\$ 100,619	\$ 110,000	\$ 80,000	\$ 80,000	\$ (30,000)	
260	REPAIR AND MAINTENANCE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 605	\$ 1,000	\$ 1,000	\$ 32,000	\$ 31,000	Roof, HVAC, Elec repairs per phone bids
261	REPAIR AND MAINTENANCE VEHICLE	\$ 2,000	\$ 2,000	\$ 2,000	\$ 334	\$ 1,500	\$ 2,000	\$ 2,000	\$ 500	
280	TRAVEL	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 500	\$ 500	\$ 500	
284	MEALS AND ENTERTAINMENT	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ 200	\$ 200	\$ 200	
310	COMPUTER SUPPLIES	\$ 20,000	\$ 20,000	\$ 20,000	\$ 10,517	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	
313	COMPUTER SOFTWARE	\$ 35,000	\$ 35,000	\$ 35,000	\$ 26,981	\$ 35,000	\$ 35,000	\$ 35,000	\$ -	
314	COMPUTER HARDWARE & SERVER	\$ 55,000	\$ 55,000	\$ 55,000	\$ 41,258	\$ 55,000	\$ 55,000	\$ 55,000	\$ -	
320	OFFICE SUPPLIES	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,205	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
326	CLOTHING & UNIFORMS	\$ 300	\$ 300	\$ 300	\$ -	\$ -	\$ 300	\$ 300	\$ 300	
331	GAS, OIL, DIESEL FUEL, GREASE, ETC.	\$ 2,000	\$ 2,000	\$ 2,000	\$ 748	\$ 1,500	\$ 2,000	\$ 2,000	\$ 500	
510	TML INSURANCE COVERAGE	\$ 1,900	\$ 1,900	\$ 1,900	\$ 2,114	\$ 2,200	\$ 2,200	\$ 2,200	\$ -	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
790	MISCELLANEOUS	\$ 3,500	\$ 3,500	\$ 3,500	\$ 2,149	\$ 2,500	\$ 3,500	\$ 3,500	\$ 1,000	
	TOTAL OPERATING EXPENSE	\$ 258,700	\$ 258,700	\$ 288,700	\$ 221,283	\$ 276,100	\$ 319,800	\$ 350,800	\$ 74,700	
	CAPITAL OUTLAY									
940	COMPUTER SYSTEMS & 2 SERVERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
941	VEHICLE(S)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	Chevy City express cargo van (1)....(2) Requested
947	LIDAR ELEVATION / CONTOUR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
948	PICTOMETRY	\$ 20,000	\$ 20,000	\$ 20,000	\$ 17,849	\$ 17,900	\$ -	\$ -	\$ (17,900)	
	TOTAL CAPITAL OUTLAY	\$ 20,000	\$ 20,000	\$ 20,000	\$ 17,849	\$ 17,900	\$ -	\$ 25,000	\$ 7,100	
	TOTAL INFORMATION MANAGEMENT SYSTEM	\$ 448,300	\$ 448,300	\$ 478,300	\$ 345,855	\$ 461,600	\$ 494,600	\$ 551,800	\$ 90,200	
	41800 - CITY HALL - BUILDING									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 57,100	\$ 57,100	\$ 57,100	\$ 41,893	\$ 57,100	\$ 57,100	\$ 58,200	\$ 1,100	
112	SALARIES - OVERTIME	\$ 300	\$ 300	\$ 300	\$ -	\$ -	\$ 300	\$ 300	\$ 300	
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
134	CHRISTMAS BONUS	\$ 300	\$ 300	\$ 300	\$ -	\$ 300	\$ 400	\$ 400	\$ 100	
141	PAYROLL TAX	\$ 4,400	\$ 4,400	\$ 4,400	\$ 3,177	\$ 4,400	\$ 4,400	\$ 4,500	\$ 100	
142	HEALTH INSURANCE	\$ 12,900	\$ 12,900	\$ 12,900	\$ 9,630	\$ 12,900	\$ 13,100	\$ 14,055	\$ 1,155	
143	RETIREMENT	\$ 3,200	\$ 3,200	\$ 3,200	\$ 2,271	\$ 3,200	\$ 3,200	\$ 3,200	\$ -	
144	RETIREMENT - ACTUARIAL DEFICIT (.80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	
147	UNEMPLOYMENT INSURANCE	\$ 200	\$ 200	\$ 200	\$ 105	\$ 200	\$ 200	\$ 200	\$ -	
	TOTAL PERSONNEL EXPENSE	\$ 78,400	\$ 78,400	\$ 78,400	\$ 57,077	\$ 78,100	\$ 78,700	\$ 81,355	\$ 3,255	
	OPERATING EXPENSE									
200	CONTRACTUAL SERVICES	\$ 3,000	\$ 3,000	\$ 3,000	\$ 567	\$ 300	\$ 3,000	\$ 3,000	\$ 2,700	
241	ELECTRIC	\$ 25,000	\$ 25,000	\$ 25,000	\$ 16,520	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	
244	NATURAL GAS	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,068	\$ 2,000	\$ 3,000	\$ 3,000	\$ 1,000	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 70,000	\$ 70,000	\$ 75,000	\$ 67,621	\$ 75,000	\$ 30,000	\$ 30,000	\$ (45,000)	IT & CPWS Hub swap from City Hall
246	CELL PHONES	\$ 900	\$ 900	\$ 900	\$ 1,138	\$ 1,200	\$ 900	\$ 900	\$ (300)	
248	MS4 - STORMWATER FEE	\$ 1,100	\$ 1,100	\$ 1,100	\$ 541	\$ 1,100	\$ 1,100	\$ 1,100	\$ -	
260	MODIFIED REMODELING AT CITY HALL	\$ 35,000	\$ 35,000	\$ 35,000	\$ 560	\$ 5,000	\$ 35,000	\$ 35,000	\$ 30,000	
262	REPAIR & MAINT. - MACHINERY & EQUIP., H/C	\$ 2,000	\$ 2,000	\$ 2,000	\$ 656	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
265	REPAIR & MAINT. GROUNDS	\$ 5,000	\$ 5,000	\$ 5,000	\$ 3,303	\$ 4,000	\$ 5,000	\$ 5,000	\$ 1,000	
266	REPAIR & MAINT. BUILDINGS	\$ 30,000	\$ 30,000	\$ 30,000	\$ 19,828	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	
266	TRAINING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 300	\$ 300	Safety Training (each year for 3 years)
320	OPERATING SUPPLIES	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,359	\$ 1,500	\$ 1,000	\$ 1,000	\$ (500)	
324	JANITORIAL SUPPLIES	\$ 8,000	\$ 8,000	\$ 8,000	\$ 3,447	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	
326	CLOTHING & UNIFORMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
510	TML INSURANCE COVERAGE	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,810	\$ 2,800	\$ 2,800	\$ 2,800	\$ -	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
790	MISCELLANEOUS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 731	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
	TOTAL OPERATING EXPENSE	\$ 187,800	\$ 187,800	\$ 192,800	\$ 120,150	\$ 158,900	\$ 148,100	\$ 148,100	\$ (10,800)	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
CAPITAL OUTLAY										
900	CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 784,000	\$ 784,000	City Hall construction - 70% Debt, 15% W/S, 15% AFT
949	HOLIDAY DECORATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	TOTAL CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 784,000	\$ 784,000	
	TOTAL CITY HALL - BUILDING EXPENDITURES	\$ 266,200	\$ 266,200	\$ 271,200	\$ 177,226	\$ 237,000	\$ 226,800	\$ 1,013,455	\$ 776,455	
	TOTAL GENERAL GOVERNMENT EXPENDITURES	\$ 2,350,650	\$ 2,357,000	\$ 2,601,600	\$ 1,796,457	\$ 2,481,900	\$ 2,319,050	\$ 3,363,905	\$ 882,005	
42100 - POLICE DEPARTMENT										
PERSONNEL EXPENSE										
110	SALARIES	\$ 2,126,600	\$ 2,126,600	\$ 2,126,600	\$ 1,526,492	\$ 2,126,600	\$ 2,121,400	\$ 2,363,700	\$ 237,100	Includes 4 new officers
112	SALARIES - OVERTIME	\$ 35,000	\$ 35,000	\$ 35,000	\$ 20,967	\$ 35,000	\$ 45,000	\$ 45,000	\$ 10,000	
114	STOP GRANT SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
134	CHRISTMAS BONUS	\$ 9,200	\$ 9,200	\$ 9,200	\$ -	\$ 9,200	\$ 9,000	\$ 9,400	\$ 200	
141	PAYROLL TAX	\$ 165,600	\$ 165,600	\$ 165,600	\$ 113,631	\$ 165,600	\$ 164,600	\$ 180,900	\$ 15,300	
142	HEALTH INSURANCE	\$ 867,700	\$ 867,700	\$ 867,700	\$ 551,575	\$ 850,000	\$ 872,900	\$ 1,007,900	\$ 157,900	
143	RETIREMENT	\$ 117,500	\$ 117,500	\$ 117,500	\$ 83,390	\$ 117,500	\$ 116,800	\$ 153,100	\$ 35,600	
144	RETIREMENT - ACTUARIAL DEFICIT (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500	\$ 22,500	
147	UNEMPLOYMENT INSURANCE	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,883	\$ 3,600	\$ 3,900	\$ 3,900	\$ 300	
	TOTAL PERSONNEL EXPENSE	\$ 3,325,200	\$ 3,325,200	\$ 3,325,200	\$ 2,299,937	\$ 3,307,500	\$ 3,333,600	\$ 3,786,400	\$ 478,900	
OPERATING EXPENSE										
200	CONTRACTUAL SERVICES	\$ 45,000	\$ 45,000	\$ 45,000	\$ 46,460	\$ 47,000	\$ 62,700	\$ 62,700	\$ 15,700	Tyler \$42,400
211	POSTAGE	\$ 700	\$ 700	\$ 700	\$ 236	\$ 500	\$ 700	\$ 700	\$ 200	
216	CABLE SERVICES	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,446	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
217	VEHICLE TOW SERVICE	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,970	\$ 2,500	\$ 3,000	\$ 3,000	\$ 500	
220	PRINTING, DUPLICATION, ETC. (Ticket Books, Forms)	\$ 4,000	\$ 4,000	\$ 4,000	\$ 3,167	\$ 4,000	\$ 6,000	\$ 6,000	\$ 2,000	
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
231	LEGAL NOTICES	\$ 500	\$ 500	\$ 500	\$ 50	\$ 300	\$ 500	\$ 500	\$ 200	
234	TAX, LAW, & OTHER SUBSCRIPTIONS	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,520	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
235	MEMBERSHIP, DUES, AND FEES	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,269	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
236	PUBLIC RELATIONS PROGRAM (COPS)	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,475	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
237	PROFESSIONAL STANDARDS/ACCREDITATIONS	\$ 7,500	\$ 7,500	\$ 7,500	\$ 1,020	\$ 7,500	\$ 7,500	\$ 7,500	\$ -	
241	ELECTRICITY	\$ 15,500	\$ 15,500	\$ 15,500	\$ 10,232	\$ 15,500	\$ 15,500	\$ 15,500	\$ -	
242	WATER	\$ -	\$ -	\$ -	\$ 575	\$ 600	\$ -	\$ -	\$ (600)	
243	SEWER	\$ -	\$ -	\$ -	\$ 575	\$ 600	\$ -	\$ -	\$ (600)	
244	NATURAL GAS	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,203	\$ 1,500	\$ 3,000	\$ 3,000	\$ 1,500	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 21,000	\$ 21,000	\$ 25,000	\$ 20,762	\$ 25,000	\$ 11,000	\$ 11,000	\$ (14,000)	
246	CELL PHONES	\$ 42,000	\$ 42,000	\$ 42,000	\$ 20,643	\$ 30,000	\$ 42,000	\$ 42,000	\$ 12,000	
248	STORMWATER FEE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,477	\$ 1,500	\$ 1,000	\$ 1,000	\$ (500)	
251	EMPLOYEE SCREENING & RANDOM DRUG TESTS	\$ 6,000	\$ 6,000	\$ 6,000	\$ 4,700	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	
259	OTHER PROFESSIONAL SERVICES (SEC. CAMERA / ALARM)	\$ 500	\$ 500	\$ 500	\$ 150	\$ -	\$ 500	\$ 500	\$ 500	
260	REPAIR & MAINTENANCE OFFICE EQUIPMENT	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ 3,000	\$ 3,000	
261	VEHICLE REPAIR AND MAINTENANCE	\$ 50,000	\$ 50,000	\$ 50,000	\$ 38,979	\$ 50,000	\$ 60,000	\$ 60,000	\$ 10,000	
262	REPAIR & MAINTENANCE - RADAR- VIDEO-RADIO	\$ 14,000	\$ 14,000	\$ 14,000	\$ 5,913	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	
267	REPAIR & MAINTENANCE - BLDG MAINT	\$ 5,000	\$ 5,000	\$ 5,000	\$ 1,940	\$ 5,000	\$ 10,000	\$ 10,000	\$ 5,000	
268	TRAFFIC BARRICADES & CONES	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,495	\$ 1,500	\$ 3,000	\$ 3,000	\$ 1,500	
269	REPAIR & MAINTENANCE - OTHER	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	
270	SEX OFFENDER EXPENSES	\$ 100	\$ 100	\$ 100	\$ -	\$ 300	\$ 1,200	\$ 1,200	\$ 900	
274	POLICE ACADEMY (\$3,000 per student)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	Cost for 5 to attend Police Academy
280	TRAINING: REGISTRATIONS	\$ 14,000	\$ 14,000	\$ 14,000	\$ 10,502	\$ 14,000	\$ 17,500	\$ 17,500	\$ 3,500	Includes \$1K Gov Highway Safety Grant
283	TRAVEL	\$ 9,000	\$ 9,000	\$ 10,000	\$ 7,368	\$ 10,000	\$ 9,000	\$ 9,000	\$ (1,000)	Includes \$1K Gov Highway Safety Grant
284	MEALS AND ENTERTAINMENT	\$ 1,000	\$ 1,000	\$ 1,000	\$ 597	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
292	STOP GRANT TRAINING & EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
310	OFFICE SUPPLIES	\$ 15,000	\$ 15,000	\$ 15,000	\$ 8,743	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	
314	COMPUTER HARDWARE	\$ 15,000	\$ 15,000	\$ 15,000	\$ 4,251	\$ 15,000	\$ 15,000	\$ 48,000	\$ 33,000	Includes \$32k for video servers
315	MOBILE DATA TERMINALS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 1,902	\$ 2,000	\$ -	\$ -	\$ (2,000)	See also line item 939
316	RADIOS	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429		BUDGET
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
320	TRAINING SUPPLIES	\$ 1,000	\$ 1,000	\$ 1,000	\$ 482	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
321	FIREARMS / WEAPONS / SUPPLIES (INCLUDES LINE 327)	\$ 30,000	\$ 30,000	\$ 30,000	\$ 23,783	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	
322	SAFETY SUPPLIES	\$ 1,000	\$ 1,000	\$ 1,000	\$ 610	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
325	EVIDENCE SUPPLIES (+ anticipated fees to State)	\$ 7,500	\$ 7,500	\$ 7,500	\$ 4,716	\$ 7,500	\$ 7,500	\$ 7,500	\$ -	
326	UNIFORMS & CLOTHING	\$ 41,000	\$ 41,000	\$ 41,000	\$ 13,759	\$ 25,000	\$ 41,000	\$ 45,000	\$ 20,000	
327	SPECIALIZED UNITS (SRT, TRAFFIC AND CIRT)	\$ 31,500	\$ 31,500	\$ 44,500	\$ 7,548	\$ 44,500	\$ 31,500	\$ 31,500	\$ (13,000)	Includes \$13k from Gov Highway Safety Grant
328	OTHER OPERATING SUPPLIES	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	
329	CANINE SUPPLIES (2 DOGS)	\$ 10,000	\$ 10,000	\$ 10,000	\$ 2,969	\$ 5,000	\$ 10,000	\$ 10,000	\$ 5,000	
331	FUEL, OIL, ETC.	\$ 140,000	\$ 140,000	\$ 140,000	\$ 59,620	\$ 100,000	\$ 120,000	\$ 120,000	\$ 20,000	
334	TIRES, TUBES, ETC.	\$ 14,000	\$ 14,000	\$ 14,000	\$ 10,986	\$ 14,000	\$ 15,000	\$ 17,000	\$ 3,000	
510	TML INSURANCE COVERAGE	\$ 137,000	\$ 137,000	\$ 137,000	\$ 136,916	\$ 137,000	\$ 137,300	\$ 137,300	\$ 300	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ 2,210	\$ 2,500	\$ -	\$ -	\$ (2,500)	
