



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

**MONDAY, AUGUST 1, 2016
6:00 P.M.**

Board of Mayor and Aldermen:

Rick Graham, Mayor

Bruce Hull, Jr., Vice-Mayor

Jonathan Duda

Matt Fitterer

Keith Hudson

Chad Whittenburg

Kayce Williams

Amy Wurth

Susan Zemek

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

***Phone 931.486.2252
Fax 931.486.0516
www.springhilltn.org***

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
WORK SESSION
MONDAY, AUGUST 1, 2016
6:00 P.M.**

Call Work Session to order

Stipulation of members present

City Administrator/Department Head Comments

Mayor's Comments

Concerned Citizens

Presentation by Crosslin and Associates: Audit Plan for Fiscal Year 2015-2016

Presentation by Badger Meter Company regarding cellular water meters

STAFF ASSOCIATED ITEMS

1. Consider Resolution 16-106, to approve a Special Events Permit for Spring Hill Art Walk.
2. Consider Resolution 16-107, to authorize the disposal of police vehicles for the police Department. Don Brite, Chief of Police
3. Consider Resolution 16-108, to authorize expenditure for the electrical system upgrade of the city building at 407 McLemore Avenue. John Pewitt, GIS/IT Director
4. Consider Resolution 16-109, to authorize expenditure for a ductless heating and cooling system for the city building at 407 McLemore Avenue. John Pewitt, GIS/IT Director
5. Consider Resolution 16-110, to authorize a contract for Buckner Place Subdivision MS4 CIP #3. Jeremy Polk, Stormwater Coordinator
6. Consider Resolution 16-111, to authorize a contract for Interior and Exterior Blasting and Painting of the South Side (Stonegate) Water Tank. Caryl Giles, Water Treatment Plant Superintendent
7. Consider Resolution 16-112, to support approval of disbursements from Water Supply Escrow Fund for Duck River Agency for Fiscal Year 2016-2017 Program Budget. Caryl Giles, Water Treatment Plant Superintendent
8. Consider Resolution 16-502, to approve land acquisition purchase for Tracts of the Duplex Road Widening Project. Melissa Stahl, Project Administrator (incomplete)
9. Consider Resolution 16-113, to authorize acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing Plat for Autumn Ridge, Phase 3, Section 3. *(recommended by the Planning Commission on July 11, 2016)* Melissa Stahl, Project Manager

10. Consider Resolution 16-114, to authorize acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing Plat for Golf View, Phase 6. *(recommended by the Planning Commission on July 11, 2016)* Melissa Stahl, Project Manager
11. Consider Resolution 16-115, to authorize acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing Plat for Woodside, Phases 1A, 2A and 2B. *(recommended by the Planning Commission on July 11, 2016)* Melissa Stahl, Project Manager
12. Consider Resolution 16-116, to authorize acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing Plat for Woodside, Phase 1B. *(recommended by the Planning Commission on July 11, 2016)* Melissa Stahl, Project Manager
13. Consider Resolution 16-117, to authorize acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing Plat for Woodside, Phase 1C. *(recommended by the Planning Commission on July 11, 2016)* Melissa Stahl, Project Manager
14. Discussion of construction traffic through Cobblestone subdivision. Victor Lay, City Administrator
15. Discussion of request from Randall Shaw for (1) waiver of Spring Hill Adequate Facility Taxes and (2) Proposal for 32 acres of park land dedication. Dara Sanders, Director of Planning
16. Discussion of Deed and Negative Pledge Agreement with Spring Hill Little League. Patrick Carter, City Attorney