531	RYDER BUILDING LEASE	\$ 54,000	\$ 54,000	\$ 54,000	\$ 45,000	\$ 54,000	\$ 54,000	\$ 54,000	\$ -	
534	PROPERTY TAXES ASSOCIATED WITH BLDG LEASE	\$ 6,200	\$ 6,200	\$ 6,200	\$ 4,437	\$ 6,200	\$ 6,200	\$ 6,200	\$ -	
570	SEX OFFENDER REGISTRY EXPENSE	\$ 200	\$ 200	\$ 200	\$ 300	\$ 300	\$ 200	\$ 200	\$ (100)	
621	LEASE PAYMENT HARLEY DAVIDSON (OLD PRINCIPAL PAY SLEUTH)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100	\$ 3,100	\$ 3,100	
622	PRINCIPAL PAYMENT 2013 VEHICLES	\$ 95,300	\$ 95,300	\$ 95,300	\$ 94,472	\$ 95,300	\$ 95,300	\$ 95,300	\$ -	
623	PRINCIPAL PAYMENT FY 2016 VEHICLES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
633	INTEREST PAYMENT FY 2016 VEHICLES	\$ 5,900	\$ 5,900	\$ -	\$ -	\$ -	\$ 5,900	\$ 5,900	\$ 5,900	
641	INTEREST PAYMENT SLEUTH	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
642	INTEREST PAYMENT 2013 VEHICLES	\$ 5,400	\$ 5,400	\$ 5,400	\$ 6,113	\$ 6,200	\$ 6,900	\$ 6,900	\$ 700	
691	BANK SERVICE CHARGES	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 500	\$ 500	\$ 500	
700	COMMUNITY SERVICES	\$ 5,000	\$ 5,000	\$ 5,000	\$ 759	\$ 2,500	\$ 5,000	\$ 5,000	\$ 2,500	
720	GRANTS & DONATIONS TO OTHER INSTITUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
790	MISCELLANEOUS	\$ 2,000	\$ 2,000	\$ 2,000	\$ 409	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
	TOTAL OPERATING EXPENSE	\$ 918,800	\$ 918,800	\$ 925,900	\$ 616,711	\$ 812,300	\$ 921,500	\$ 961,500	\$ 149,200	
	CAPITAL OUTLAY									
900	CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
933	ELECTRONIC MESSAGE BOARDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	
939	RADIO TRUNKING GATEWAY	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ (25,000)	
941	VEHICLE(S)- OPERATING	\$ 405,000	\$ 405,000	\$ 405,000	\$ 391,913	\$ 405,000	\$ 232,500	\$ 418,500	\$ 13,500	S - Rotation + 4 - new officers
942	MOBILE DATA TERMINALS / RADIOS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 60,000	
945	TYLER CAD SYSTEM	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ (200,000)	
946	CAMERA SYSTEM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	TOTAL CAPITAL OUTLAY	\$ 630,000	\$ 630,000	\$ 630,000	\$ 391,913	\$ 630,000	\$ 292,500	\$ 493,500	\$ (136,500)	
	POLICE EXPENDITURES	\$ 4,874,000	\$ 4,874,000	\$ 4,881,100	\$ 3,308,562	\$ 4,749,800	\$ 4,547,600	\$ 5,241,400	\$ 491,600	
	42170 - POLICE DEPARTMENT - STOP GRANT FY 2016 - 2017									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 37,700	\$ 37,700	\$ 37,700	\$ 25,586	\$ 27,700	\$ 30,000	\$ 30,000	\$ 2,300	
141	BENEFITS & PAYROLL TAXES	\$ -	\$ -	\$ -	\$ 10,209	\$ 10,000	\$ -	\$ -	\$ (10,000)	
	TOTAL PERSONNEL EXPENSE	\$ 37,700	\$ 37,700	\$ 37,700	\$ 35,796	\$ 37,700	\$ 30,000	\$ 30,000	\$ (7,700)	
	OPERATING EXPENSE									
211	POSTAGE & SHIPPING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
220	PRINTING & PUBLICATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
260	EQUIPMENT RENTAL & MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
280	TRAVEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
292	STOP GRANT TRAINING & EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
310	SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	TOTAL OPERATING EXPENSE	\$ -								
	CAPITAL OUTLAY									
900	CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	TOTAL CAPITAL OUTLAY	\$ -								
	TOTAL POLICE STOP GRANT #1 EXPENDITURES	\$ 37,700	\$ 37,700	\$ 37,700	\$ 35,796	\$ 37,700	\$ 30,000	\$ 30,000	\$ (7,700)	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
	GRAND TOTAL POLICE EXPENDITURES	\$ 4,911,700	\$ 4,911,700	\$ 4,918,800	\$ 3,344,357	\$ 4,787,500	\$ 4,577,600	\$ 5,271,400	\$ 483,900	
	42165 - DISPATCH									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 384,500	\$ 384,500	\$ 384,500	\$ 255,562	\$ 350,000	\$ 406,000	\$ 414,200	\$ 64,200	Additional supervisory position (Requested not Funded)
112	SALARIES - OVERTIME	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 24,114	\$ 30,000	\$ 15,000	\$ 15,000	(15,000)
114	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
134	CHRISTMAS BONUS	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ 1,400	\$ 1,400	\$ 1,300	\$ (100)	
141	PAYROLL TAX	\$ 29,500	\$ 29,500	\$ 29,500	\$ 20,775	\$ 29,500	\$ 31,100	\$ 31,700	\$ 2,200	
142	HEALTH INSURANCE	\$ 166,000	\$ 166,000	\$ 125,000	\$ 87,088	\$ 125,000	\$ 147,900	\$ 152,500	\$ 27,500	
143	RETIREMENT	\$ 21,000	\$ 21,000	\$ 21,000	\$ 14,975	\$ 21,000	\$ 21,600	\$ 22,100	\$ 1,100	
144	RETIREMENT - ACTUARIAL DEFICIT (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300	\$ 3,300	
147	UNEMPLOYMENT INSURANCE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 889	\$ 1,000	\$ 900	\$ 900	\$ (100)	
	TOTAL PERSONNEL EXPENSE	\$ 618,400	\$ 618,400	\$ 577,400	\$ 403,402	\$ 557,900	\$ 623,900	\$ 641,000	\$ 83,100	
	OPERATING EXPENSE									
200	CONTRACTUAL SERVICES	\$ 15,000	\$ 15,000	\$ 15,000	\$ 9,722	\$ 15,000	\$ 36,200	\$ 48,400	\$ 33,400	Comm Svcs \$12,200 (opt) ; Contractual Svcs \$15,000
211	POSTAGE - OUTGOING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Tyler \$21,200
220	PRINTING, DUPLICATION, ETC. (Ticket Books, Forms)	\$ 1,000	\$ 1,000	\$ 1,000	\$ 462	\$ 500	\$ 1,000	\$ 1,000	\$ 500	
235	MEMBERSHIP, DUES, AND FEES	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	
237	PROFESSIONAL STANDARDS/ACCREDITATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
241	ELECTRIC	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,518	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 25,000	\$ 25,000	\$ 25,000	\$ 20,118	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	
246	CELL PHONES	\$ 1,500	\$ 1,500	\$ 1,500	\$ 906	\$ 1,500	\$ 2,000	\$ 2,000	\$ 500	
251	EMPLOYEE SCREENINGS, RANDOM DRUG TESTS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 484	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
258	CAMERA / TV / RECORDING EQUIP / RADIOS	\$ 7,500	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -	
260	REPAIR & MAINTENANCE OFFICE EQUIPMENT	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 500	\$ 1,500	\$ 1,500	\$ 1,000	
261	VEHICLE REPAIR AND MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
262	REPAIR & MAINTENANCE- RADAR- VIDEO	\$ 5,000	\$ 5,000	\$ 5,000	\$ 3,240	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
267	REPAIR & MAINTENANCE - BLDG MAINT	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,543	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
269	REPAIR & MAINTENANCE - OTHER	\$ 500	\$ 500	\$ 500	\$ 136	\$ 500	\$ 500	\$ 500	\$ -	
280	TRAINING	\$ 6,000	\$ 6,000	\$ 6,000	\$ 1,130	\$ 3,000	\$ 6,000	\$ 6,000	\$ 3,000	
283	TRAVEL	\$ 5,500	\$ 5,500	\$ 5,500	\$ 1,633	\$ 3,000	\$ 5,500	\$ 5,500	\$ 2,500	
284	MEALS AND ENTERTAINMENT	\$ 1,000	\$ 1,000	\$ 1,000	\$ 300	\$ 500	\$ 1,000	\$ 1,000	\$ 500	
310	OFFICE SUPPLIES	\$ 6,000	\$ 6,000	\$ 6,000	\$ 2,215	\$ 3,000	\$ 6,000	\$ 6,000	\$ 3,000	
320	TRAINING SUPPLIES	\$ 1,500	\$ 1,500	\$ 1,500	\$ 590	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
326	UNIFORMS & CLOTHING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
328	OTHER OPERATING SUPPLIES	\$ 6,600	\$ 6,600	\$ 6,600	\$ -	\$ 2,000	\$ 6,600	\$ 6,600	\$ 4,600	
331	FUEL, OIL, ETC.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3000	\$ 3000	Equinox - not being funded
334	TIRES, TUBES, ETC.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1000	\$ 1000	
510	TML INSURANCE COVERAGE	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,863	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
621	PRINCIPAL ON NEX GEN LEASE	\$ 39,400	\$ 39,400	\$ 39,400	\$ 19,700	\$ 39,400	\$ 40,000	\$ 40,000	\$ 600	
622	PRINCIPAL ON CONSOLES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
641	INTEREST ON NEX GEN LEASE	\$ 2,400	\$ 2,400	\$ 2,400	\$ 1,200	\$ 2,400	\$ 3,500	\$ 3,500	\$ 1,100	
642	INTEREST ON CONSOLES	\$ 6,800	\$ 6,800	\$ 6,800	\$ -	\$ -	\$ 6,800	\$ 6,800	\$ 6,800	
790	MISCELLANEOUS	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
	TOTAL OPERATING EXPENSE	\$ 141,000	\$ 141,000	\$ 141,000	\$ 66,761	\$ 119,400	\$ 164,700	\$ 176,900	\$ 57,500	
	CAPITAL OUTLAY									
900	NEXT GENERATION 9-1-1 SYSTEM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
901	UPGRADES RADIOS / WORKSTATION CONSOLES	\$ 168,000	\$ 168,000	\$ 168,000	\$ 142,368	\$ 143,000	\$ -	\$ -	\$ -	
905	FURNITURE	\$ 3,600	\$ 3,600	\$ 3,600	\$ -	\$ -	\$ 3,600	\$ 3,600	\$ 3,600	
941	VEHICLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25000	\$ 25000	Equinox (Removed from calculation)
945	COMMUNICATION EQUIPMENT	\$ 305,000	\$ 305,000	\$ 305,000	\$ -	\$ 305,000	\$ -	\$ -	\$ -	
	TOTAL CAPITAL OUTLAY	\$ 476,600	\$ 476,600	\$ 476,600	\$ 142,368	\$ 448,000	\$ 3,600	\$ 3,600	\$ 3,600	
	TOTAL DISPATCH EXPENDITURES	\$ 1,236,000	\$ 1,236,000	\$ 1,195,000	\$ 612,531	\$ 1,125,300	\$ 792,200	\$ 821,500	\$ 815,700	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
42200 - FIRE DEPARTMENT										
PERSONNEL EXPENSE										
110	SALARIES	\$ 2,341,000	\$ 2,341,000	\$ 2,275,000	\$ 1,644,151	\$ 2,275,000	\$ 2,274,300	\$ 2,459,900	\$ 184,900	3 new firemen + 1 per BOMA and BFAC
112	SALARIES - OVERTIME	\$ 30,000	\$ 30,000	\$ 63,000	\$ 44,632	\$ 63,000	\$ 30,000	\$ 30,000	\$ (33,000)	
114	SALARIES - PART TIME	\$ 17,000	\$ 17,000	\$ -	\$ -	\$ -	\$ 8,200	\$ 8,400	\$ 8,400	
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
134	CHRISTMAS BONUS	\$ 9,900	\$ 9,900	\$ 9,900	\$ -	\$ 9,900	\$ 9,900	\$ 10,500	\$ 600	
141	PAYROLL TAX	\$ 179,500	\$ 179,500	\$ 179,500	\$ 125,177	\$ 179,500	\$ 174,000	\$ 188,100	\$ 8,600	
142	HEALTH INSURANCE	\$ 813,000	\$ 813,000	\$ 813,000	\$ 529,519	\$ 813,000	\$ 781,200	\$ 904,600	\$ 91,600	
143	RETIREMENT	\$ 127,800	\$ 127,800	\$ 127,800	\$ 89,898	\$ 125,000	\$ 124,200	\$ 133,900	\$ 8,900	
144	RETIREMENT - ACTUARIAL DEFICIT (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,700	\$ 19,700	
147	UNEMPLOYMENT INSURANCE	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,768	\$ 3,800	\$ 3,900	\$ 4,200	\$ 400	
	TOTAL PERSONNEL EXPENSE	\$ 3,522,000	\$ 3,522,000	\$ 3,472,000	\$ 2,437,145	\$ 3,469,200	\$ 3,405,700	\$ 3,759,300	\$ 290,100	
OPERATING EXPENSE										
200	CONTRACT SERVICES	\$ 34,000	\$ 34,000	\$ 34,000	\$ 7,514	\$ 34,000	\$ 37,600	\$ 37,600	\$ 3,600	Tyler \$3,600 annually
211	POSTAGE, BOX RENT, ETC	\$ 100	\$ 100	\$ 100	\$ 36	\$ 100	\$ 100	\$ 100	\$ -	
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
235	MEMBERSHIP AND DUES	\$ 5,000	\$ 5,000	\$ 5,000	\$ 1,781	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
236	PUBLIC RELATIONS	\$ 10,000	\$ 10,000	\$ 10,000	\$ 5,708	\$ 10,000	\$ 8,000	\$ 8,000	\$ (2,000)	
241	ELECTRIC	\$ 30,000	\$ 30,000	\$ 30,000	\$ 16,592	\$ 28,000	\$ 30,000	\$ 30,000	\$ 2,000	
244	NATURAL GAS	\$ 13,000	\$ 13,000	\$ 13,000	\$ 4,882	\$ 7,500	\$ 13,000	\$ 13,000	\$ 5,500	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 43,800	\$ 43,800	\$ 43,800	\$ 40,518	\$ 43,800	\$ 33,000	\$ 33,000	\$ (10,800)	
246	CELL PHONES	\$ 6,000	\$ 6,000	\$ 6,000	\$ 4,957	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	
248	MS4 - STORMWATER FEE	\$ 800	\$ 800	\$ 800	\$ 316	\$ 800	\$ 800	\$ 800	\$ -	
254	ENGINEERING	\$ 10,000	\$ 10,000	\$ 20,000	\$ 16,547	\$ 20,000	\$ 10,000	\$ 10,000	\$ (10,000)	
261	VEHICLE REPAIR/MAINTENANCE	\$ 60,000	\$ 60,000	\$ 60,000	\$ 42,743	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	
262	EQUIPMENT REPAIR/MAINTENANCE	\$ 10,000	\$ 10,000	\$ 10,000	\$ 9,024	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
265	REPAIR & MAINT. - GROUNDS/BUILDING (Old & New Fire Hall)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 28,391	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	Dropped proposed by 15k
280	TRAINING	\$ 50,000	\$ 50,000	\$ 50,000	\$ 38,526	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	
283	TRAVEL	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,555	\$ 10,000	\$ 9,000	\$ 9,000	\$ (1,000)	
284	MEALS AND ENTERTAINMENT	\$ 700	\$ 700	\$ 700	\$ 707	\$ 700	\$ 700	\$ 700	\$ -	
291	PHYSICALS	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,719	\$ 4,500	\$ 5,500	\$ 5,500	\$ 1,000	
310	OFFICE SUPPLIES AND MATERIALS	\$ 3,000	\$ 3,000	\$ 3,000	\$ 2,466	\$ 2,500	\$ 3,000	\$ 3,000	\$ 500	