PREVIOUS BUSINESS

1. Consider First Reading of Ordinance 16-10, PUD 81-2015: Submitted by Huntly Gordon for property located at 3357 Denning Lane. This property is zoned AG (Ord. 09-24) and contains approximately 20 acres. The applicant requests rezoning approval of a Planned Unit Development to allow for 57 dwelling units. *(Deferred by the Planning Commission on June 13, 2016; deferred on July 18, 2016, due to lack of recommendation by the Planning Commission)* Dara Sanders, Director of Planning
2. Consider Second and Final Reading of Ordinance 16-12, PUD 199-2016: Submitted by Littlejohn Engineering for property located on Beechcroft Road and Cleburne Road. The property is zoned AG, Agriculture, R-2, Medium Density and contains approximately 473.13 acres. The applicant requests a Master Development Plan for 961 single family residential lots and 232 multi-family units for The Villages at Harvest Point *(Deferred by the Planning Commission on June 13, 2016)* Dara Sanders, Director of Planning
3. Consider Second and Final Reading of Ordinance 16-14, to adopt a privilege tax upon the occupancy in any hotel or motel or any place in which rooms, lodging or accommodations are furnished to transients for consideration. Victor Lay, City Administrator
4. Consider Second and Final Reading of Ordinance 16-15, to adopt Electronic Citation Regulations and Fees. Don Brite, Chief of Police

NEW BUSINESS

1. Consider Resolution 16-118, to approve the issuance of bonds by Health and Educational Facilities Board of the County of Franklin, TN for the benefit of BTT Development II, L.P. and Village Associates L.P. (Cindy Barnett, Adams and Reese Law Offices LLP) Patrick Carter, City Attorney
2. Discussion regarding Tract 112, Duplex Road. Patrick Carter, City Attorney
3. Discussion: GBT update. Patrick Carter, City Attorney

Concerned Citizens

Roundtable Discussion

Adjourn

PRESENTATIONS



City of Spring Hill

Audit Plan for the June 30, 2016 Financial Statements



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Engagement Team Members



Responsibilities

Crosslin & Associates

Expressing opinions about whether the financial statements prepared by management under the oversight of the Board of Mayor and Aldermen are fairly presented, in all material respects in conformity with U.S. generally accepted accounting principles

Performing our audits in accordance with professional standards, including *Government Auditing Standards*

Maintaining independence and an attitude of professional skepticism throughout the audits

Reporting to the Board of Mayor and Aldermen and management required information, including but not limited to, significant deficiencies in internal control, instances of noncompliance, and material fraud noted during our audits

Management

Fairly presenting the financial statements in conformity with U.S. generally accepted accounting principles

Adopting proper accounting policies

Establishing and maintaining effective internal control over financial reporting and compliance

Preventing and detecting fraud

Disclosing to the Board of Mayor and Aldermen and Crosslin & Associates significant deficiencies in internal control and any fraud involving those with significant roles in internal control

Independence

- The AICPA's Code of Professional Conduct, Rule 101, sets forth guidance for assurance services provided by accountants under U.S. generally accepted auditing standards. *Government Auditing Standards*, Chapter 3, provides additional guidance for financial audits performed under generally accepted government auditing standards.
- Both sources direct that independence is required both in fact and appearance. Crosslin & Associates has established quality control policies and procedures to ensure compliance with professional standards, including those related to independence.
- Crosslin & Associates is independent with respect to the City of Spring Hill, Tennessee.

Fraud Risk

The AICPA issued SAS No. 99 to specifically address the risk of material misstatement in the financial statements caused by fraud. We use a four-pronged strategy to address this risk:

Gather information

- Engagement team brainstorming
- Inquiries with management, finance and accounting personnel, and other personnel
- Investigate unusual or unexpected relationships identified through analytical procedures

Test for management override

- Review current and prior year significant estimates for inappropriate bias
- Evaluate business rationale for significant unusual transactions
- Analyze propriety of manual adjusting journal entries