320	OTHER SUPPLIES (Firefighters Equip./Supplies) MOVED TO 345	\$ 75,500	\$ 75,500	\$ 75,500	\$ 57,975	\$ 75,500	\$ 76,000	\$ 76,000	\$ 500	Moved to 345
322	AED & MEDICAL SUPPLIES	\$ 3,000	\$ 3,000	\$ 3,000	\$ 464	\$ 1,000	\$ 5,000	\$ 5,000	\$ 4,000	
326	CLOTHING & UNIFORMS	\$ 46,000	\$ 46,000	\$ 46,000	\$ 33,167	\$ 46,000	\$ 46,000	\$ 87,000	\$ 41,000	All uniform expense plus new TOG for 3 FF, & 10 replacements
331	GAS, OIL, & DIESEL	\$ 22,000	\$ 22,000	\$ 22,000	\$ 10,951	\$ 18,000	\$ 22,000	\$ 22,000	\$ 4,000	
345	FIRE FIGHTING TOOLS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 24,065	\$ 25,000	\$ 25,000	\$ 97,500	\$ 72,500	\$27.5k gas detection equip / \$45k Engine 3 equip (\$95 Reques
510	TML INSURANCE COVERAGE	\$ 90,000	\$ 90,000	\$ 97,700	\$ 97,686	\$ 97,700	\$ 97,700	\$ 97,700	\$ -	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ 412	\$ 500	\$ -	\$ -	\$ (500)	
611	LEASE PMT LADDER TRUCK - PRINCIPAL (LAST PYMT JAN 2017)	\$ 95,200	\$ 95,200	\$ 95,200	\$ 95,173	\$ 95,200	\$ 100,200	\$ 100,200	\$ 5,000	
621	LEASE PMT PIERCE TRUCK - PRINCIPAL (LAST PYMT 3rd QTR 2016)	\$ 44,400	\$ 44,400	\$ 44,400	\$ 43,386	\$ 44,400	\$ 44,300	\$ 44,300	\$ (100)	
622	LEASE PMT RESCUE - PRINCIPAL	\$ 94,700	\$ 94,700	\$ 94,700	\$ 93,854	\$ 93,900	\$ 94,700	\$ 94,700	\$ 800	
623	PMT FIRE STATION # 2 - PRINCIPAL	\$ 75,000	\$ 75,000	\$ 75,000	\$ 74,900	\$ 74,900	\$ 75,000	\$ 75,000	\$ 100	
632	LEASE PMT LADDER TRUCK - INTEREST	\$ 10,300	\$ 10,300	\$ 10,300	\$ 10,256	\$ 10,300	\$ 5,300	\$ 5,300	\$ (5,000)	
641	LEASE PMT PIERCE TRUCK - INTEREST	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	
642	LEASE PMT RESCUE - INTEREST	\$ 5,300	\$ 5,300	\$ 5,300	\$ 7,930	\$ 8,000	\$ 5,300	\$ 5,300	\$ (2,700)	
643	PMT FIRE STATION # 2 - INTEREST	\$ 60,100	\$ 60,100	\$ 60,100	\$ 56,476	\$ 56,500	\$ 60,100	\$ 60,100	\$ 3,600	
790	MISCELLANEOUS	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	
	TOTAL OPERATING EXPENSE	\$ 988,800	\$ 988,800	\$ 1,066,500	\$ 839,678	\$ 989,800	\$ 991,800	\$ 1,105,300	\$ 115,500	
CAPITAL OUTLAY										
900	FIRE STATION # 2 OUT BLDG	\$ -	\$ -	\$ 110,000	\$ 104,523	\$ 110,000	\$ -	\$ -	\$ (110,000)	
911	SITE ACQUISITION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
922	FIRE STATION # 3 REMODELING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	EMERGENCY RESPONSE TRAILER AND SUPPLIES							\$ 20,000	\$ 20,000	Per BFAC and BOMA
941	VEHICLE(S) (NON-FIRE APPARATUS) - OPERATING	\$ 51,000	\$ 51,000	\$ 51,000	\$ 47,585	\$ 47,600	\$ -	\$ 35,000	\$ (12,600)	Replace Impala & 1/2 ton with 2 1/2ton trucks @ \$35k each with equipment (Only ONE Funded)
943	VEHICLE(S) FIRE APPARATUS- OPERATING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429		BUDGET
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
	TOTAL CAPITAL OUTLAY	\$ 51,000	\$ 51,000	\$ 161,000	\$ 152,109	\$ 157,600	\$ -	\$ 55,000	\$ (102,600)	
	TOTAL FIRE DEPARTMENT EXPENDITURES	\$ 4,561,800	\$ 4,561,800	\$ 4,639,500	\$ 3,428,932	\$ 4,616,600	\$ 4,397,500	\$ 4,919,600	\$ 303,000	
	42420 - BUILDING & PLANNING DEPARTMENT - FORMERLY									
	41710 - PLANNING AND ZONING (NEW TITLE & DEPT NUMBER)									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 365,400	\$ 365,400	\$ 365,400	\$ 268,850	\$ 365,400	\$ 109,300	\$ 149,900	\$ (215,500)	1 additional planner
112	SALARIES - OVERTIME	\$ 1,000	\$ 1,000	\$ 1,000	\$ 371	\$ 1,000	\$ 500	\$ 500	\$ (500)	
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
134	CHRISTMAS BONUS	\$ 1,300	\$ 1,300	\$ 1,300	\$ -	\$ 1,300	\$ 200	\$ 300	\$ (1,000)	
141	PAYROLL TAX	\$ 28,100	\$ 28,100	\$ 28,100	\$ 19,642	\$ 28,100	\$ 7,900	\$ 11,500	\$ (16,600)	
142	HEALTH INSURANCE	\$ 111,700	\$ 111,700	\$ 111,700	\$ 82,548	\$ 111,700	\$ 25,400	\$ 41,900	\$ (68,800)	
143	RETIREMENT	\$ 20,100	\$ 20,100	\$ 20,100	\$ 14,284	\$ 20,100	\$ 5,700	\$ 8,200	\$ (11,900)	
144	RETIREMENT - ACTUARIAL DEFICIT (.80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,200	
147	UNEMPLOYMENT INSURANCE	\$ 600	\$ 600	\$ 600	\$ 547	\$ 600	\$ 200	\$ 200	\$ (400)	
	TOTAL PERSONNEL EXPENSE	\$ 528,200	\$ 528,200	\$ 528,200	\$ 386,242	\$ 528,200	\$ 149,200	\$ 213,700	\$ (314,500)	
	OPERATING EXPENSE									
200	CONTRACTUAL SERVICES	\$ 10,600	\$ 10,600	\$ 10,600	\$ 6,197	\$ 10,600	\$ 4,500	\$ 4,500	\$ (6,100)	Includes \$3k copier
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
235	MEMBERSHIP & DUES	\$ 6,000	\$ 6,000	\$ 6,000	\$ 1,494	\$ 6,000	\$ 2,000	\$ 4,000	\$ (2,000)	
237	REFERENCE MATERIALS & PUBLICATIONS	\$ 3,000	\$ 3,000	\$ 3,000	\$ 2,055	\$ 3,000	\$ 1,500	\$ 1,500	\$ (1,500)	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
246	CELL PHONES	\$ 2,800	\$ 2,800	\$ 2,800	\$ 3,088	\$ 2,800	\$ 800	\$ 800	\$ (2,000)	
254	ENGINEERING SERVICES	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ 1,500	\$ 1,500	\$ (1,500)	
256	CONSULTANT SERVICES	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	Zoning Code Rewrite
261	VEHICLE REPAIR & MAINTENANCE	\$ 2,000	\$ 2,000	\$ 2,000	\$ 713	\$ 2,000	\$ -	\$ 1,000	\$ (1,000)	If new vehicle (Not Funded)
267	REPAIR & MAINTENANCE - BLDG MAINT	\$ -	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ -	\$ -	\$ (4,000)	
283	TRAVEL - OUT OF TOWN EXPENSE	\$ 5,500	\$ 5,500	\$ 5,500	\$ 647	\$ 3,000	\$ 1,000	\$ 3,300	\$ 300	
284	MEALS AND ENTERTAINMENT FOR OTHERS	\$ 500	\$ 500	\$ 500	\$ 110	\$ 500	\$ 200	\$ 200	\$ (300)	
285	TRAINING - CONFERENCE REGISTRATIONS, FEES, ETC.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ 8,000	\$ 8,000	
286	TRAINING - PLANNING COMMISSION & BOZA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	Planning Commission training
292	WILLIAMSON COUNTY ANIMAL CONTROL	\$ 31,500	\$ 31,500	\$ 31,500	\$ -	\$ 31,500	\$ -	\$ -	\$ (31,500)	
310	OFFICE SUPPLIES	\$ 8,500	\$ 8,500	\$ 8,500	\$ 3,585	\$ 8,500	\$ 4,000	\$ 4,000	\$ (4,500)	
313	COMPUTER SOFTWARE	\$ 5,000	\$ 5,000	\$ 5,000	\$ 1,089	\$ 3,000	\$ 2,000	\$ 3,000	\$ -	Computer for New Planner
314	COMPUTER HARDWARE	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 3,000	\$ (7,000)	Amendment includes hardware for PC Plan Review (314)
326	UNIFORMS	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,591	\$ 2,500	\$ -	\$ -	\$ (2,500)	
331	FUEL & OIL	\$ 11,200	\$ 11,200	\$ 11,200	\$ 2,714	\$ 8,000	\$ -	\$ 1,000	\$ (7,000)	If new vehicle (Not Funded)
510	TML INSURANCE COVERAGE	\$ 18,000	\$ 18,000	\$ 18,000	\$ 20,127	\$ 18,500	\$ 5,200	\$ 6,000	\$ (12,500)	split with codes
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
611	PRINCIPAL ON ZONING ORDINANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
631	INTEREST ON ZONING ORDINANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
790	MISCELLANEOUS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 281	\$ 1,000	\$ 500	\$ 500	\$ (500)	
	TOTAL OPERATING EXPENSE	\$ 236,100	\$ 236,100	\$ 125,100	\$ 43,691	\$ 117,900	\$ 279,900	\$ 291,500	\$ 173,600	
	CAPITAL OUTLAY									
900	CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
905	FURNITURE	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,312	\$ 3,000	\$ 2,500	\$ 6,000	\$ 3,000	
941	VEHICLE(S)- OPERATING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	Equinox (removed from calculation)
	TOTAL CAPITAL OUTLAY	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,312	\$ 3,000	\$ 2,500	\$ 6,000	\$ 3,000	
	TOTAL BUILDING & PLANNING EXPENDITURES - FORMERLY									
	TOTAL PLANNING AND ZONING (NEW TITLE & DEPT NUMBER)	\$ 767,300	\$ 767,300	\$ 656,300	\$ 433,245	\$ 649,100	\$ 431,600	\$ 511,200	\$ (137,900)	
	41720 - BUILDING AND CODES (NEW TITLE & DEPT NUMBER)									
	PERSONNEL EXPENSE									
110	SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,600	\$ 276,000	\$ -	
112	SALARIES - OVERTIME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ -	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
134	CHRISTMAS BONUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,200	\$ -	\$ -
141	PAYROLL TAX	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,700	\$ 21,200	\$ -	\$ -
142	HEALTH INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,000	\$ 98,300	\$ -	\$ -
143	RETIREMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,800	\$ 15,100	\$ -	\$ -
144	RETIREMENT - ACTUARIAL DEFICIT (.80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200	\$ -	\$ -
147	UNEMPLOYMENT INSURANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ -
	TOTAL PERSONNEL EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 397,300	\$ 415,000	\$ -	\$ -
	OPERATING EXPENSE									
200	CONTRACTUAL SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,100	\$ 6,100	\$ -	\$ -
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
235	MEMBERSHIP & DUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -
237	REFERENCE MATERIALS & PUBLICATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ -
245	TELEPHONE NETWORK / CONNECTIVITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
246	CELL PHONES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -
254	ENGINEERING SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ -
256	CONSULTANT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
261	VEHICLE REPAIR & MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ -
267	REPAIR & MAINTENANCE - BLDG MAINT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -
280	TRAVEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -
284	MEALS AND ENTERTAINMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 300	\$ -	\$ -
285	TRAINING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400	\$ 2,400	\$ -	\$ -
292	WILLIAMSON COUNTY ANIMAL CONTROL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,100	\$ 33,100	\$ -	\$ -
310	OFFICE SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ -	\$ -
313	COMPUTER SOFTWARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ -
326	UNIFORMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ -
331	FUEL & OIL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ -
510	TML INSURANCE COVERAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,200	\$ 15,200	\$ -	\$ -
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
533	MACHINERY & EQUIPMENT RENTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700	\$ 2,700	\$ -	\$ -
611	PRINCIPAL ON ZONING ORDINANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
631	INTEREST ON ZONING ORDINANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
790	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ -
	TOTAL OPERATING EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,800	\$ 87,800	\$ -	\$ -
	CAPITAL OUTLAY									
900	CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
901	COMPUTER AND FURNITURE FOR ADD'L EMPLOYEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
941	VEHICLE(S)- OPERATING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
948	COMPUTER EQUIPMENT (COPIER - 4M & COMPUTER 1,200)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -
	TOTAL BUILDING AND CODES (NEW TITLE & DEPT NUMBER)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,100	\$ 522,800	\$ -	\$ -
	43100 - STREETS AND HIGHWAYS									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 634,500	\$ 634,500	\$ 634,500	\$ 448,079	\$ 634,500	\$ 686,800	\$ 792,300	\$ 157,800	\$ -
112	SALARIES - OVERTIME	\$ 10,000	\$ 10,000	\$ 10,000	\$ 4,205	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -
119	OTHER SALARIES	\$ 54,300	\$ 54,300	\$ 54,300	\$ -	\$ 30,000	\$ 54,300	\$ 55,400	\$ 25,400	\$ -
134	CHRISTMAS BONUS	\$ 3,700	\$ 3,700	\$ 3,700	\$ -	\$ 3,700	\$ 3,800	\$ 4,200	\$ 500	\$ -
141	PAYROLL TAX	\$ 52,500	\$ 52,500	\$ 52,500	\$ 33,993	\$ 52,500	\$ 56,500	\$ 64,700	\$ 12,200	\$ -
142	HEALTH INSURANCE	\$ 239,100	\$ 239,100	\$ 239,100	\$ 179,470	\$ 239,100	\$ 250,300	\$ 297,600	\$ 58,500	\$ -
143	RETIREMENT	\$ 34,700	\$ 34,700	\$ 34,700	\$ 24,039	\$ 34,700	\$ 37,500	\$ 43,300	\$ 8,600	\$ -
144	RETIREMENT - ACTUARIAL DEFICIT (.80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,300	\$ 6,300	\$ -
147	UNEMPLOYMENT INSURANCE	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,271	\$ 1,300	\$ 1,500	\$ 1,600	\$ 300	\$ -
	TOTAL PERSONNEL EXPENSE	\$ 1,030,100	\$ 1,030,100	\$ 1,030,100	\$ 691,057	\$ 1,005,800	\$ 1,100,700	\$ 1,275,400	\$ 269,600	\$ -
	OPERATING EXPENSE									
200	CONTRACT SERVICES	\$ 70,000	\$ 70,000	\$ 70,000	\$ 37,345	\$ 70,000	\$ 70,000	\$ 70,000	\$ -	\$ -

1/2 ton 2WD replace truck 53

Aligning positions in correct dept + 2 full time positions

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
211	POSTAGE, BOX RENT, ETC	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 100	\$ 100	\$ 100	\$ -
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
235	MEMBERSHIPS, REGISTRATION FEES	\$ 3,500	\$ 3,500	\$ 3,500	\$ 990	\$ 2,500	\$ 3,500	\$ 3,500	\$ 1,000	\$ -
241	ELECTRIC	\$ 10,000	\$ 10,000	\$ 10,000	\$ 3,077	\$ 8,000	\$ 10,000	\$ 10,000	\$ 2,000	\$ -
244	GAS	\$ 4,000	\$ 4,000	\$ 4,000	\$ 2,480	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 15,300	\$ 15,300	\$ 15,300	\$ 10,968	\$ 15,300	\$ 13,000	\$ 13,000	\$ (2,300)	\$ -
246	CELL PHONES	\$ 200	\$ 200	\$ 200	\$ 140	\$ 200	\$ 200	\$ 200	\$ -	\$ -
247	STREET LIGHTING-ELECTRICITY & MAINTENANCE	\$ 300,000	\$ 300,000	\$ 300,000	\$ 210,850	\$ 300,000	\$ 310,000	\$ 310,000	\$ 10,000	Change from v 2
254	ENGINEERING	\$ 15,000	\$ 15,000	\$ 15,000	\$ 2,444	\$ 5,000	\$ 15,000	\$ 15,000	\$ 10,000	\$ -
256	RTP ROAD PROJECTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
260	REPAIR & MAINTENANCE OFFICE EQUIPMENT	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
261	VEHICLE REPAIR & MAINTENANCE	\$ 25,000	\$ 25,000	\$ 35,000	\$ 31,526	\$ 35,000	\$ 25,000	\$ 25,000	\$ (10,000)	\$ -
262	EQUIPMENT REPAIR & MAINTENANCE	\$ 22,000	\$ 22,000	\$ 22,000	\$ 16,408	\$ 22,000	\$ 22,000	\$ 22,000	\$ -	\$ -
265	REPAIR & MAINTENANCE GROUNDS (Brush Grinding)	\$ 51,000	\$ 51,000	\$ 51,000	\$ 25,438	\$ 51,000	\$ 53,000	\$ 53,000	\$ 2,000	\$ -
266	REPAIR & MAINTENANCE BUILDINGS	\$ 15,000	\$ 15,000	\$ 15,000	\$ 13,033	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -
268	ROADS & STREETS REPAIR & MAINTENANCE	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
271	SIDEWALK REPAIR & MAINTENANCE	\$ 10,000	\$ 10,000	\$ 10,000	\$ 3,209	\$ 10,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ -
272	SIDEWALK NEW	\$ 50,000	\$ 110,000	\$ 110,000	\$ 73,193	\$ 110,000	\$ 67,300	\$ 67,300	\$ (42,700)	\$ -
280	TRAVEL	\$ 2,000	\$ 2,000	\$ 2,000	\$ 333	\$ 1,000	\$ 2,000	\$ 2,000	\$ 1,000	\$ -
284	MEALS AND ENTERTAINMENT	\$ 200	\$ 200	\$ 200	\$ 15	\$ 100	\$ 200	\$ 200	\$ 100	\$ -
291	MEDICAL SERVICES	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,091	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -
292	TRAFFIC SIGNALIZATION	\$ 135,000	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Duplex Rd & Port Royal (Shown in State Street Aid)
310	OFFICE SUPPLIES	\$ 500	\$ 500	\$ 500	\$ 914	\$ 1,000	\$ 5,000	\$ 5,000	\$ 4,000	\$ -
317	PARTS AND SUPPLIES - INHOUSE MECHANIC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
319	SAFETY SUPPLIES PROGRAM	\$ 400	\$ 400	\$ 400	\$ 300	\$ -	\$ 400	\$ 400	\$ 400	\$ -
320	OPERATING SUPPLIES	\$ 23,000	\$ 23,000	\$ 23,000	\$ 22,389	\$ 23,000	\$ 23,000	\$ 23,000	\$ -	\$ -
322	SALT SUPPLIES	\$ 5,000	\$ 5,000	\$ 8,200	\$ 8,181	\$ 8,200	\$ 7,000	\$ 7,000	\$ (1,200)	\$ -
326	UNIFORMS	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,626	\$ 6,500	\$ 8,000	\$ 8,000	\$ 1,500	\$ -
331	GAS, OIL, DIESEL FUEL, GREASE, ETC.	\$ 43,000	\$ 43,000	\$ 43,000	\$ 16,363	\$ 35,000	\$ 43,000	\$ 43,000	\$ 8,000	\$ -
423	GUARD RAILS	\$ 9,000	\$ 9,000	\$ 9,000	\$ 7,177	\$ 9,000	\$ 9,000	\$ 9,000	\$ -	\$ -
424	STREET SIGNS & POSTS	\$ 15,000	\$ 15,000	\$ 15,000	\$ 18,810	\$ 18,000	\$ 25,000	\$ 25,000	\$ 7,000	\$ -
510	TML INSURANCE COVERAGE	\$ 54,000	\$ 54,000	\$ 58,400	\$ 56,972	\$ 58,400	\$ 58,400	\$ 58,400	\$ -	\$ -
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ 242	\$ 300	\$ -	\$ -	\$ (300)	\$ -
533	MACHINERY & EQUIPMENT RENTAL	\$ 3,500	\$ 3,500	\$ 3,500	\$ 597	\$ 1,500	\$ 3,500	\$ 3,500	\$ 2,000	\$ -
611	PRINCIPAL PAYMENT - KNUCKLEBOOM # 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
621	PRINCIPAL PAYMENT JOHN DEERE TRACTOR 2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
622	PRINCIPAL PAYMENT - DUMP TRUCK	\$ 17,400	\$ 17,400	\$ 17,400	\$ 17,450	\$ 17,500	\$ 17,600	\$ 17,600	\$ 100	\$ -
623	PRINCIPAL ON DUPLEX ROAD ROW (2014 GO Bond)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
624	PRINCIPAL ON RESERVES BLVD (2014 GO Bond)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
632	INTEREST PAYMENT KNUCKLEBOOM # 2	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
633	INTEREST ON DUPLEX RD ROW (2014 GO Bond)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
634	INTEREST PAYMENT - DUMP TRUCK	\$ -	\$ -	\$ -	\$ 1,129	\$ 1,200	\$ 1,000	\$ 1,000	\$ (200)	\$ -
635	INTEREST PAYMENT - RESERVES BLVD (2014 GO Bond)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
641	INTEREST ON JOHN DEERE TRACTOR 2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
644		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
692	BOND PROCEEDS - ADMINISTRATIVE FEES	\$ -	\$ -	\$ -	\$ 300	\$ 300	\$ -	\$ -	\$ (300)	\$ -
694	REFUND FOR MAINTENANCE BOND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
790	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ 60	\$ 100	\$ -	\$ -	\$ (100)	\$ -
	TOTAL OPERATING EXPENSE	\$ 1,107,800	\$ 1,167,800	\$ 850,400	\$ 590,049	\$ 830,100	\$ 1,033,200	\$ 1,033,200	\$ 203,100	
	CAPITAL OUTLAY									
900	CAPITAL OUTLAY MECHANIC EQUIPMENT	\$ 30,000	\$ 30,000	\$ 30,000	\$ 23,007	\$ 30,000	\$ 10,000	\$ 10,000	\$ (20,000)	\$ -
905	OFFICE FURNITURE	\$ -	\$ -	\$ -	\$ 2,087	\$ 2,400	\$ -	\$ -	\$ (2,400)	\$ -
913	RIGHTS-OF-WAY ACQUISITION	\$ 2,500,000	\$ 2,500,000	\$ 500,000	\$ 266,391	\$ 500,000	\$ 3,500,000	\$ 3,500,000	\$ 3,000,000	From revenues previously borrowed
931	RESERVES BLVD	\$ -	\$ -	\$ 122,300	\$ 122,224	\$ 122,300	\$ -	\$ -	\$ (122,300)	\$ -
932	US 31 DIABLO PACKAGE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,617,000	\$ 2,617,000	Revenues borrowed in 2016-2017 Budget
933	ELECTRONIC MESSAGE BOARDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -
934	TSR & BUCKNER INTERSECTION IMPROVEMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	Revenues borrowed in 2016-2017 Budget
941	VEHICLE - KNUCKLEBOOM TRUCK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET		
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET		
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017	
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End		
942	VEHICLE - PICKUP TRUCK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	\$ 31,000	1/2 ton truck
943	VEHICLE - OPERATING	\$ 50,000	\$ 50,000	\$ 50,000	\$ 49,500	\$ 49,500	\$ -	\$ -	\$ (49,500)	\$ -	
944	EQUIPMENT	\$ 25,000	\$ 25,000	\$ 25,000	\$ 33,161	\$ 33,200	\$ 25,000	\$ 25,000	\$ (8,200)	\$ -	Misc Equip and Trailers
	TOTAL CAPITAL OUTLAY	\$ 2,605,000	\$ 2,605,000	\$ 727,300	\$ 496,369	\$ 737,400	\$ 3,535,000	\$ 7,198,000	\$ 6,460,600	\$ -	
	TOTAL STREETS & HIGHWAYS EXPENDITURES	\$ 4,742,900	\$ 4,802,900	\$ 2,607,800	\$ 1,777,476	\$ 2,573,300	\$ 5,668,900	\$ 9,506,600	\$ 6,933,300	\$ -	
	44700 - PARKS & RECREATION DEPARTMENT										
	PERSONNEL EXPENSE										
110	SALARIES	\$ 129,000	\$ 129,000	\$ 129,000	\$ 127,395	\$ 129,000	\$ 132,600	\$ 135,300	\$ 6,300	\$ -	
112	SALARIES - OVERTIME	\$ 5,000	\$ 5,000	\$ 5,000	\$ 4,178	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	
115	PART TIME - MAINTENANCE 29 HRS WK	\$ 67,900	\$ 67,900	\$ 67,900	\$ 16,373	\$ 30,000	\$ 67,900	\$ 52,026	\$ 22,026	\$ -	3 @ \$11.50 x 1,508 hours
115	PART TIME - RECREATION 20 HRS WK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,840	\$ 21,840	\$ -	2 @ \$10.50 x 1,040 hours
115	PART TIME - MAINTENANCE 40 HRS WK - 1500 HRS TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,500	\$ 64,500	\$ -	4 @ \$10.75 x 1,500 hours
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
134	CHRISTMAS BONUS	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$ -	
141	PAYROLL TAX	\$ 15,100	\$ 15,100	\$ 15,100	\$ 11,203	\$ 15,100	\$ 15,500	\$ 21,200	\$ 6,100	\$ -	
142	HEALTH INSURANCE	\$ 43,600	\$ 43,600	\$ 43,600	\$ 27,088	\$ 43,600	\$ 44,300	\$ 47,900	\$ 4,300	\$ -	
143	RETIREMENT	\$ 7,100	\$ 7,100	\$ 7,100	\$ 4,957	\$ 7,100	\$ 7,300	\$ 7,400	\$ 300	\$ -	
144	RETIREMENT - ACTUARIAL DEFICIT (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ 1,100	\$ -	
147	UNEMPLOYMENT INSURANCE	\$ 300	\$ 300	\$ 300	\$ 538	\$ 500	\$ 300	\$ 300	\$ (200)	\$ -	
	TOTAL PERSONNEL EXPENSE	\$ 268,500	\$ 268,500	\$ 268,500	\$ 191,733	\$ 230,800	\$ 273,400	\$ 357,066	\$ 126,266	\$ -	
	OPERATING EXPENSE										
200	CONTRACTUAL SERVICES	\$ 3,800	\$ 3,800	\$ 3,800	\$ 3,248	\$ 3,800	\$ 3,800	\$ 3,800	\$ -	\$ -	
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
235	MEMBERSHIPS, REGISTRATION FEES	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$ -	
241	ELECTRIC	\$ 32,000	\$ 32,000	\$ 32,000	\$ 22,291	\$ 32,000	\$ 32,000	\$ 32,000	\$ -	\$ -	
244	NATURAL GAS	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,610	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 15,000	\$ 15,000	\$ 15,000	\$ 14,111	\$ 16,000	\$ 10,000	\$ 10,000	\$ (6,000)	\$ -	
246	CELL PHONES	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,613	\$ 1,700	\$ 1,700	\$ 1,700	\$ -	\$ -	
248	MS4 - STORMWATER FEE	\$ 3,600	\$ 3,600	\$ 3,600	\$ 2,895	\$ 3,600	\$ 3,600	\$ 3,600	\$ -	\$ -	
254	ENGINEERING	\$ 10,000	\$ 10,000	\$ 65,000	\$ 63,752	\$ 65,000	\$ 10,000	\$ 10,000	\$ (55,000)	\$ -	
261	VEHICLE REPAIR & MAINTENANCE	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,397	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ -	
265	REPAIR & MAINTENANCE - GROUNDS	\$ 18,000	\$ 18,000	\$ 18,000	\$ 10,098	\$ 18,000	\$ 18,000	\$ 18,000	\$ -	\$ -	
266	REPAIR & MAINTENANCE - BUILDING	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,486	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	
280	TRAVEL	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,600	\$ 2,500	\$ 2,500	\$ (100)	\$ -	TRPA
284	MEALS AND ENTERTAINMENT	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
320	OPERATING SUPPLIES, RECREATIONAL	\$ 20,000	\$ 20,000	\$ 20,000	\$ 15,542	\$ 20,000	\$ 20,000	\$ 40,000	\$ 20,000	\$ -	
326	CLOTHING & UNIFORMS	\$ 900	\$ 900	\$ 900	\$ 498	\$ 900	\$ 900	\$ 1,800	\$ 900	\$ -	
331	GAS & OIL	\$ 10,000	\$ 10,000	\$ 10,000	\$ 2,336	\$ 5,000	\$ 10,000	\$ 10,000	\$ 5,000	\$ -	
510	TML INSURANCE COVERAGE	\$ 9,000	\$ 9,000	\$ 9,000	\$ 11,729	\$ 12,300	\$ 11,800	\$ 11,800	\$ (500)	\$ -	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
611	PORT ROYAL PARK - PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
632	PORT ROYAL PARK - INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
790	MISCELLANEOUS	\$ 16,000	\$ 16,000	\$ 16,000	\$ 15,515	\$ 16,000	\$ 16,000	\$ 16,000	\$ -	\$ -	
	TOTAL OPERATING EXPENSE	\$ 150,500	\$ 150,500	\$ 205,500	\$ 170,621	\$ 204,400	\$ 148,300	\$ 169,200	\$ (35,200)	\$ -	
	CAPITAL OUTLAY										
900	SPRING STATION AND TANYARD SPRINGS TRAIL	\$ -	\$ -	\$ 176,000	\$ 175,955	\$ 176,000	\$ -	\$ -	\$ (176,000)	\$ -	
914	PORT ROYAL ROAD PARK PHASE 1	\$ -	\$ -	\$ 1,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ (10,000)	\$ -	
915	TRAILS / GREENWAY DEVELOPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
936	LIGHT POLES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40000	\$ 40000	\$ -	Larger & permanent screen for movies in the park
937	SKATE PARK (\$100K FROM GRANT & \$100K FROM DEBT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
938	MCLEMORE PARK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
939	DECORATIONS	\$ 5,000	\$ 5,000	\$ 6,500	\$ 6,450	\$ 6,500	\$ 8,000	\$ 8,000	\$ 1,500	\$ -	
941	VEHICLE - PICKUP TRUCK - OPERATING	\$ -	\$ -	\$ 24,700	\$ 24,636	\$ 24,700	\$ -	\$ -	\$ (24,700)	\$ -	
942	PARKS & REC MACHINERY / EQUIPMENT - OPERATING	\$ 20,000	\$ 20,000	\$ 36,500	\$ 36,461	\$ 36,500	\$ -	\$ -	\$ (36,500)	\$ -	
	TOTAL CAPITAL OUTLAY	\$ 25,000	\$ 25,000	\$ 244,700	\$ 253,502	\$ 253,700	\$ 8,000	\$ 8,000	\$ (245,700)	\$ -	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End
	TOTAL PARKS & RECREATION EXPENDITURES	\$ 444,000	\$ 444,000	\$ 718,700	\$ 615,855	\$ 688,900	\$ 429,700	\$ 534,266	\$ (154,634)
	44800 - LIBRARY								
	PERSONNEL EXPENSE								
110	SALARIES	\$ 380,200	\$ 421,800	\$ 421,800	\$ 275,127	\$ 400,000	\$ 421,800	\$ 439,800	\$ 39,800
112	SALARIES - OVERTIME	\$ -	\$ -	\$ -	\$ 42	\$ 100	\$ -	\$ -	\$ (100)
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
134	CHRISTMAS BONUS	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	\$ 1,800	\$ 1,400	\$ 1,400	\$ (400)
141	PAYROLL TAX	\$ 29,100	\$ 32,300	\$ 32,300	\$ 20,674	\$ 32,300	\$ 32,900	\$ 33,700	\$ 1,400
142	HEALTH INSURANCE	\$ 100,400	\$ 113,500	\$ 113,500	\$ 57,141	\$ 100,000	\$ 117,600	\$ 148,500	\$ 48,500
143	RETIREMENT	\$ 17,500	\$ 19,500	\$ 19,500	\$ 12,115	\$ 18,000	\$ 19,300	\$ 19,700	\$ 1,700
144	RETIREMENT - ACTUARIAL DEFICIT (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,900	\$ 2,900
147	UNEMPLOYMENT INSURANCE	\$ 1,100	\$ 1,100	\$ 1,100	\$ 859	\$ 1,100	\$ 1,200	\$ 1,200	\$ 100
	TOTAL PERSONNEL EXPENSE	\$ 530,100	\$ 590,000	\$ 590,000	\$ 365,958	\$ 553,300	\$ 594,200	\$ 647,200	\$ 93,900
	OPERATING EXPENSE								
200	CONTRACT SERVICES	\$ 25,000	\$ 25,000	\$ 25,000	\$ 10,253	\$ 25,000	\$ 8,000	\$ 20,000	\$ (5,000)
211	POSTAGE, BOX RENTAL	\$ 1,000	\$ 1,000	\$ 1,000	\$ 546	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
233	SUBSCRIPTIONS TO NEWSPAPERS & PERIODICALS	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,011	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
235	MEMBERSHIPS, REGISTRATION FEES, TUITION	\$ 2,500	\$ 2,500	\$ 2,500	\$ 445	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
241	ELECTRIC	\$ 26,000	\$ 26,000	\$ 26,000	\$ 15,206	\$ 26,000	\$ 26,000	\$ 26,000	\$ -
244	GAS	\$ 3,500	\$ 3,500	\$ 3,500	\$ 593	\$ 1,000	\$ 3,500	\$ 3,500	\$ 2,500
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 15,300	\$ 15,300	\$ 15,300	\$ 14,221	\$ 20,000	\$ 12,000	\$ 12,000	\$ (8,000)
246	CELL PHONES	\$ 1,000	\$ 1,000	\$ 1,000	\$ 248	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
248	MS4 - STORMWATER FEE	\$ 1,100	\$ 1,100	\$ 1,100	\$ 502	\$ 1,100	\$ 1,100	\$ 1,100	\$ -
252	LEGAL SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
262	REPAIR & MAINTENANCE OTHER	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,029	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
265	GROUND & MAINTENANCE	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,548	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
266	REPAIR & MAINTENANCE	\$ 4,000	\$ 4,000	\$ 4,000	\$ 2,365	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
280	TRAVEL	\$ 2,800	\$ 2,800	\$ 2,800	\$ 314	\$ 2,000	\$ 2,800	\$ 2,800	\$ 800
284	MEALS AND ENTERTAINMENT	\$ 200	\$ 200	\$ 200	\$ -	\$ 200	\$ 200	\$ 200	\$ -
310	OFFICE SUPPLIES	\$ 1,400	\$ 1,400	\$ 1,400	\$ 690	\$ 1,400	\$ 1,400	\$ 1,400	\$ -
314	COMPUTER HARDWARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,800	\$ 24,800
320	OPERATING SUPPLIES	\$ 14,800	\$ 14,800	\$ 14,800	\$ 13,461	\$ 14,800	\$ 15,800	\$ 15,800	\$ 1,000
328	EDUCATIONAL SUPPLIES (BOOKS, TAPES, VIDEOS, ETC.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
361	BOOKS	\$ 30,000	\$ 30,000	\$ 30,000	\$ 23,084	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
362	DVDs	\$ 9,000	\$ 9,000	\$ 9,000	\$ 5,317	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
363	ELECTRONIC MEDIA	\$ 10,000	\$ 10,000	\$ 10,000	\$ 8,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
364	CHILDREN'S LIBRARY SUPPLIES	\$ 1,200	\$ 1,200	\$ 1,200	\$ 775	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
365	CHILDREN'S BOOKS	\$ 22,000	\$ 22,000	\$ 22,000	\$ 15,375	\$ 22,000	\$ 22,000	\$ 22,000	\$ -
366	ILS CHARGES (POLARIS, CASSIE, ETC.)	\$ 14,600	\$ 14,600	\$ 14,600	\$ 13,408	\$ 14,600	\$ 14,600	\$ 14,600	\$ -
510	TML INSURANCE COVERAGE	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,516	\$ 4,600	\$ 4,600	\$ 4,600	\$ -
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
790	MISCELLANEOUS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 565	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
	TOTAL OPERATING EXPENSE	\$ 196,900	\$ 196,900	\$ 196,900	\$ 133,472	\$ 198,400	\$ 177,700	\$ 214,500	\$ 16,100
	CAPITAL OUTLAY								
900	CAPITAL OUTLAY - SERVER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
911	LAND ACQUISITION FOR NEW LIBRARY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
949	FURNITURE & EQUIPMENT	\$ -	\$ -	\$ 2,300	\$ 2,270	\$ 2,300	\$ -	\$ -	\$ (2,300)
	TOTAL CAPITAL OUTLAY	\$ -	\$ -	\$ 2,300	\$ 2,270	\$ 2,300	\$ -	\$ -	\$ (2,300)
	ADJUSTMENT FROM 2013 AUDIT								
	TOTAL LIBRARY EXPENDITURES	\$ 727,000	\$ 786,900	\$ 789,200	\$ 501,701	\$ 754,000	\$ 771,900	\$ 861,700	\$ 107,700
	GENERAL FUND EXPENDITURES	\$ 19,741,350	\$ 19,867,600	\$ 18,126,900	\$ 12,510,555	\$ 17,676,600	\$ 19,873,550	\$ 26,312,971	\$ 8,636,371

Per BFAC added \$13k for part time hours

Includes \$12k for new hotspots + \$8k existing

\$1,800 cost of hotspots / \$23k for server

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End
	EXCESS OF REVENUES OVER EXPENDITURES	\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	\$ (1,483,871)
	PYMT FOR ROAD IMPROVEMENTS FROM FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	PYMT TO MAURY CO - MIXED DRINK TAXES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	AMOUNT (UNDER) AFTER TRANSFER	\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	\$ (1,483,871)
	GENERAL FUND BEGINNING FUND BALANCE	\$ 7,554,228	\$ 7,554,228	\$ 7,554,228	\$ 7,554,228	\$ 7,554,228	\$ 5,614,528	\$ 5,614,528	
	TOTAL GENERAL FUND REVENUES	\$ 20,002,300	\$ 20,041,500	\$ 19,193,100	\$ 13,884,693	\$ 19,236,900	\$ 21,619,900	\$ 26,389,400	
	TOTAL GENERAL FUND EXPENDITURES	\$ 19,741,350	\$ 19,867,600	\$ 18,126,900	\$ 12,510,555	\$ 17,676,600	\$ 19,873,550	\$ 26,312,971	
	GENERAL FUND ENDING FUND BALANCE	\$ 7,815,178	\$ 7,728,128	\$ 5,120,428	\$ 8,928,366	\$ 5,614,528	\$ 7,360,878	\$ 5,690,957	
			Switch ->	Unobligated			\$ (805,000)	Police Vehicles	
							\$ (168,000)	Dispatch	
						\$ 4,641,528	No Borrow Fund Balance		
						\$ 5,940,000	33% of \$18,000,000		
	STATE STREET AID								
	121 STATE STREET AID - REVENUES								
33551	STATE GAS & MOTOR FUEL TAX	\$ 841,400	\$ 841,400	\$ 841,400	\$ 662,141	\$ 841,400	\$ 1,022,800	\$ 1,022,800	\$ 181,400
33552	STATE CITY STREETS & TRANSPORTATION	\$ 65,800	\$ 65,800	\$ 65,800	\$ 52,239	\$ 65,800	\$ 74,800	\$ 74,800	\$ 9,000
33555	STATE REIMBURSEMENT - DUPLEX ROAD	\$ 250,000	\$ 250,000	\$ 250,000	\$ 341,828	\$ 325,000	\$ 250,000	\$ 250,000	\$ (75,000)
36100	INTEREST	\$ 200	\$ 200	\$ 200	\$ 273	\$ 300	\$ 200	\$ 200	\$ (100)
36930	LOAN PROCEEDS - DUPLEX ROAD ROW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL STATE STREET AID	\$ 1,157,400	\$ 1,157,400	\$ 1,157,400	\$ 1,056,481	\$ 1,232,500	\$ 1,347,800	\$ 1,347,800	\$ 115,300
	43190 - STATE STREET AID - EXPENDITURES								
200	CONTRACT SERVICES - DUPLEX ROAD	\$ 312,500	\$ 312,500	\$ 312,500	\$ 434,796	\$ 400,000	\$ 312,500	\$ 312,500	\$ (87,500)
211	POSTAGE	\$ -	\$ -	\$ -	\$ 190	\$ 400	\$ 1,500	\$ 1,500	\$ 1,100
254	ENGINEERING SERVICES	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 37,000	\$ 15,000	\$ 15,000	\$ (22,000)
256	PLANNING SERVICES	\$ 155,000	\$ 155,000	\$ 155,000	\$ 86,292	\$ 155,000	\$ -	\$ 50,000	\$ (105,000)
268	ROADS & STREETS PAVING, REPAIR & MAINT	\$ 400,000	\$ 400,000	\$ 500,000	\$ 9,426	\$ 350,000	\$ 400,000	\$ 1,000,000	\$ 650,000
320	OPERATING SUPPLIES	\$ -	\$ -	\$ -	\$ 163	\$ 300	\$ -	\$ -	\$ (300)
611	PRINCIPAL RESERVES BLVD	\$ 27,800	\$ 27,800	\$ 27,800	\$ 27,700	\$ 27,700	\$ 29,100	\$ 29,100	\$ 1,400
620	PRINCIPAL DUE ON CAPITAL OUTLAY NOTES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
630	INTEREST ON CAPITAL OUTLAY NOTES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
613	PRINCIPAL IN DUPLEX R-O-W- 2014 GO BONDS	\$ 62,000	\$ 62,000	\$ 62,000	\$ -	\$ -	\$ 64,900	\$ 64,900	\$ 64,900
631	INTEREST RESERVES BLVD	\$ 22,300	\$ 22,300	\$ 22,300	\$ 30,797	\$ 30,800	\$ 21,600	\$ 21,600	\$ (9,200)
692	BOND SALES EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
632	INTEREST ON ROAD TO WILLIAMSON REC CENTER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
633	INTEREST ON DUPLEX R-O-W 2014 GO BONDS	\$ 49,700	\$ 49,700	\$ 49,700	\$ 24,113	\$ 49,700	\$ 48,300	\$ 48,300	\$ (1,400)
913	PAYMENTS FOR RIGHTS OF WAY ON DUPLEX ROAD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
931	ROADS & STREETS CONSTRUCTION (REC CENTER)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
932	TRAFFIC SIGNALIZATION	\$ 40,000	\$ 40,000	\$ 40,000	\$ 79,113	\$ 80,000	\$ -	\$ 50,000	\$ (30,000)
951	SALT SPREADER / PLOW	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL STATE STREET AID	\$ 1,099,300	\$ 1,099,300	\$ 1,199,300	\$ 692,590	\$ 1,130,900	\$ 892,900	\$ 1,592,900	\$ 462,000
	STATE STREET AID BEGINNING FUND BALANCE	\$ 325,634	\$ 325,634	\$ 343,734	\$ 325,634	\$ 325,634	\$ 427,234	\$ 427,234	\$ 724,934
	TOTAL STATE STREET AID REVENUES	\$ 1,157,400	\$ 1,157,400	\$ 1,157,400	\$ 1,056,481	\$ 1,232,500	\$ 1,347,800	\$ 1,347,800	\$ 1,344,200
	TOTAL STATE STREET AID EXPENDITURES	\$ 1,099,300	\$ 1,099,300	\$ 1,199,300	\$ 692,590	\$ 1,130,900	\$ 892,900	\$ 1,592,900	\$ 1,590,800
	STATE STREET AID ENDING FUND BALANCE	\$ 383,734	\$ 383,734	\$ 301,834	\$ 689,525	\$ 427,234	\$ 882,134	\$ 182,134	\$ 478,334
	IMPACT FEE								
	124- IMPACT FEES								