Respond to identified risks

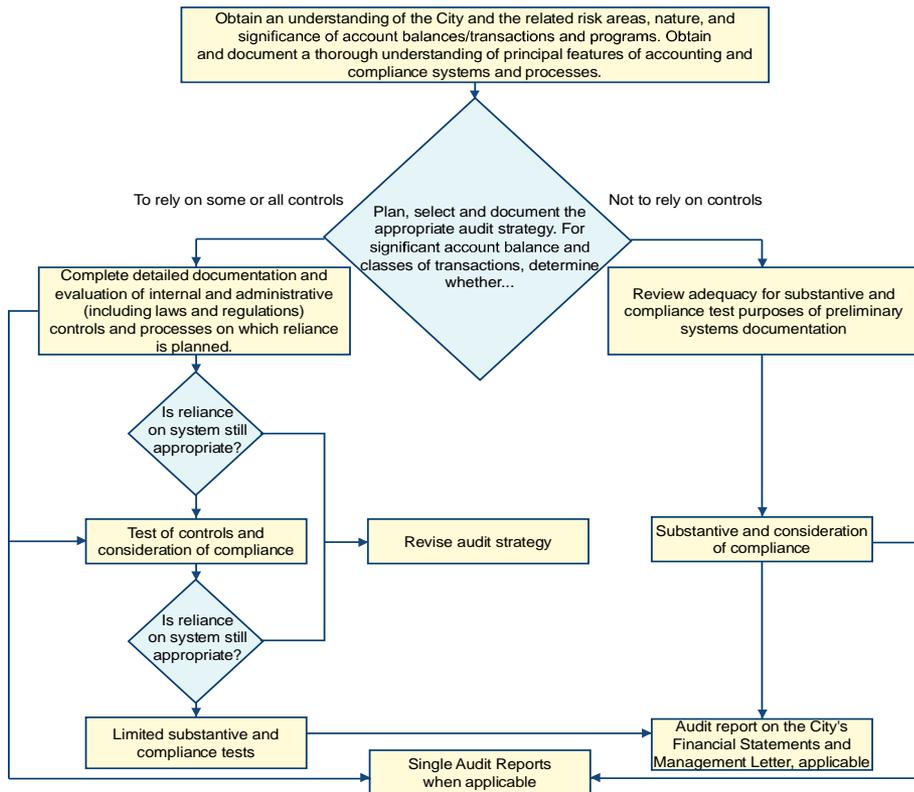
- Design of nature, timing, extent of procedures incorporating elements of unpredictability
- Leverage experienced personnel in areas of exposure
- Test items below established scopes, when considered necessary

Evaluate audit evidence

- Disseminate results of audit procedures among audit team
- Remain cognizant of fraud risk factors throughout the audit
- Correlate information gathered and tested in all areas and consider discrepancies, conflicting or unusual evidence and responses, and problematic relationships
- Communicate to appropriate levels of management and Board of Mayor and Aldermen



Audit Methodology and Approach



- Audit Planning and Risk Assessment
- Control Evaluation and Testing
- Substantive Testing
- Compliance Testing, (Applicable if the City receives a certain level of federal funding)
- Completion and Reporting

Audit Methodology and Approach

Audit Planning and Risk Assessment

Rather than following linear processes, risk assessment is performed cyclically as expectations are made and subsequently validated or refuted by audit evidence.

Our preliminary risk assessment indicates the following primary areas in which we plan to evaluate and perform tests of controls and substantive tests to address risk of material misstatement and noncompliance:

Control Understanding

- Cash receipts and revenues
- Property tax billings and receipts
- Purchasing and disbursements, including contracting
- Employee compensation
- Bank reconciliations
- Journal entries
- IT controls over significant accounting systems
- Compliance with laws and regulations

Substantive Testing

- Cash and cash equivalents
- Receivables
- Long-lived / capital assets
- Accounts payable and accrued expenses
- Long term liabilities
- Property and sales taxes and other revenues, including State shared revenues
- Expenditures/expenses and budget process
- Financial statement disclosures
- Compliance

New Statements

The government and standard-setting bodies are issuing guidance at an unprecedented pace. Crosslin & Associates is constantly receiving, reviewing, and searching for the latest authoritative literature, in part through its involvement with the AICPA's Government Audit Quality Center and the Government Finance Officers Association ("GFOA"). We routinely interface with our customers to ensure proper understanding and application of pronouncements, standards, interpretations, and addenda that arise. In addition, we expect to join City personnel in relevant discussions to implement all new standards as they arise.

- **Statement No. 72**
Fair Value Measurement and Application
Effective Date: The requirements of this Statement are effective for financial statements for reporting periods beginning after June 15, 2015. Earlier application is encouraged.
- **Statement No. 73**
Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68
Effective Date: The provisions in Statement 73 are effective for fiscal years beginning after June 15, 2015 - except those provisions that address employers and governmental nonemployer contributing entities for pensions that are not within the scope of Statement 68, which are effective for fiscal years beginning after June 15, 2016. Earlier application is encouraged.
- **Statement No. 74**
Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans
Effective Date: The provisions in Statement 74 are effective for fiscal years beginning after June 15, 2016. Earlier application is encouraged.