Based on census of 36,530 @ 123.30 - (\$28.00)
Based on census of 36,530 @ 123.30 - (\$2.05)

Heritage Schools Bypass Study
Est Yr End includes \$270,000 from Gen Fun Streets

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
34316	IMPACT FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	Assumes (500) homes + \$40,000 in non-residential fees
	TOTAL IMPACT FEE REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	
	124 - 43110 IMPACT FEE EXPENDITURES & CAPITAL IMPROVEMENTS									
43611	PUBLIC IMPROVEMENTS - ROADS - PURCHASE OF ROAD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
200	IMPACT FEE EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No expenses planned until \$500,000 base fund balance is reached
	TOTAL IMPACT FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	IMPACT FEE BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	TOTAL IMPACT FEE REV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	
	TOTAL IMPACT FEE EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	IMPACT FEE ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	
	ADEQUATE FACILITIES TAX									
	125 - ADEQUATE FACILITIES TAX-REVENUE									
33441	AFT - ROADS	\$ 300,000	\$ 300,000	\$ 300,000	\$ 251,553	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	
33461	AFT - OTHER	\$ 750,000	\$ 750,000	\$ 750,000	\$ 919,822	\$ 925,000	\$ 750,000	\$ 750,000	\$ (175,000)	
33810	CAPITAL IMPROVEMENT - WILLIAMSON CO SCHOOLS)	\$ 250,000	\$ 250,000	\$ 250,000	\$ 290,128	\$ 300,000	\$ 250,000	\$ 250,000	\$ (50,000)	
36100	INTEREST	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,451	\$ 1,400	\$ 1,000	\$ 1,000	\$ (400)	
	TOTAL ADEQUATE FACILITIES TAX REVENUES	\$ 1,301,000	\$ 1,301,000	\$ 1,301,000	\$ 1,462,954	\$ 1,526,400	\$ 1,301,000	\$ 1,301,000	\$ (225,400)	
	125 - 44420 ADEQUATE FACILITIES TAX EXPENDITURES & CAPITAL IMPROVEMENTS									
43611	PUBLIC IMPROVEMENTS - ROADS - PURCHASE OF ROAD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
610	WILLIAMSON CO REC CENTER BOND - PRINCIPAL	\$ 295,000	\$ 295,000	\$ 295,000	\$ -	\$ 295,000	\$ 295,000	\$ 295,000	\$ -	
630	WILLIAMSON CO REC CENTER BOND - INTEREST	\$ 178,800	\$ 178,800	\$ 178,800	\$ 89,366	\$ 178,800	\$ 178,800	\$ 178,800	\$ -	
611	DUPLEX ROAD PRINCIPAL	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ -	
631	DUPLEX ROAD INTEREST	\$ 49,700	\$ 49,700	\$ 49,700	\$ 22,000	\$ 44,000	\$ 49,700	\$ 49,700	\$ 5,700	
612	PORT ROYAL PARK PRINCIPAL	\$ 155,400	\$ 155,400	\$ 155,400	\$ 155,400	\$ 155,400	\$ 162,700	\$ 162,700	\$ 7,300	
632	PARKS & RECREATION INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
633	PORT ROYAL PARK INTEREST	\$ 124,600	\$ 124,600	\$ 124,600	\$ 120,463	\$ 124,600	\$ 121,000	\$ 121,000	\$ (3,600)	
911	LAND ACQUISITION	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	
	165 SOUTH CORRIDOR TRANSIT STUDY						\$ 10,000	\$ 10,000	\$ 10,000	SH Share to Participate in Study
	CITY HALL EXPANSION (CONSTRUCTION)						\$ 168,000	\$ 168,000	\$ 168,000	Per BFAC and BOMA at May WS
	GRANT WRITING PROGRAM						\$ 50,000	\$ 50,000	\$ 50,000	Per BOMA discussion at May WS
915	TRAILWAYS/GREENWAYS	\$ 108,100	\$ 108,100	\$ 108,100	\$ -	\$ 50,000	\$ -	\$ 70,000	\$ 20,000	Peter Jenkins Greenway - Phase 1
916	SITE & ROAD IMPROVEMENTS	\$ 750,000	\$ 750,000	\$ 750,000	\$ 197,564	\$ 400,000	\$ 225,000	\$ 225,000	\$ (175,000)	City Hall Expansion design, Design of US 31 Diablo, Planning for 65/Buckner Rd Interchange
917	PARKS IMPROVEMENTS	\$ 50,000	\$ 50,000	\$ 60,000	\$ 125	\$ 60,000	\$ 50,000	\$ 50,000	\$ (10,000)	Evans Park Design
925	PARKS & RECREATION FACILITIES	\$ -	\$ -	\$ -	\$ 597,639	\$ 597,077	\$ -	\$ -	\$ (597,077)	(917) Amended amount lights bleachers scoreboards
	TOTAL ADEQUATE FACILITIES TAX EXPENDITURES	\$ 1,783,600	\$ 1,783,600	\$ 1,793,600	\$ 1,244,557	\$ 1,966,877	\$ 1,382,200	\$ 1,452,200	\$ (514,677)	
	ADEQUATE FAC TAX BEGINNING FUND BALANCE	\$ 2,264,670	\$ 2,264,670	\$ 2,264,670	\$ 2,264,670	\$ 2,264,670	\$ 1,824,193	\$ 1,824,193	\$ 1,906,068	
	TOTAL ADEQUATE FAC TAX REV	\$ 1,301,000	\$ 1,301,000	\$ 1,301,000	\$ 1,462,954	\$ 1,526,400	\$ 1,301,000	\$ 1,301,000	\$ 1,301,000	
	TOTAL ADEQUATE FAC TAX EXPENDITURES	\$ 1,783,600	\$ 1,783,600	\$ 1,793,600	\$ 1,244,557	\$ 1,966,877	\$ 1,382,200	\$ 1,452,200	\$ 1,220,500	
	ADEQUATE FAC TAX ENDING FUND BALANCE	\$ 1,782,070	\$ 1,782,070	\$ 1,772,070	\$ 2,483,067	\$ 1,824,193	\$ 1,742,993	\$ 1,672,993	\$ 1,986,568	
	SANITATION FUND									
	210 - SANITATION COLLECTION FUND									
	REVENUES									
34410	RESIDENTIAL & COMMERCIAL COLLECTION	\$ 1,740,000	\$ 1,740,000	\$ 1,740,000	\$ 1,371,922	\$ 1,740,000	\$ 1,740,000	\$ 1,740,000	\$ -	
34440	RECYCLING COLLECTION	\$ 490,000	\$ 490,000	\$ 490,000	\$ 378,078	\$ 490,000	\$ 490,000	\$ 490,000	\$ -	
34490	REFUSE-PENALTY FOR LATE PAYMENT	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,831	\$ 28,000	\$ 25,000	\$ 25,000	\$ (3,000)	
34492	RECYCLING-PENALTY FOR LATE PAYMENT	\$ 1,000	\$ 1,000	\$ 1,000	\$ 7,631	\$ 8,000	\$ 1,000	\$ 1,000	\$ (7,000)	
36100	INTEREST EARNINGS	\$ 400	\$ 400	\$ 400	\$ 120	\$ 200	\$ 400	\$ 400	\$ 200	
37491	FORFEITED DISCOUNTS & PENALTIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End
TOTAL SANITATION REVENUES		\$ 2,256,400	\$ 2,256,400	\$ 2,256,400	\$ 1,783,580	\$ 2,266,200	\$ 2,256,400	\$ 2,256,400	\$ (9,800)
Adjusted Audited Amount									
43230-SANITATION EXPENDITURES									
298	RESIDENTIAL & COMMERCIAL COLLECTION FEES	\$ 2,230,000	\$ 2,230,000	\$ 2,230,000	\$ 1,551,293	\$ 2,230,000	\$ 2,230,000	\$ 2,230,000	\$ -
TOTAL SANITATION EXPENDITURES		\$ 2,230,000	\$ 2,230,000	\$ 2,230,000	\$ 1,551,293	\$ 2,230,000	\$ 2,230,000	\$ 2,230,000	\$ -
SANITATION BEGINNING FUND BALANCE		\$ 37,926	\$ 37,926	\$ 64,326	\$ 37,926	\$ 37,926	\$ 74,126	\$ 74,126	
TOTAL SANITATION REVENUES & AVAIL FUNDS		\$ 2,256,400	\$ 2,256,400	\$ 2,256,400	\$ 1,783,580	\$ 2,266,200	\$ 2,256,400	\$ 2,256,400	
TOTAL SANITATION EXPENDITURES		\$ 2,230,000	\$ 2,230,000	\$ 2,230,000	\$ 1,551,293	\$ 2,230,000	\$ 2,230,000	\$ 2,230,000	
SANITATION ENDING FUND BALANCE		\$ 64,326	\$ 64,326	\$ 90,726	\$ 270,213	\$ 74,126	\$ 100,526	\$ 100,526	
SEWER EXPANSION CONSTRUCTION FUND									
312 - SEWER EXPANSION FUND									
LOAN PROCEEDS									
23240	STATE REVOLVING LOAN PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL LOAN PROCEEDS		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
52220 - SEWER EXPANSION EXPENDITURES									
220	CONTRACTUAL SERVICES								
254	ENGINEERING								
925	WWTP CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL SEWER EXPANSION EXPENDITURES		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SEWER EXPANSION BEGINNING FUND BALANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL LOAN PROCEEDS		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL SEWER EXPANSION EXPENDITURES		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SEWER EXPANSION ENDING FUND BALANCE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WATER & SEWER OPERATING REVENUES									
410 - WATER - REVENUES									
36100	INTEREST EARNINGS - 410	\$ 10,000	\$ 10,000	\$ 10,000	\$ 7,390	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
36350	INSURANCE RECOVERIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36410	MISC. REBATES AND REFUNDS	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ (3,000)
36923	LOAN PROCEEDS - HARDINS LANDING TANK	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -	\$ (1,000,000)
36971	OPERATIONAL TRANSFER FROM WATER RESERVES	\$ 400,000	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -
36973	OPERATIONAL TRANSFER FROM WATER/SEWER MONEY MARKET	\$ 800,000	\$ 800,000	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -
37110	METERED WATER SALES (Customers)	\$ 3,475,000	\$ 3,475,000	\$ 3,475,000	\$ 2,975,855	\$ 3,900,000	\$ 4,100,000	\$ 4,100,000	\$ 200,000
37140	SALES TO OTHER WATER DISTRICTS	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000
37191	RECONNECTION FEES	\$ 25,000	\$ 25,000	\$ 25,000	\$ 15,625	\$ 22,000	\$ 25,000	\$ 25,000	\$ 3,000
37192	WATER SIGN UP FEE	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,164	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
37193	CHARGES FOR SERVICES	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	\$ -
37194	SALES OF MATERIALS & WATER METERS	\$ 150,000	\$ 150,000	\$ 150,000	\$ 134,493	\$ 160,000	\$ 175,000	\$ 175,000	\$ 15,000
37195	INSTALLATION CHARGES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37196	WATER TAP FEES	\$ 750,000	\$ 750,000	\$ 750,000	\$ 757,258	\$ 800,000	\$ 800,000	\$ 800,000	\$ -
37198	WATER DEVELOPMENT FEES - 410	\$ 185,000	\$ 185,000	\$ 185,000	\$ 54,750	\$ 60,000	\$ 260,000	\$ 260,000	\$ 200,000
37210	SEWER SERVICE CHARGE (Customers)						\$ -	\$ -	\$ -
37291	FORFEITED DISCOUNTS & PENALTIES	\$ 110,000	\$ 110,000	\$ 110,000	\$ 113,752	\$ 125,000	\$ 115,000	\$ 115,000	\$ (10,000)
37295	TRANSFER FROM WWTP EXPANSION FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37296	SEWER TAP FEES						\$ -	\$ -	\$ -
37299	MISCELLANEOUS	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,652	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
37400	WTP DIVIDENDS	\$ 2,000	\$ 2,000	\$ 2,000	\$ 951	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
37501	WATER CLASS ACTION LAWSUIT REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37502	STATE REIMBURSEMENT FOR LAB TESTS	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,550	\$ 5,600	\$ 5,000	\$ 5,000	\$ (600)
37531	LAWSUITS - SETTLEMENTS	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -
TOTAL WATER REVENUES		\$ 6,983,500	\$ 6,983,500	\$ 6,983,500	\$ 4,165,440	\$ 6,164,600	\$ 5,572,000	\$ 5,572,000	\$ (592,600)