New Statements

- **Statement No. 75**
Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions
Effective Date: The provisions in Statement 75 are effective for fiscal years beginning after June 15, 2017. Earlier application is encouraged.
- **GASB Statement No. 76, The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments**
Effective Date: The provisions in Statement 76 are effective for reporting periods beginning after June 15, 2015. Earlier application is encouraged.
- **GASB Statement No. 77, Tax Abatement Disclosures**
Effective Date: The requirements of this Statement are effective for reporting periods beginning after December 15, 2015. Earlier application is encouraged.
- **GASB Statement No. 78, Pensions Provided through Certain Multiple-Employer Defined Benefit Pension Plans**
Effective Date: The requirements of this Statement are effective for reporting periods beginning after December 15, 2015. Earlier application is encouraged.
- **GASB Statement No. 79, Certain External Investment Pools and Pool Participants**
Effective Date: The requirements of this Statement are effective for reporting periods beginning after June 15, 2015, except for the provisions in paragraphs 18, 19, 23–26, and 40, which are effective for reporting periods beginning after December 15, 2015. Earlier application is encouraged.

New Statements

- **GASB Statement No. 80, Blending Requirements for Certain Component Units—an amendment of GASB Statement No. 14**
Effective Date: The requirements of this Statement are effective for reporting periods beginning after June 15, 2016. Earlier application is encouraged.
- **GASB Statement No. 81, Irrevocable Split-Interest Agreements**
Effective Date: The requirements of this Statement are effective for periods beginning after December 15, 2016. Earlier application is encouraged.
- **GASB Statement No. 82, Pension Issues—an amendment of GASB Statements No. 67, No. 68, and No. 73** Effective Date: The requirements of this Statement are effective for reporting periods beginning after June 15, 2016, except for the requirements of paragraph 7 in a circumstance in which an employer's pension liability is measured as of a date other than the employer's most recent fiscal year-end. In that circumstance, the requirements of paragraph 7 are effective for that employer in the first reporting period in which the measurement date of the pension liability is on or after June 15, 2017. Earlier application is encouraged.

Timeline

AUDIT TIMELINE		Upon Selection	July	August/ September	October/ November	December
Planning and Interim Procedures	Entrance conference with Management and meet with the Board of Mayor and Aldermen					
	Financial Audit Planning and Internal Control Documentation					
	Conduct Internal Control and Process Testwork					
	Interim Testing on Balances					
Year-End Fieldwork	Update Planning from Interim (internal)					
	Year-End Audit Fieldwork Including Substantive Procedures					
	Update Management throughout the Audit regarding progress and any adjustments and findings					
Reporting	Provide Drafts of any Findings, Related Recommendations, and Management Letter					
	Review Preliminary Draft Financial Statements and Notes					
	Issue Final Financial Statements					
Communication	Communicate to the Board of Commissioners the results of the Audit, Management Letter, and other matters					
Other	Complete Submission to State Comptroller					

A detailed timeline has been discussed with and approved by management.

Contacts

Dan Miller

Engagement Principal

dan.miller@crosslinpc.com

615.320.5500

Erica Saeger

Audit Senior Manager

erica.saeger@crosslinpc.com

615.320.5500

John Crosslin

Concurring Reviewer

john.crosslin@crosslinpc.com

615.320.5500

Dell Crosslin

Managing Principal, Engagement Customer Service Principal

dell.crosslin@crosslinpc.com

615.320.5500

Back to Agenda



**STAFF
ASSOCIATED
ITEMS**

RESOLUTION 16-106

**RESOLUTION TO APPROVE A SPECIAL EVENTS PERMIT FOR THE
SPRING HILL ART WALK**

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

WHEREAS, the Spring Hill Arts Center, representing the Spring Hill Art Walk, has made application to the Spring Hill Board of Mayor and Aldermen; and

WHEREAS, the City of Spring Hill staff recommends approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, approves a Special Event Application and authorizes staff to issue a permit for the Spring Hill Art Walk to be held on September 17, 2016.

Passed and adopted this 15th day of August, 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: Spring Hill Art Walk

Date of Event: 9/17/2016

Application Completed:

Certificate of Insurance

Street Closure Permit

Business License Verified

Beer Permit Requested

Permit Review Fee Paid

Approved

Denied

DATE: _____



CITY OF SPRING HILL SPECIAL EVENT APPLICATION

PERMIT # _____

Application Date: 10/30/16

Event Date: 9/17/16

Street Closure Required: Yes / No

IF yes, Street Closure Permit must be attached.

FEES REQUIRED:

Permit Review Fee: \$20.00

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

EVENT DETAILS:

NAME OF EVENT: Spring Hill Art Walk

Applicant/Organization: Arica Robinson with Spring Hill Art Center

* Organization shall provide Certificate of Insurance, no less than \$250,000. Copy Attached: [checked]
** Provide copy of business license. Copy Attached: _____

Representative Name & Contact Information: PH# 931-446-2484 EMAIL arica@kevinrobinsondesign.com
2612 Sabin Way Spring Hill TN 37174
(Street) (City) (State) (Zip)

Event Location: Begins at SHAC art gallery 1220 School St follows main st. to Ferguson Hall.

Time event will begin: 3pm Time event will end: 8 pm

Time & place event will: assemble 9am Ferguson Hall Disassemble: 9pm Ferguson Hall

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.

Arica Robinson Print Name of Event Applicant Arica Robinson Signature

Notes/Instructions

CITY ADMINISTRATOR APPROVAL DATE
PERMIT ISSUED DATE



Spring Hill Police Department
3636-A Royal Park Blvd.
Spring Hill, TN 37174

Temporary Street Closure Application

The SHPD must receive completed applications at least **10 days** in advance of the scheduled date of closure. (Municipal Code 16-304)

A "temporary street closure" shall refer to a condition created by special event or private gathering to be conducted within or on any street or intersection in the City of Spring Hill that requires all lanes of travel to be closed for public safety purpose. Any request for temporary street closure(s) is deemed a request for a special event and requires a special event permit. Any temporary street closure authorized in whole or in part by the city for municipal purposes, including but not limited to, conveyance of traffic, or travel is exempt from this chapter. (Municipal Code 16-301)

1. Date(s) of event: September 17th, 2016

2. Beginning and ending time of closure:
9-16-16 morning till 9-17-17 9pm

3. Block to be closed: Ferguson Rd. between Main St and School St.
 Example: Buckner Ln. between Duplex Rd. and Stewart Campbell Pt.

4. Applicant Information:

Name: Arica Robinson Address: 2612 Sabin Way
 Phone Number: 931-446-2484 Email: arica@kevinrobinsondesign.com

5. Please provide a description of the event below. Include information regarding: a) the type of event planned, b) number of people attending the event (estimate), c) activities/entertainment to be included at the event (*this application is not a waiver for the City's ordinance on sound amplification equipment or the City's ordinance on noise as outlined in title 11 chapter 4.*), d) whether or not sales of food, beverages (including alcohol/beer), or other merchandise will occur, e) will the street closure occupy all or only a portion of the street or intersection involved:

Spring Hill Art Walk will include artist showing art work at

Various locations along Main St. from Duplex Rd. to TN Children's Home. Food trucks and local musicians will also be participating in event. Road closure is to protect citizens walking the route and possibly for chalk art the day before event.

6. Type of barricades/warning devices the applicant is planning on utilizing for the closure:

Road closed sign

7. Contact Information for person/organization responsible for collection/removal of all trash, garbage, and litter caused by or arising out of the event or road closure (Municipal Code 16-305):

Name: Arica Robinson of Phone Number: 931-446-2484
Spring Hill Art Center

Standards for Issuance of Permit

1. The applicant has not knowingly and with intent to deceive, made any false, misleading or fraudulent statements of material fact in the application for a permit or in any other document required.
2. The time, duration, and size of the special event will not substantially disrupt the orderly and safe movement of other traffic or create a public nuisance.
3. The event is of a size or nature such that it will not require the diversion of so great a number of public safety officers of the city as to prevent normal public safety protection to the city.
4. The concentration of persons will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such event.
5. The event will not unduly interfere with the movement of firefighting equipment on the way to a fire or 911 call.
6. The event will not unduly interfere with the orderly operation of parks, hospitals, churches, schools, or other public and quasi-public institutions in the city.
7. Half of the roadway's width for the entire length of the closure shall remain clear of objects (tables, BBQ grills, etc.) in order to accommodate public safety vehicles in the event of an emergency.