Chart of account reclassification to 413-37210

Chart of account reclassification to 413-37296

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End
413 - SEWER - REVENUES									
36100	INTEREST EARNINGS - 413	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,861	\$ 4,200	\$ 4,000	\$ 4,000	\$ (200)
	FUNDS PREVIOUSLY BORROWED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 638,000	\$ 638,000
36922	LOAN PROCEEDS - RUTHERFORD CREEK EXTENSION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36972	OPERATIONAL TRANSFER FROM SEWER RESERVES	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 2,000,000	\$ 1,000,000	\$ 1,000,000	\$ (1,000,000)
37198	WATER DEVELOPMENT FEES - 413	\$ 185,000	\$ 185,000	\$ 185,000	\$ 201,410	\$ 225,000	\$ -	\$ -	\$ (225,000)
37210	SEWER SERVICE CHARGE (Customers)	\$ 4,221,000	\$ 4,221,000	\$ 4,221,000	\$ 2,940,978	\$ 3,900,000	\$ 3,900,000	\$ 3,900,000	\$ -
37296	SEWER TAP FEES	\$ 675,000	\$ 675,000	\$ 675,000	\$ 811,861	\$ 820,000	\$ 725,000	\$ 725,000	\$ (95,000)
37298	SEWER DEVELOPMENT FEES - 413	\$ 725,000	\$ 725,000	\$ 725,000	\$ 992,919	\$ 1,000,000	\$ 900,000	\$ 900,000	\$ (100,000)
	TOTAL SEWER REVENUES	\$ 8,810,000	\$ 8,810,000	\$ 8,810,000	\$ 4,952,029	\$ 7,949,200	\$ 6,529,000	\$ 7,167,000	\$ (782,200)
	TOTAL REVENUE - WATER/SEWER	\$ 15,793,500	\$ 15,793,500	\$ 15,793,500	\$ 9,117,469	\$ 14,113,800	\$ 12,101,000	\$ 12,739,000	\$ (1,374,800)
WATER & SEWER EXPENDITURES									
52100 - WATER DISTRIBUTION									
PERSONNEL EXPENSE									
110	SALARIES	\$ 556,800	\$ 583,300	\$ 583,300	\$ 403,878	\$ 583,300	\$ 540,500	\$ 389,000	\$ (194,300)
112	SALARIES - OVERTIME	\$ 5,000	\$ 5,000	\$ 5,000	\$ 3,144	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
119	OTHER SALARIES	\$ 44,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
134	CHRISTMAS BONUS	\$ 2,900	\$ 2,900	\$ 2,900	\$ -	\$ 2,900	\$ 2,800	\$ 2,500	\$ (400)
141	PAYROLL TAX	\$ 45,900	\$ 45,000	\$ 45,000	\$ 30,763	\$ 45,000	\$ 41,200	\$ 30,000	\$ (15,000)
142	HEALTH INSURANCE	\$ 161,700	\$ 173,600	\$ 173,600	\$ 128,266	\$ 173,600	\$ 164,400	\$ 132,100	\$ (41,500)
143	RETIREMENT	\$ 30,200	\$ 31,600	\$ 31,600	\$ 21,460	\$ 31,600	\$ 29,300	\$ 21,000	\$ (10,600)
144	RETIREMENT - ACTUARIAL DEFICIT (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100	\$ 3,100
147	UNEMPLOYMENT INSURANCE	\$ 1,100	\$ 1,100	\$ 1,100	\$ 835	\$ 1,100	\$ 1,000	\$ 900	\$ (200)
	TOTAL PERSONNEL EXPENSE	\$ 848,400	\$ 842,500	\$ 842,500	\$ 588,346	\$ 842,500	\$ 784,200	\$ 583,600	\$ (258,900)
OPERATING EXPENSE									
200	CONTRACTUAL SERVICES	\$ 12,000	\$ 12,000	\$ 12,000	\$ 9,690	\$ 12,000	\$ 12,000	\$ 12,000	\$ -
211	POSTAGE, BOX RENT	\$ -	\$ -	\$ -	\$ 43	\$ 100	\$ -	\$ -	\$ (100)
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
231	LEGAL NOTICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
235	MEMBERSHIP, REGISTRATION FEES, TUITION	\$ 15,000	\$ 15,000	\$ 15,000	\$ 10,892	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
238	DRATAC DUES	\$ 45,000	\$ 45,000	\$ 45,000	\$ 30,696	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
241	ELECTRIC	\$ 68,000	\$ 68,000	\$ 68,000	\$ 61,900	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
244	GAS	\$ 2,000	\$ 2,000	\$ 2,000	\$ 343	\$ 1,000	\$ 2,000	\$ 2,000	\$ 1,000
245	TELEPHONE NETWORK / CONNECTIVITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
246	CELL PHONES	\$ 8,100	\$ 8,100	\$ 8,100	\$ 7,382	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
251	RANDOM DRUG TESTING	\$ 300	\$ 300	\$ 300	\$ 156	\$ 300	\$ 300	\$ 300	\$ -
254	ENGINEERING	\$ 50,000	\$ 50,000	\$ 50,000	\$ 84,241	\$ 90,000	\$ 25,000	\$ 25,000	\$ (65,000)
255	DATA PROCESSING SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
260	REPAIR & MAINTENANCE - SERVICES	\$ 2,500	\$ 2,500	\$ 2,500	\$ 922	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
261	REPAIR & MAINTENANCE - VEHICLES	\$ 20,000	\$ 20,000	\$ 20,000	\$ 13,083	\$ 20,000	\$ 20,000	\$ 22,500	\$ 2,500
262	REPAIR & MAINTENANCE - MACHINERY	\$ 30,000	\$ 30,000	\$ 30,000	\$ 5,558	\$ 15,000	\$ 30,000	\$ 30,000	\$ 15,000
266	REPAIR & MAINTENANCE - BUILDING	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
269	REPAIR & MAINTENANCE - OTHER	\$ 2,000	\$ 50,000	\$ 50,000	\$ 31,786	\$ 32,000	\$ 80,000	\$ 80,000	\$ 48,000
280	TRAVEL	\$ 1,000	\$ 1,000	\$ 1,000	\$ 10	\$ 500	\$ 1,000	\$ 1,000	\$ 500
284	MEALS AND ENTERTAINMENT	\$ 200	\$ 200	\$ 200	\$ 75	\$ 200	\$ 200	\$ 200	\$ -
291	AMBULANCE, CLINIC & HOSPITAL SVCS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 52	\$ 500	\$ 1,000	\$ 1,000	\$ 500
310	OFFICE SUPPLIES & MATERIALS	\$ 500	\$ 500	\$ 500	\$ 530	\$ 1,000	\$ 500	\$ 500	\$ (500)
314	COMPUTER HARDWARE	\$ -	\$ -	\$ -	\$ 1,390	\$ 1,400	\$ 1,500	\$ 1,500	\$ 100
320	OPERATING SUPPLIES	\$ 95,000	\$ 95,000	\$ 95,000	\$ 54,215	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
324	JANITORIAL SUPPLIES	\$ 500	\$ 500	\$ 500	\$ 56	\$ 500	\$ 500	\$ 500	\$ -
326	CLOTHING & UNIFORMS	\$ 9,500	\$ 9,500	\$ 9,500	\$ 6,665	\$ 9,500	\$ 9,500	\$ 9,500	\$ -
331	GAS, OIL, DIESEL, GREASE, ETC.	\$ 50,000	\$ 50,000	\$ 50,000	\$ 15,124	\$ 25,000	\$ 50,000	\$ 50,000	\$ 25,000
353	WATER PURCHASED FOR RESALE	\$ 5,000	\$ 5,000	\$ 5,000	\$ 9,097	\$ 10,000	\$ 5,000	\$ 5,000	\$ (5,000)
391	WATER METERS FOR RESALE	\$ 100,000	\$ 100,000	\$ 100,000	\$ 98,453	\$ 100,000	\$ 150,000	\$ 150,000	\$ 50,000

Chart of account reclassification to 410-37198

Paving of Depot St to finish water line repairs

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
392	FIRE HYDRANTS FOR RESALE	\$ 60,000	\$ 60,000	\$ 60,000	\$ 71,631	\$ 75,000	\$ 80,000	\$ 80,000	\$ 5,000	
393	WATER METER REPLACEMENTS	\$ 60,000	\$ 60,000	\$ 60,000	\$ 91,558	\$ 125,000	\$ 100,000	\$ 125,000	\$ -	
510	TML INSURANCE COVERAGE	\$ 20,000	\$ 20,000	\$ 20,000	\$ 18,374	\$ 18,400	\$ 20,000	\$ 20,000	\$ 1,600	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ (1,000)	
533	MACHINERY & EQUIPMENT RENTAL	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 500	\$ 1,500	\$ 1,500	\$ 1,000	
592	PAYMENTS IN-LIEU-OF-TAXES	\$ 140,800	\$ 140,800	\$ 140,800	\$ 152,024	\$ 152,000	\$ 162,000	\$ 162,000	\$ 10,000	
596	TN STATE FEES	\$ 18,000	\$ 18,000	\$ 18,000	\$ 16,846	\$ 18,000	\$ 18,000	\$ 18,000	\$ -	
615	HARDIN'S LANDING PRINCIPAL - 52100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 239,000	\$ 239,000	\$ 239,000	
634	HARDIN'S LANDING INTEREST - 52100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	
790	MISCELLANEOUS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 118	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
	TOTAL OPERATING EXPENSE	\$ 819,900	\$ 867,900	\$ 867,900	\$ 793,910	\$ 953,400	\$ 1,283,500	\$ 1,311,000	\$ 357,600	
	CAPITAL OUTLAY									
900	BUCKNER ROAD WATER TANK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
905	OFFICE FURNITURE	\$ -	\$ -	\$ -	\$ 1,105	\$ 1,200	\$ -	\$ -	\$ (1,200)	
915	MAIN STREET SEWER LINE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
916	HARDIN'S LANDING WATER TANK	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000	\$ 472,186	\$ 600,000	\$ -	\$ -	\$ (600,000)	
917	WATER TANK DRIVEWAY STABILIZATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	Buckner Rd and T.S. Rd. driveway stabilization
934	DEPOT STREET WATER LINE UPGRADE	\$ 210,000	\$ 210,000	\$ 210,000	\$ -	\$ 100,000	\$ 110,000	\$ 110,000	\$ 10,000	
941	VEHICLE(S)	\$ 74,500	\$ 74,500	\$ 74,500	\$ 42,954	\$ 43,000	\$ -	\$ 31,000	\$ (12,000)	1/2 ton truck
942	GENERAL PURPOSE EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000	mini excavator split with M54
	TOTAL CAPITAL OUTLAY	\$ 2,334,500	\$ 2,334,500	\$ 2,334,500	\$ 516,244	\$ 744,200	\$ 110,000	\$ 431,000	\$ (313,200)	
	TOTAL WATER EXPENDITURES	\$ 4,002,800	\$ 4,044,900	\$ 4,044,900	\$ 1,898,500	\$ 2,540,100	\$ 2,177,700	\$ 2,325,600	\$ (214,500)	
	52110-WATER TREATMENT PLANT									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 373,300	\$ 373,300	\$ 373,300	\$ 278,092	\$ 373,300	\$ 414,900	\$ 423,000	\$ 49,700	
112	SALARIES - OVERTIME	\$ 10,000	\$ 10,000	\$ 10,000	\$ 8,488	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
134	CHRISTMAS BONUS	\$ 1,900	\$ 1,900	\$ 1,900	\$ -	\$ 1,900	\$ 2,000	\$ 2,000	\$ 100	
141	OASI (EMPLOYERS SHARE)	\$ 28,600	\$ 28,600	\$ 28,600	\$ 21,246	\$ 28,600	\$ 31,800	\$ 32,400	\$ 3,800	
142	HOSPITAL & HEALTH INSURANCE	\$ 141,400	\$ 141,400	\$ 141,400	\$ 96,239	\$ 141,400	\$ 162,800	\$ 176,000	\$ 34,600	
143	RETIREMENT	\$ 19,900	\$ 19,900	\$ 19,900	\$ 15,535	\$ 19,900	\$ 22,100	\$ 22,600	\$ 2,700	
144	RETIREMENT - ACTUARIAL DEFICIT (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300	\$ 3,300	
147	UNEMPLOYMENT INSURANCE	\$ 700	\$ 700	\$ 700	\$ 503	\$ 700	\$ 700	\$ 700	\$ -	
	TOTAL PERSONNEL EXPENSE	\$ 575,800	\$ 575,800	\$ 575,800	\$ 420,102	\$ 575,800	\$ 644,300	\$ 670,000	\$ 94,200	
	OPERATING EXPENSE									
200	CONTRACTUAL SERVICES	\$ 5,000	\$ 5,000	\$ 5,000	\$ 655	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
211	POSTAGE, BOX RENT	\$ 2,000	\$ 2,000	\$ 2,000	\$ 99	\$ 2,000	\$ 500	\$ 500	\$ (1,500)	
215	DEBT SERVICE TML BONDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
235	MEMBERSHIPS, REGISTRATION FEES, TUITION	\$ 10,000	\$ 10,000	\$ 10,000	\$ 3,970	\$ 6,000	\$ 10,000	\$ 10,000	\$ 4,000	
241	ELECTRICITY	\$ 260,000	\$ 260,000	\$ 260,000	\$ 178,361	\$ 260,000	\$ 270,000	\$ 270,000	\$ 10,000	
242	WATER	\$ 500	\$ 500	\$ 500	\$ 265	\$ 500	\$ 500	\$ 500	\$ -	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 15,000	\$ 15,000	\$ 15,000	\$ 14,427	\$ 15,000	\$ 11,000	\$ 11,000	\$ (4,000)	
246	CELL PHONES	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,161	\$ 1,100	\$ 1,500	\$ 1,500	\$ 400	
248	MS4 - STORMWATER FEE	\$ 1,200	\$ 1,200	\$ 1,200	\$ 852	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	
251	RANDOM DRUG TESTING	\$ 500	\$ 500	\$ 500	\$ 144	\$ 500	\$ 500	\$ 500	\$ -	
254	ARCHITECTURAL, ENGINEERING & LANDSCAPING	\$ 25,000	\$ 25,000	\$ 25,000	\$ 14,651	\$ 25,000	\$ 15,000	\$ 15,000	\$ (10,000)	
261	REPAIR & MAINTENANCE - VEHICLES	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,381	\$ 3,000	\$ 2,000	\$ 2,000	\$ (1,000)	
262	REPAIR & MAINTENANCE - MACHINERY	\$ 50,000	\$ 50,000	\$ 50,000	\$ 43,344	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	
265	REPAIR & MAINTENANCE - GROUNDS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 432	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
266	REPAIR & MAINTENANCE - BUILDING	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ 158,000	\$ -	\$ 200,000	\$ 42,000	Southside Tank Painting
280	TRAVEL EXPENSE	\$ 2,000	\$ 2,000	\$ 2,000	\$ 736	\$ 1,500	\$ 2,000	\$ 2,000	\$ 500	
284	MEALS AND ENTERTAINMENT	\$ 300	\$ 300	\$ 300	\$ 8	\$ 200	\$ 300	\$ 300	\$ 100	
291	AMBULANCE, CLINIC & HOSPITAL SVCS	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ 200	\$ 200	\$ 200	
294	RENTAL	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,740	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
310	OFFICE SUPPLIES	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,239	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
320	OPERATING SUPPLIES	\$ 200,000	\$ 200,000	\$ 200,000	\$ 145,497	\$ 200,000	\$ 210,000	\$ 210,000	\$ 10,000	
322	CHEMICAL, LAB & MEDICAL SUPPLIES	\$ 15,000	\$ 15,000	\$ 15,000	\$ 5,990	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	
324	JANITORIAL SUPPLIES	\$ 2,000	\$ 2,000	\$ 2,000	\$ 786	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
326	UNIFORMS & CLOTHING	\$ 3,000	\$ 3,000	\$ 3,000	\$ 869	\$ 2,000	\$ 3,000	\$ 3,000	\$ 1,000	
329	LAB SUPPLIES	\$ 12,000	\$ 12,000	\$ 12,000	\$ 3,303	\$ 8,000	\$ 12,000	\$ 12,000	\$ 4,000	
331	GAS, OIL, DIESEL, GREASE, ETC.	\$ 9,000	\$ 9,000	\$ 9,000	\$ 3,348	\$ 6,000	\$ 9,000	\$ 9,000	\$ 3,000	
510	TML INSURANCE COVERAGE	\$ 52,000	\$ 52,000	\$ 52,000	\$ 40,971	\$ 45,000	\$ 45,000	\$ 45,000	\$ -	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
533	MACHINERY & EQUIPMENT RENTAL	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,388	\$ 1,800	\$ 2,500	\$ 2,500	\$ 700	
596	TN STATE FEES	\$ 1,600	\$ 1,600	\$ 1,600	\$ -	\$ 1,600	\$ 1,600	\$ 1,600	\$ -	
610	TN MUNI BOND FUND 2001 - PRINCIPAL - 52110 - WTR TRMNT	\$ 237,000	\$ 237,000	\$ 237,000	\$ -	\$ 237,000	\$ 249,000	\$ 249,000	\$ 12,000	
630	TN MUNI BOND FUND 2001 - INTEREST - 52110 - WTR TRMNT	\$ 150,900	\$ 150,900	\$ 150,900	\$ 4,734	\$ 150,000	\$ 141,500	\$ 141,500	\$ (8,500)	
635	FEES ON TML BONDS	\$ 55,000	\$ 55,000	\$ 55,000	\$ 17,436	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	
790	MISCELLANEOUS	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
	TOTAL OPERATING EXPENSE	\$ 1,417,800	\$ 1,417,800	\$ 1,417,800	\$ 488,586	\$ 1,242,900	\$ 1,105,800	\$ 1,305,800	\$ 62,900	
	CAPITAL OUTLAY									
900	CARBON FEED SYSTEM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
900	CARBON FEED SYSTEM MOVED TO NON-OPERATING EXP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
941	VEHICLES	\$ 30,000	\$ 30,000	\$ 30,000	\$ 26,224	\$ 26,300	\$ -	\$ -	\$ (26,300)	
945	GPS LATITUDE CAMERA SYSTEM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
949	OTHER MACHINERY AND EQUIPMENT	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 62,000	\$ 62,000	
	TOTAL CAPITAL OUTLAY	\$ 55,000	\$ 55,000	\$ 55,000	\$ 26,224	\$ 26,300	\$ -	\$ 62,000	\$ 35,700	
	TOTAL WATER TREATMENT PLANT EXPENDITURES	\$ 2,048,600	\$ 2,048,600	\$ 2,048,600	\$ 934,912	\$ 1,845,000	\$ 1,750,100	\$ 2,037,800	\$ 192,800	
	52200-WASTEWATER PLANT									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 338,200	\$ 338,200	\$ 338,200	\$ 239,687	\$ 338,200	\$ 322,000	\$ 328,200	\$ (10,000)	
112	SALARIES - OVERTIME	\$ 8,000	\$ 8,000	\$ 8,000	\$ 5,395	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
134	CHRISTMAS BONUS	\$ 2,100	\$ 2,100	\$ 2,100	\$ -	\$ 2,100	\$ 1,900	\$ 1,900	\$ (200)	
141	PAYROLL TAX	\$ 25,100	\$ 25,100	\$ 25,100	\$ 18,369	\$ 25,100	\$ 24,700	\$ 25,200	\$ 100	
142	HEALTH INSURANCE	\$ 113,200	\$ 113,200	\$ 113,200	\$ 68,262	\$ 113,200	\$ 109,700	\$ 118,500	\$ 5,300	
143	RETIREMENT	\$ 17,400	\$ 17,400	\$ 17,400	\$ 13,115	\$ 17,400	\$ 17,100	\$ 17,400	\$ -	
144	RETIREMENT - ACTUARIAL DEFICIT (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600	\$ 2,600	
147	UNEMPLOYMENT INSURANCE	\$ 600	\$ 600	\$ 600	\$ 512	\$ 600	\$ 500	\$ 500	\$ (100)	
	TOTAL PERSONNEL EXPENSE	\$ 504,600	\$ 504,600	\$ 504,600	\$ 345,340	\$ 504,600	\$ 483,900	\$ 502,300	\$ (2,300)	
	OPERATING EXPENSE									
200	CONTRACTUAL SERVICES	\$ 15,000	\$ 15,000	\$ 15,000	\$ 5,698	\$ 15,000	\$ 15,000	\$ 15,600	\$ 600	
222	GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
235	MEMBERSHIPS, REGISTRATION FEES, TUITION	\$ 8,000	\$ 8,000	\$ 8,000	\$ 4,945	\$ 3,000	\$ 8,000	\$ 8,000	\$ 5,000	
241	ELECTRICITY	\$ 265,000	\$ 265,000	\$ 265,000	\$ 171,931	\$ 230,000	\$ 255,000	\$ 255,000	\$ 25,000	
244	NATURAL GAS	\$ 12,000	\$ 12,000	\$ 12,000	\$ 1,952	\$ 5,000	\$ 12,000	\$ 12,000	\$ 7,000	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	
246	CELL PHONES	\$ 600	\$ 600	\$ 600	\$ 322	\$ 600	\$ 600	\$ 600	\$ -	
248	MS4 - STORMWATER FEE	\$ 2,000	\$ 2,000	\$ 2,000	\$ 888	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
254	ENGINEERING SERVICES	\$ 50,000	\$ 50,000	\$ 50,000	\$ 42,480	\$ 50,000	\$ 25,000	\$ 25,000	\$ (25,000)	
260	REPAIR & MAINTENANCE	\$ 5,000	\$ 5,000	\$ 5,000	\$ 1,069	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
261	REPAIR & MAINTENANCE - VEHICLES	\$ 10,000	\$ 10,000	\$ 10,000	\$ 2,575	\$ 6,000	\$ 10,000	\$ 10,000	\$ 4,000	
262	REPAIR & MAINTENANCE - MACHINERY	\$ 80,000	\$ 80,000	\$ 80,000	\$ 71,229	\$ 80,000	\$ 80,000	\$ 100,000	\$ 20,000	
263	SLUDGE REMOVAL	\$ 250,000	\$ 250,000	\$ 250,000	\$ 188,588	\$ 250,000	\$ 260,000	\$ 260,000	\$ 10,000	
265	REPAIR & MAINTENANCE - GROUNDS	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
280	TRAVEL EXPENSE	\$ 3,000	\$ 3,000	\$ 3,000	\$ 393	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
284	MEALS AND ENTERTAINMENT	\$ 300	\$ 300	\$ 300	\$ 19	\$ 300	\$ 300	\$ 300	\$ -	
291	AMBULANCE, CLINIC & HOSPITAL SVCS	\$ 600	\$ 600	\$ 600	\$ 1,304	\$ 1,500	\$ 600	\$ 600	\$ (900)	
310	OFFICE SUPPLIES	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
320	OPERATING SUPPLIES	\$ 50,000	\$ 50,000	\$ 50,000	\$ 40,826	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	
321	POLYMER CHEMICALS	\$ 90,000	\$ 90,000	\$ 90,000	\$ 37,302	\$ 75,000	\$ 90,000	\$ 90,000	\$ 15,000	
322	CHEMICAL & LAB SUPPLIES	\$ 30,000	\$ 30,000	\$ 30,000	\$ 10,501	\$ 25,000	\$ 20,000	\$ 20,000	\$ (5,000)	