✓ Applicant Name (Print): Arica Robinson

✓ Applicant Signature and Date: Arica Robinson 6-15-16

Chief of Police Signature and Date: [Signature] / 7-22-16

Reviewed by City Administrator On: _____

ART WALK

2016

SPRING HILL



RESOLUTION 16-107

A RESOLUTION TO AUTHORIZE THE DISPOSAL OF POLICE VEHICLES FOR THE POLICE DEPARTMENT

WHEREAS, the Spring Hill Police Department has older model police vehicles that have high mileage or are inoperable, and are no longer needed for police services; and

WHEREAS, the Spring Hill Police Department requests to sell the vehicles at auction; and

WHEREAS, the following vehicles are recommended to be sold; and

Year	Make	VIN	Mileage	Condition
2009	Dodge Charger	45187	115656	Lifter/Cam Damaged
2001	Dodge Intrepid	45578	166420	Worn Out
2007	Chevy Impala	16523	138217	Bearings in Cam Going Out
2007	Chevy Impala	16555	141387	Blown Transmission
2006	Chrysler 300	303337	170483	Worn Out
2007	Chevy Impala	16332	134459	Worn Out
2007	Chevy Impala	16437	119210	Worn Out
2007	Chevy Impala	25718	134521	Worn Out

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the police department to dispose of said police vehicles by selling at auction, Gov Deals, as recommended by the Budget and Finance Advisory Committee on August 1, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 15th, day of August, 2016.

ATTEST:

Rick Graham, Mayor

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

RESOLUTION 16-108

**A RESOLUTION AUTHORIZING AN EXPENDITURE FOR THE
ELECTRICAL SYSTEM UPGRADE OF THE CITY BUILDING AT 407
MCLEMORE AVENUE**

WHEREAS, there is a critical need to upgrade the electrical service and wiring in the city building at 407 Mclemore Avenue; and

WHEREAS, the City of Spring Hill has advertised for proposals for upgrades of the electrical service and wiring from licensed, qualified contractors by sealed bid on July 22, 2016; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee that an expenditure of approximately \$10,300.00 is hereby authorized for the electrical upgrade from Lee Company, Franklin, TN, as recommended by staff after review of all bids.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 15th day of August, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney



REQUEST: *Approval of Resolution 16-108*
SUBMITTED BY: John Pewitt, GIS/IT Director
DATE: 7/28/16
RE: Upgrade electrical system at Mclemore building.
ATTACHMENTS: Bid submitted

PURPOSE:

To upgrade the electrical system in the city building at 407 Mclemore Ave.

BACKGROUND:

The Mclemore building currently has a 110AMP service. That was adequate for the previous use of the building to run a couple of computers and lights. The building is being renovated to house a different department with electrical needs that exceed that.

Staff received bid to upgrade electrical service to 200AMP service, install an Auto Transfer Switch for a generator to be install in the future, and provide additional electrical drops for outlets and lights and new HV/AC systems.

FINANCIAL IMPACT:

Bid came in at \$10,300.00. This is a budgeted item for the GIS/IT Dept.

STAFF RECOMMENDATION:

Favorable Recommendation. The electrical upgrade to the building is a key factor for future plans for this building and the city.

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

BFAC recommendation to BOMA to approve Resolution 16-108 to authorize expenditure of funds for electrical upgrades at the Mclemore Ave building.

A handwritten signature in blue ink, appearing to read "John B. Pewitt".

John B. Pewitt,
GIS/IT Director

BID SUMMARY
GIS/IT MCLEMORE PROJECTS
FRIDAY, JULY 22, 2016
2:00 P.M.