HS Drive \$32k / TOC Analyzer - \$30k

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6		Approved	Approved	Proposed			Base	Proposed	Difference from Est Yr End	
326	UNIFORMS & CLOTHING	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,765	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
329	LAB ANALYSIS CONTRACT	\$ 15,000	\$ 15,000	\$ 15,000	\$ 5,675	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
331	GAS, OIL, DIESEL, GREASE, ETC.	\$ 18,000	\$ 18,000	\$ 18,000	\$ 3,540	\$ 8,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 10,000
510	TML INSURANCE COVERAGE	\$ 55,000	\$ 55,000	\$ 55,000	\$ 64,539	\$ 56,500	\$ 65,000	\$ 65,000	\$ 65,000	\$ 8,500
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -
533	EQUIPMENT RENTAL	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 3,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 3,000
596	STATE ENVIRONMENTAL FEES	\$ 13,000	\$ 13,000	\$ 13,000	\$ -	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ -
611	SRF 11-294 WWTP - PRINCIPAL - 52200	\$ 249,100	\$ 249,100	\$ 249,100	\$ 187,247	\$ 249,100	\$ 255,700	\$ 255,700	\$ 255,700	\$ 6,600
612	SR 98-116 - PRINCIPAL - 52200 - WASTEWTR	\$ 247,500	\$ 247,500	\$ 247,500	\$ 176,650	\$ 247,500	\$ 247,500	\$ 247,500	\$ 247,500	\$ -
613	SEWER PROJECT PRINCIPAL / RUTH CREEK PRIN - 52200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
614	CGO 10-267 WWTP - PRINCIPAL - 52200	\$ 333,612	\$ 333,612	\$ 333,612	\$ 257,010	\$ 333,700	\$ 342,500	\$ 342,500	\$ 342,500	\$ 8,800
630	CGO 10-267 WWTP - INTEREST - 52200	\$ 180,720	\$ 180,720	\$ 180,720	\$ 171,600	\$ 180,800	\$ 171,900	\$ 171,900	\$ 171,900	\$ (8,900)
631	SR 98-116 - INTEREST - 52200 - WASTEWTR	\$ 34,400	\$ 34,400	\$ 34,400	\$ 58,150	\$ 58,200	\$ 34,400	\$ 34,400	\$ 34,400	\$ (23,800)
632	SRF 11-294 WWTP - INTEREST - 52200	\$ 158,200	\$ 158,200	\$ 158,200	\$ 118,177	\$ 158,200	\$ 151,600	\$ 151,600	\$ 151,600	\$ (6,600)
636	SEWER PROJECT INTEREST / RUTH CREEK INTEREST - 52200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
692	WWTP EXPANSION SR - ADMINISTRATIVE FEES - 52200	\$ 7,600	\$ 7,600	\$ 7,600	\$ 8,943	\$ 8,100	\$ 7,600	\$ 7,600	\$ 7,600	\$ (500)
790	MISCELLANEOUS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 251	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
	TOTAL OPERATING EXPENSE	\$ 2,203,632	\$ 2,203,632	\$ 2,203,632	\$ 1,635,668	\$ 2,138,500	\$ 2,178,700	\$ 2,199,300	\$ 2,199,300	\$ 60,800
	CAPITAL OUTLAY									
900	DIGESTIVE AERORATERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,000	\$ 360,000	\$ 360,000
906	POLYMER SYSTEM	\$ -	\$ -	\$ -	\$ 15,869	\$ 15,900	\$ -	\$ -	\$ -	\$ (15,900)
907	INFLUENT PUMPS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 178,000	\$ 178,000	\$ 178,000
908	BACKWASH FILTER BLOWERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
911	TROLLEY, VALVES,	\$ 450,000	\$ 450,000	\$ 450,000	\$ 173,565	\$ 450,000	\$ -	\$ -	\$ -	\$ (450,000)
933	RUTHERFORD CREEK SEWER EXTENSION	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 1,194,313	\$ 2,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ (1,000,000)
934	PLANT CONSTRUCTION / ENGR DESIGN FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL CAPITAL OUTLAY	\$ 3,450,000	\$ 3,450,000	\$ 3,450,000	\$ 1,383,747	\$ 2,465,900	\$ 1,000,000	\$ 1,638,000	\$ 1,638,000	\$ (827,900)
	TOTAL WASTEWATER PLANT EXPENDITURES	\$ 6,158,232	\$ 6,158,232	\$ 6,158,232	\$ 3,364,756	\$ 5,109,000	\$ 3,662,600	\$ 4,339,600	\$ 4,339,600	\$ (769,400)
	52211-SEWER COLLECTION SYSTEM									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 138,700	\$ 138,700	\$ 138,700	\$ 45,746	\$ 138,700	\$ 138,700	\$ 203,200	\$ 203,200	\$ 64,500
112	SALARIES - OVERTIME	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
119	OTHER SALARIES	\$ 19,800	\$ 19,800	\$ 19,800	\$ -	\$ -	\$ 19,400	\$ 19,800	\$ 19,800	\$ 19,800
134	CHRISTMAS BONUS	\$ 600	\$ 600	\$ 600	\$ -	\$ 600	\$ 600	\$ 1,000	\$ 1,000	\$ 400
141	PAYROLL TAX	\$ 12,200	\$ 12,200	\$ 12,200	\$ 3,490	\$ 12,200	\$ 12,100	\$ 17,100	\$ 17,100	\$ 4,900
142	HEALTH INSURANCE	\$ 74,200	\$ 74,200	\$ 74,200	\$ 9,775	\$ 74,200	\$ 75,500	\$ 76,800	\$ 76,800	\$ 2,600
143	RETIREMENT	\$ 7,600	\$ 7,600	\$ 7,600	\$ 2,034	\$ 7,600	\$ 7,600	\$ 11,100	\$ 11,100	\$ 3,500
144	RETIREMENT - ACTUARIAL DEFICIT (.80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700	\$ 1,700	\$ 1,700
147	UNEMPLOYMENT INSURANCE	\$ 300	\$ 300	\$ 300	\$ 84	\$ 300	\$ 300	\$ 500	\$ 500	\$ 200
	TOTAL PERSONNEL EXPENSE	\$ 256,400	\$ 256,400	\$ 256,400	\$ 61,128	\$ 236,600	\$ 257,200	\$ 334,200	\$ 334,200	\$ 97,600
	OPERATING EXPENSE									
200	CONTRACT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
235	MEMBERSHIP, DUES & FEES	\$ 1,000	\$ 1,000	\$ 1,000	\$ 180	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
241	ELECTRIC	\$ 40,000	\$ 40,000	\$ 40,000	\$ 34,534	\$ 46,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ (6,000)
245	TELEPHONE NETWORK / CONNECTIVITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
246	CELL PHONES	\$ 500	\$ 500	\$ 500	\$ 320	\$ 500	\$ 500	\$ 500	\$ 500	\$ -
247	STREET LIGHTING (ELEC & MAINT)	\$ -	\$ -	\$ -	\$ 3,872	\$ -	\$ -	\$ -	\$ -	\$ -
254	ENGINEERING SERVICES	\$ 50,000	\$ 50,000	\$ 50,000	\$ 131,908	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ (125,000)
261	REPAIR & MAINTENANCE - VEHICLE	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,072	\$ 1,000	\$ 2,500	\$ 2,500	\$ 2,500	\$ 1,500
262	REPAIR & MAINTENANCE - MACHINERY	\$ 17,000	\$ 17,000	\$ 17,000	\$ 13,523	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ -
269	REPAIR & MAINTENANCE - OTHER	\$ 12,000	\$ 12,000	\$ 12,000	\$ 9,263	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ -
280	TRAVEL EXPENSE	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 500
291	AMBULANCE, CLINIC & HOSPITAL SVCS	\$ 200	\$ 200	\$ 200	\$ 52	\$ 200	\$ 200	\$ 200	\$ 200	\$ -
294	EQUIPMENT RENTAL	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ 1,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 2,000
320	OPERATING SUPPLIES	\$ 1,500	\$ 1,500	\$ 1,500	\$ 413	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
322	CHEMICALS-ODOR PREVENTION	\$ 50,000	\$ 50,000	\$ 50,000	\$ 34,323	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -

Replace influent pumps
Backwash Filter Blowers

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
326	UNIFORMS	\$ 1,500	\$ 1,500	\$ 1,500	\$ 389	\$ 1,000	\$ 1,500	\$ 1,500	\$ 500	
331	GAS, OIL, DIESEL FUEL, GREASE, ETC.	\$ 10,000	\$ 10,000	\$ 10,000	\$ 9,396	\$ 12,000	\$ 10,000	\$ 10,000	\$ (2,000)	
472	BUILDING MATERIALS - CONCRETE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
510	TML INSURANCE COVERAGE	\$ 7,000	\$ 7,000	\$ 7,000	\$ 4,941	\$ 5,000	\$ 6,000	\$ 6,000	\$ 1,000	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
790	MISCELLANEOUS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,430	\$ 2,500	\$ 1,000	\$ 1,000	\$ (1,500)	
	TOTAL OPERATING EXPENSE	\$ 198,200	\$ 198,200	\$ 198,200	\$ 246,616	\$ 301,200	\$ 172,200	\$ 172,200	\$ (129,000)	
	CAPITAL OUTLAY									
941	VEHICLES	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ 31,000	\$ 31,000	1/2 ton truck
	SEWER CAPACITY STUDY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	1/2 ton truck
	NEWPORT CROSSING PUMP STATION REMOVAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300000
	CAMPBELL STATION PUMP STATION REMOVAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000	\$ 450,000	
	DESIGN OF GRAVITY SEWER FOR SHANNON GLEN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,000	\$ 43,000	
	SEWER CCTV CAMERA TRUCK	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125000
	PUMP STATION TELEMETRY TIE-IN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	
951	PUMP STATIONS	\$ 375,000	\$ 375,000	\$ 375,000	\$ 159,605	\$ 250,000	\$ -	\$ -	\$ (250,000)	
953	PUMP STATIONS UPGRADE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	TOTAL CAPITAL OUTLAY	\$ 405,000	\$ 405,000	\$ 405,000	\$ 159,605	\$ 250,000	\$ -	\$ 834,000	\$ 584,000	
	TOTAL COLLECTION SYSTEM EXPENDITURES	\$ 859,600	\$ 859,600	\$ 859,600	\$ 467,349	\$ 787,800	\$ 429,400	\$ 1,340,400	\$ 552,600	
	52316 - ADMIN: BILLING & COLLECTIONS									
	PERSONNEL EXPENSE									
110	SALARIES	\$ 749,200	\$ 802,900	\$ 802,900	\$ 440,444	\$ 802,900	\$ 801,400	\$ 863,700	\$ 60,800	
112	SALARIES - OVERTIME	\$ 4,000	\$ 4,000	\$ 4,000	\$ 719	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
119	OTHER SALARIES	\$ -	\$ -	\$ -	\$ 512	\$ -	\$ -	\$ -	\$ -	
134	CHRISTMAS BONUS	\$ 400	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ -	
141	PAYROLL TAX	\$ 57,500	\$ 61,600	\$ 61,600	\$ 32,798	\$ 61,600	\$ 61,500	\$ 66,100	\$ 4,500	
142	HEALTH INSURANCE	\$ 271,200	\$ 280,400	\$ 280,400	\$ 101,693	\$ 280,400	\$ 285,600	\$ 303,000	\$ 22,600	
143	RETIREMENT	\$ 39,500	\$ 42,500	\$ 42,500	\$ 23,831	\$ 42,500	\$ 43,400	\$ 45,800	\$ 3,300	
144	RETIREMENT - ACTUARIAL DEFICIT (80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,700	\$ 6,700	
147	UNEMPLOYMENT INSURANCE	\$ 600	\$ 600	\$ 600	\$ 800	\$ 800	\$ 800	\$ 300	\$ (500)	
	TOTAL PERSONNEL EXPENSE	\$ 1,122,400	\$ 1,192,400	\$ 1,192,400	\$ 600,797	\$ 1,192,600	\$ 1,197,100	\$ 1,290,000	\$ 97,400	
	OPERATING EXPENSE									
200	CONTRACTUAL SERVICES	\$ 125,000	\$ 125,000	\$ 125,000	\$ 86,712	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	
211	POSTAL & MAILING EXPENSE	\$ 70,000	\$ 70,000	\$ 70,000	\$ 47,986	\$ 70,000	\$ 70,000	\$ 70,000	\$ -	
235	MEMBERSHIPS, REGISTRATION FEES	\$ 500	\$ 500	\$ 500	\$ 240	\$ 1,000	\$ 3,000	\$ 3,000	\$ 2,000	
245	TELEPHONE NETWORK / CONNECTIVITY	\$ 70,000	\$ 70,000	\$ 70,000	\$ 27,782	\$ 50,000	\$ 70,000	\$ 70,000	\$ 20,000	
252	LEGAL SERVICES	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ 50,000	\$ 50,000	\$ 10,000	Split with Legislative
266	REPAIR & MAINT. BUILDINGS	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 2,000	\$ 5,000	\$ 5,000	\$ 3,000	
275	TRAINING	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 2,000	\$ 2,000	\$ 1,000	Safety Training (over 3 year period)
280	TRAVEL EXPENSE	\$ 500	\$ 500	\$ 500	\$ 100	\$ 500	\$ 4,000	\$ 4,000	\$ 3,500	
310	OFFICE SUPPLIES	\$ 7,500	\$ 7,500	\$ 7,500	\$ 1,586	\$ 2,500	\$ 7,500	\$ 7,500	\$ 5,000	
313	COMPUTER SOFTWARE	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
510	TML INSURANCE COVERAGE	\$ 1,000	\$ 1,000	\$ 1,000	\$ 205	\$ 200	\$ 1,000	\$ 1,000	\$ 800	
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
540	DEPRECIATION	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 583,333	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -	
790	MISCELLANEOUS	\$ 500	\$ 500	\$ 500	\$ 85	\$ 500	\$ 500	\$ 500	\$ -	
	TOTAL OPERATING EXPENSE	\$ 1,290,000	\$ 1,290,000	\$ 1,330,000	\$ 748,029	\$ 1,302,700	\$ 1,348,000	\$ 1,348,000	\$ 45,300	\$0
	CAPITAL OUTLAY									
900	CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,000	\$ 168,000	\$ 168,000	15% City Hall per BOMA and BFAC
905	OFFICE FURNITURE	\$ -	\$ -	\$ -	\$ 2,302	\$ 3,500	\$ -	\$ (3,500)	\$ -	
	TOTAL CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ 2,302	\$ 3,500	\$ 168,000	\$ 168,000	\$ 164,500	
	TOTAL BILLING AND COLLECTION EXP-WAT & SEW	\$ 2,412,400	\$ 2,482,400	\$ 2,522,400	\$ 1,351,129	\$ 2,498,800	\$ 2,713,100	\$ 2,806,000	\$ 307,200	\$92,900
	TOTAL EXPENSES - WATER/SEWER	\$ 15,481,632	\$ 15,593,732	\$ 15,633,732	\$ 8,016,645	\$ 12,780,700	\$ 10,732,900	\$ 12,849,400	\$ 68,700	\$2,116,500

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
									\$ -	
									\$ -	
	WATER/SEWER BEGINNING CASH	\$ 11,700,075	\$ 11,700,075	\$ 11,700,075	\$ 11,700,075	\$ 11,700,075	\$ 13,033,176	\$ 13,033,176		
	WATER/SEWER TOTAL REVENUES	\$ 15,793,500	\$ 15,793,500	\$ 15,793,500	\$ 9,117,469	\$ 14,113,800	\$ 12,101,000	\$ 12,739,000		Revenue minus Expenses
	WATER/SEWER TOTAL EXPENSES	\$ 15,481,632	\$ 15,593,732	\$ 15,633,732	\$ 8,016,645	\$ 12,780,700	\$ 10,732,900	\$ 12,849,400		(\$110,400)
	WATER/SEWER ENDING CASH	\$ 12,011,944	\$ 11,899,844	\$ 11,899,844	\$ 12,800,899	\$ 13,033,176	\$ 14,401,276	\$ 12,922,776		
	MS4 - STORM WATER									
	416 - MS4 STORM WATER									
	36000 OTHER REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	36100 INTEREST	\$ 400	\$ 400	\$ 400	\$ 548	\$ 500	\$ 400	\$ 400	\$ (100)	
	36300 SALE OF SURPLUS PROPERTY	\$ -	\$ -	\$ -	\$ 672	\$ 600	\$ -	\$ -	\$ (600)	
	36350 INSURANCE RECOVERIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	36920 PROCEEDS FROM DEBT ISSUANCE	\$ 355,000	\$ 355,000	\$ 355,000	\$ -	\$ 355,000	\$ -	\$ -	\$ (355,000)	
	FUNDS PREVIOUSLY BORROWED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,000	\$ 355,000	\$ 355,000	
	37711 STORMWATER FEES - RESIDENTIAL	\$ 500,000	\$ 500,000	\$ 500,000	\$ 384,294	\$ 513,000	\$ 515,000	\$ 515,000	\$ 2,000	
	37712 STORMWATER FEES - COMMERCIAL	\$ 300,000	\$ 300,000	\$ 300,000	\$ 222,342	\$ 300,000	\$ 305,000	\$ 305,000	\$ 5,000	
	37713 STORMWATER FEES - OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	37791 STORMWATER FEES - PENALTIES	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,168	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
	STORMWATER REVENUES	\$ 1,165,400	\$ 1,165,400	\$ 1,165,400	\$ 618,023	\$ 1,179,100	\$ 1,185,400	\$ 1,185,400	\$ 6,300	
	42425 - MS4 - STORM WATER/CODES ENFORCEMENT									
	PERSONNEL EXPENSE									
	110 SALARIES	\$ 234,000	\$ 234,000	\$ 234,000	\$ 148,583	\$ 234,000	\$ 211,300	\$ 224,300	\$ (9,700)	
	112 SALARIES - OVERTIME	\$ 1,000	\$ 1,000	\$ 1,000	\$ 3,736	\$ 5,000	\$ 1,000	\$ 1,000	\$ (4,000)	
	119 OTHER SALARIES	\$ 18,100	\$ 18,100	\$ 18,100	\$ -	\$ -	\$ 18,100	\$ 18,500	\$ 18,500	
	134 CHRISTMAS BONUS	\$ 1,300	\$ 1,300	\$ 1,300	\$ -	\$ 1,300	\$ 1,300	\$ 1,100	\$ (200)	
	141 OASI (EMPLOYERS SHARE)	\$ 19,000	\$ 19,000	\$ 19,000	\$ 11,380	\$ 19,000	\$ 17,600	\$ 18,600	\$ (400)	
	142 HOSPITAL & HEALTH INSURANCE	\$ 88,100	\$ 88,100	\$ 88,100	\$ 44,877	\$ 88,100	\$ 88,100	\$ 89,800	\$ 1,700	
	143 RETIREMENT	\$ 12,600	\$ 12,600	\$ 12,600	\$ 8,158	\$ 12,600	\$ 11,600	\$ 12,300	\$ (300)	
	144 RETIREMENT - ACTUARIAL DEFICIT (.80%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 1,800	
	147 UNEMPLOYMENT INSURANCE	\$ 500	\$ 500	\$ 500	\$ 453	\$ 500	\$ 500	\$ 500	\$ -	
	TOTAL PERSONNEL EXPENSE	\$ 374,600	\$ 374,600	\$ 374,600	\$ 217,187	\$ 360,500	\$ 349,500	\$ 367,900	\$ 7,400	
	OPERATING EXPENSE									
	200 CONTRACTUAL SERVICES	\$ 71,200	\$ 71,200	\$ 71,200	\$ 37,532	\$ 71,200	\$ 80,000	\$ 80,000	\$ 8,800	
	211 POSTAGE AND MAILING EXPENSE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	220 PRINTING, DUPLICATION, ETC.	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 500	\$ 500	\$ 500	
	222 GRANT WRITING DATA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	235 MEMBERSHIPS, DUES AND FEES	\$ 5,000	\$ 5,000	\$ 5,000	\$ 1,515	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
	245 TELEPHONE NETWORK / CONNECTIVITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	246 CELL PHONES	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,205	\$ 2,300	\$ 2,300	\$ 2,300	\$ -	
	254 ENGINEERING SERVICES	\$ 100,000	\$ 100,000	\$ 100,000	\$ 65,762	\$ 100,000	\$ 50,000	\$ 50,000	\$ (50,000)	
	255 DATA PROCESSING SERVICES	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
	258 TDEC PERMIT FEE	\$ 4,000	\$ 4,000	\$ 4,000	\$ 3,960	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
	261 REPAIR & MAINTENANCE MOTOR VEHICLES	\$ 6,000	\$ 6,000	\$ 6,000	\$ 3,601	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	
	262 REPAIR & MAINTENANCE EQUIPMENT	\$ 6,000	\$ 6,000	\$ 6,000	\$ 2,619	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	
	265 REPAIR & MAINTENANCE GROUNDS & GROUNDS IMPROVEMENTS	\$ 40,000	\$ 40,000	\$ 40,000	\$ 27,995	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	
	275 TRAINING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 300	\$ 300	Safety Training (over 3 year period)
	280 TRAVEL	\$ 3,000	\$ 3,000	\$ 3,000	\$ 464	\$ 1,000	\$ 3,000	\$ 3,000	\$ 2,000	
	284 MEALS AND ENTERTAINMENT	\$ 200	\$ 200	\$ 200	\$ 208	\$ 200	\$ 200	\$ 200	\$ -	
	310 OFFICE SUPPLIES & MATERIALS	\$ 2,000	\$ 2,000	\$ 2,000	\$ 786	\$ 1,000	\$ 2,000	\$ 2,000	\$ 1,000	
	319 SAFETY SUPPLIES PROGRAM	\$ 200	\$ 200	\$ 200	\$ -	\$ 200	\$ 200	\$ 200	\$ -	
	326 CLOTHING & UNIFORMS	\$ 3,000	\$ 3,000	\$ 3,000	\$ 1,431	\$ 2,000	\$ 3,000	\$ 3,000	\$ 1,000	
	331 GAS, OIL, DIESEL FUEL, GREASE	\$ 15,000	\$ 15,000	\$ 15,000	\$ 4,464	\$ 10,000	\$ 15,000	\$ 15,000	\$ 5,000	
	332 VEHICLE PARTS	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
	334 TIRES, TUBES, ETC.	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ 1,000	\$ 3,000	\$ 3,000	\$ 2,000	

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET	
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET	
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End	
335	TOOLS	\$ 4,000	\$ 4,000	\$ 4,000	\$ 28	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -
510	TML INSURANCE	\$ 9,000	\$ 9,000	\$ 9,000	\$ 8,787	\$ 8,800	\$ 9,000	\$ 9,000	\$ 200	\$ 200
513	WORKER'S COMP DEDUCTIBLE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
533	EQUIPMENT RENTAL	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 5,000	\$ 15,000	\$ 15,000	\$ 10,000	\$ 10,000
540	DEPRECIATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
611	STORMWATER - PRINCIPAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
631	STORMWATER - INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
790	MISCELLANEOUS	\$ 1,000	\$ 1,000	\$ 1,000	\$ 327	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -
	TOTAL OPERATING EXPENSE	\$ 294,400	\$ 294,400	\$ 294,400	\$ 161,685	\$ 272,700	\$ 253,500	\$ 253,500	\$ (19,200)	\$ (19,200)
	CAPITAL OUTLAY									
900	CAPITAL OUTLAY STORAGE BUILDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
905	FURNITURE	\$ -	\$ -	\$ -	\$ 1,958	\$ 2,000	\$ -	\$ -	\$ (2,000)	\$ (2,000)
925	MS4 STORAGE BUILDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	BUCKNER PLACE DRAINAGE PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 595,100	\$ 595,100	\$ 595,100	\$ 595,100
	WYNGATE ESTATES DRAINAGE PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
	JACKSON JONES DRAINAGE PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,500	\$ 82,500	\$ 82,500	\$ 82,500
	RUTHERFORD DOWNS (JAY LANE) DRAINAGE PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211,000	\$ 211,000	\$ 211,000	\$ 211,000
934	MS4 CAPITAL IMPROVEMENTS	\$ 855,000	\$ 855,000	\$ 855,000	\$ 29,531	\$ 40,000	\$ -	\$ -	\$ (40,000)	\$ (40,000)
941	MACHINERY & EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
941	VEHICLE(S) - OPERATING	\$ 42,500	\$ 42,500	\$ 42,500	\$ 42,954	\$ 43,000	\$ -	\$ 31,000	\$ (12,000)	\$ (12,000)
942	MS4 MACHINERY / EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
947	LIDAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
948	PICTOMETRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTAL CAPITAL OUTLAY	\$ 897,500	\$ 897,500	\$ 897,500	\$ 74,442	\$ 85,000	\$ 923,600	\$ 994,600	\$ 909,600	\$ 909,600
	TOTAL MS4 - STORM WATER EXPENDITURES	\$ 1,566,500	\$ 1,566,500	\$ 1,566,500	\$ 453,314	\$ 718,200	\$ 1,526,600	\$ 1,616,000	\$ 897,800	\$ 897,800
	MS4 - STORMWATER BEGINNING FUND BALANCE	\$ 521,419	\$ 521,419	\$ 521,419	\$ 521,419	\$ 521,419	\$ 982,319	\$ 982,319	\$ 982,319	\$ 982,319
	TOTAL STORMWATER REVENUES	\$ 1,165,400	\$ 1,165,400	\$ 1,165,400	\$ 618,023	\$ 1,179,100	\$ 1,185,400	\$ 1,185,400	\$ 1,185,400	\$ 1,185,400
	TOTAL STORMWATER EXPENDITURES	\$ 1,566,500	\$ 1,566,500	\$ 1,566,500	\$ 453,314	\$ 718,200	\$ 1,526,600	\$ 1,616,000	\$ 1,616,000	\$ 1,616,000
	MS4 - STORMWATER ENDING FUND BALANCE	\$ 120,319	\$ 120,319	\$ 120,319	\$ 686,129	\$ 982,319	\$ 641,119	\$ 551,719	\$ 551,719	\$ 551,719
	611 LIBRARY FUND									
33700	GRANTS FROM LOCAL UNITS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34762	LIBRARY DONATIONS	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,900	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -
	TOTAL LIBRARY REVENUES	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,900	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -
	611 LIBRARY FUND - 44800									
200	CONTRACTUAL SERVICES	\$ 3,500	\$ 1,000	\$ 1,000	\$ 832	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -
266	REPAIR & MAINT. BUILDINGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
280	TRAVEL	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
320	OPERATING SUPPLIES	\$ 5,000	\$ 1,550	\$ 1,550	\$ 500	\$ 1,500	\$ 1,600	\$ 1,600	\$ 100	\$ 100
328	EDUCATIONAL SUPPLIES	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
361	BOOKS	\$ -	\$ 500	\$ 500	\$ 169	\$ 500	\$ 500	\$ 500	\$ -	\$ -
363	ELECTRONIC MEDIA	\$ -	\$ 800	\$ 800	\$ -	\$ 800	\$ 800	\$ 800	\$ -	\$ -
365	CHILDREN'S BOOKS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
366	ILS CHARGES	\$ -	\$ 700	\$ 700	\$ 400	\$ 700	\$ 700	\$ 700	\$ -	\$ -
367	CHILDREN'S PROGRAMS	\$ -	\$ 4,000	\$ 4,000	\$ 3,606	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -
368	CHILDREN'S SRP	\$ -	\$ 6,000	\$ 6,000	\$ 82	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ -
369	TEEN PROGRAMS	\$ -	\$ 1,700	\$ 1,700	\$ 770	\$ 1,700	\$ 1,700	\$ 1,700	\$ -	\$ -
370	TEEN SRP	\$ -	\$ 1,800	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	\$ -
371	ADULT PROGRAMS	\$ -	\$ 1,200	\$ 1,200	\$ 275	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	\$ -
372	ADULT SRP	\$ -	\$ 1,400	\$ 1,400	\$ -	\$ 1,400	\$ 1,400	\$ 1,400	\$ -	\$ -
790	MISCELLANEOUS	\$ 1,000	\$ 2,000	\$ 2,000	\$ 1,741	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -
900	CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
949	OTHER MACHINERY & EQUIPMENT	\$ 4,000	\$ 500	\$ 500	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ 500
	TOTAL LIBRARY EXPENDITURES	\$ 15,000	\$ 23,150	\$ 23,150	\$ 8,374	\$ 22,600	\$ 23,200	\$ 23,200	\$ 600	\$ 600

1/2 ton truck
mini excavator

\$0

City of Spring Hill, TN		\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End
TOTAL LIBRARY FUND BEGINNING FUND BALANCE		\$ 18,875	\$ 18,875	\$ 18,875	\$ 18,875	\$ 18,875	\$ 21,275	\$ 21,275	
TOTAL LIBRARY FUND REVENUES		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,900	\$ 25,000	\$ 25,000	\$ 25,000	
TOTAL LIBRARY FUND EXPENDITURES		\$ 15,000	\$ 23,150	\$ 23,150	\$ 8,374	\$ 22,600	\$ 23,200	\$ 23,200	
TOTAL LIBRARY FUND ENDING FUND BALANCE		\$ 28,875	\$ 20,725	\$ 20,725	\$ 36,401	\$ 21,275	\$ 23,075	\$ 23,075	
619-42129 - DRUG FUND									
DRUG FUND REVENUES									
33450	STATE GRANT NO. - 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35140	DRUG RELATED FINES	\$ 25,000	\$ 25,000	\$ 25,000	\$ 29,673	\$ 27,000	\$ 25,000	\$ 25,000	\$ (2,000)
36100	INTEREST EARNINGS	\$ 100	\$ 100	\$ 100	\$ 12	\$ 100	\$ 100	\$ 100	\$ -
36300	SALE OF PROPERTY	\$ 5,000	\$ 5,000	\$ 5,000	\$ 82	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
36700	CONTRIBUTION/DONATIONS FROM PRIVATE SOURCES	\$ 300	\$ 300	\$ 300	\$ -	\$ 300	\$ 300	\$ 300	\$ -
TOTAL DRUG REVENUES		\$ 30,400	\$ 30,400	\$ 30,400	\$ 29,768	\$ 32,400	\$ 30,400	\$ 30,400	\$ (2,000)
619-42129 - DRUG FUND EXPENDITURES									
280	TRAVEL	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 500	\$ 500	\$ 500
320	OPERATING SUPPLIES	\$ 25,000	\$ 25,000	\$ 25,000	\$ 24,314	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
900	CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL DRUG FUND EXPENDITURES		\$ 25,500	\$ 25,500	\$ 25,500	\$ 24,314	\$ 25,000	\$ 25,500	\$ 25,500	\$ 500
TOTAL DRUG FUND BEGINNING FUND BALANCE		\$ 47,823	\$ 47,823	\$ 52,723	\$ 47,823	\$ 47,823	\$ 55,223	\$ 55,223	
TOTAL DRUG FUND REVENUES		\$ 30,400	\$ 30,400	\$ 30,400	\$ 29,768	\$ 32,400	\$ 30,400	\$ 30,400	
TOTAL DRUG FUND EXPENDITURES		\$ 25,500	\$ 25,500	\$ 25,500	\$ 24,314	\$ 25,000	\$ 25,500	\$ 25,500	
TOTAL DRUG FUND ENDING FUND BALANCE		\$ 52,723	\$ 52,723	\$ 57,623	\$ 53,277	\$ 55,223	\$ 60,123	\$ 60,123	
GRAND TOTAL ALL GOVERNMENTAL REVENUES		\$ 41,731,400	\$ 41,770,600	\$ 40,922,200	\$ 27,978,867	\$ 39,612,300	\$ 39,866,900	\$ 45,274,400	
GRAND TOTAL ALL GOVERNMENTAL EXPENDITURES		\$ 41,942,882	\$ 42,189,382	\$ 40,598,682	\$ 24,501,643	\$ 36,550,877	\$ 36,686,850	\$ 46,102,171	

Legislative		Budget 2016-17							
Memberships and Dues									
238	Greater Nashville Regional Council	\$ -						\$ 5,500	
238	MPO Regional Dues	\$ 1,000						\$ 1,000	
238	Mid-Cumberland Human Resource Agency	\$ 4,700	\$ 4,694	\$ 4,694				\$ 4,700	
238	South Central Human Resources Agency	\$ 4,400	\$ 4,355	\$ 4,355				\$ 4,400	
238	South Central TN Development District	\$ 2,000						\$ 2,000	
238	Regional Transportation Authority	\$ 2,350						\$ 2,350	
	Other	\$ -						\$ -	
	Total	\$ 14,450						\$ 19,950	
Contributions and Grants									
223	Chamber of Commerce	\$ 10,000						\$ 10,000	
223	Maury Alliance	\$ 20,000						\$ 20,000	
223	Williamson One	\$ 10,000						\$ 10,000	
223	Northfield Facility	\$ 10,000						\$ 10,000	
	Total	\$ 50,000						\$ 50,000	

720	Tennessee Tourism Association	\$ 300						\$ 300	
720	Tennessee Rehabilitation Center	\$ 2,000						\$ 2,000	

722	Spring Hill Ham Fest							\$ 2,000	New for 2016 - 2017
722	Senior Citizens-Spring Hill	\$ 2,000						\$ 2,000	
722	Senior Citizens-Maury County	\$ 4,500						\$ 4,500	
722	Spring Hill Performing Arts Center & Entertainment	\$ -						\$ 2,500	Rickie Lynn refer to brochure

	City of Spring Hill, TN	\$ 260,950	\$ 173,900	\$ 1,066,200	\$ 1,374,138	\$ 1,560,300	\$ 1,746,350	\$ 76,429	BUDGET
As Of:	Budget	BUDGET	Amend 15-26	Amend 16-08	Mar - YTD	Est Yr End	BUDGET	BUDGET	BUDGET
11-May-16	2015 - 2016	2015-2016	2015-2016	2015-2016	2015-2016	2015-2016	2016-2017	2016-2017	2016-2017
v 6	Approved	Approved	Proposed				Base	Proposed	Difference from Est Yr End
722 The Well Food Bank	\$ 5,000							\$ 5,000	
722 Keep Maury Beautiful	\$ -							\$ -	
722 Rippavilla - Commemoration of the Battle of Spring Hill	\$ -							\$ 500	New for 2016 - 2017
722 Rippavilla - Vines & Vintage								\$ 1,000	New for 2016 - 2017
722 Rippavilla - Swanky Plank 2016								\$ 2,500	New for 2016 - 2017
722 Pay It Forward	\$ 5,000							\$ 5,000	
Total	\$ 16,500							\$ 25,000	
723 RTA - Commuter Subsidy	\$ 43,000							\$ 43,000	
724 Parks & Rec Commission	\$ 20,000							\$ 20,000	
724 Spring Hill Historical Commission	\$ 15,000							\$ 15,000	
724 Spring Hill Economic Development Commission	\$ 20,000							\$ 20,000	
Total	\$ 55,000							\$ 55,000	