<u>PROJECT: Roof and Gutters</u>		
COMPANY		TOTAL BID
Echo Construction	\$	5,975.00
Ritco Inc.	\$	4,883.36
Music City Roofers	\$	6,963.00
Clyde Howell Roofing	\$	4,913.00

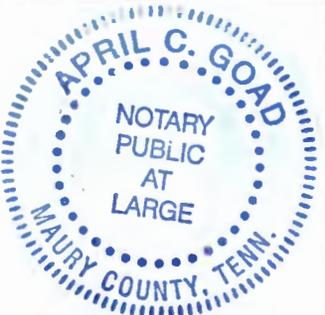
<u>PROJECT: Emergency Generator</u>		
COMPANY		TOTAL BID
Lee Company	\$	22,134.00

<u>PROJECT: HVAC System</u>		
COMPANY		TOTAL BID
Lee Company	\$	13,740.00

<u>PROJECT: Electrical Upgrade</u>		
COMPANY		TOTAL BID
Lee Company	\$	10,300.00

CERTIFICATION:
 State of Tennessee
 Maury County
 City of Spring Hill

I hereby certify that this is a true copy of the original documents.
Description: Bid Results-McLemore Road Building Projects (GIS/IT)
 This, the 22nd day of July, 2016.



April C. Goad

 April C. Goad, Notary Public
 City Recorder, City of Spring Hill

My Commission Expires: June 28, 2020

UPGRADE OF ELECTRICAL SERVICE AT 407 MCLEMORE AVE
SPECIFICATIONS AND ADDITIONAL QUESTIONS

1.00 GENERAL

The minimum requirements and the specification for the installation, as well as certain requests for information to be provided by Vendor as part of its proposal, are set forth below.

2.00 REQUIREMENTS FOR THE UPGRADE OF ELECTRICAL SERVICE AT 407 MCLEMORE AVE

- 2.01 Upgrade electrical service from 100AMP to 200AMP service.
- 2.02 Provide and install wiring and connections for Auto Transfer Switch for 10KW 200-amp, natural gas powered, service generator.
- 2.03 Provide and install up to 10 additional electrical drops (outlets and lights).
- 2.04 Provide and install electrical drops for new HVAC system and 4 zone control units.

Or equivalent.

3.00 ADDITIONAL INFORMATION SPECIFIC TO THIS RFP

All bids should show delivery date and be signed by company representative giving bid.

Vendor must submit the following information as part of Vendor's proposal:

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

4.00 PRICING AND DELIVERY SCHEDULE

Proposal of Lee Company
(Proposer Company Name)
To: The City of Spring Hill
Ref.: Upgrade of Electrical Service at 407 Mclemore Ave

Ladies and Gentlemen:

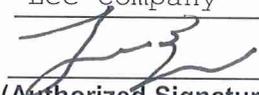
Having carefully examined all the specifications and requirements of this RFP and any attachments thereto, the undersigned proposes to upgrade the electrical service at 407 Mclemore Ave required pursuant to the above referenced Request for Proposal upon the terms quoted below.

LUMP SUM TOTAL: \$ 10,300.00

Delivery schedule of events and time periods

200 amp panel board, lighting fixtures delivery time is 2-3 weeks after receipt of purchase order. Automatic transfer switch delivery is 9-10 weeks, factory may shorten time frame.
Installation time is 1 week after delivery of automatic transfer switch.

Respectfully submitted,

Proposer: Lee Company
By: 
(Authorized Signature for Proposer)
Name: Justin Braden
Title: Vice President of Construction Sales
Date: 07/22/2016



July 22, 2016

Spring Hill City Hall
April Goad, City Recorder
199 Town Center Parkway
Spring Hill, TN 37174

RE: Upgrade of Electrical Service at 407 McLemore Ave.

Dear April,

Thank you for the opportunity to submit a proposal on the above referenced project. We have received 0 addenda at this time. We include the following clarifications & scope of work for your review.

Clarifications:

Lee Company has provided a scope of work that shall provide you with a complete and working Electrical system. Our proposal is based on a schedule that includes normal business hours (7:00am–3:30pm) Monday – Friday. Any changes to the current scope of work, after award of the project, shall be provided via change order.

Scope of Work:

Based on our understanding of the current scope of work, Lee Company shall provide labor and material for relocation of existing lighting and new receptacles.

- Installation of one (1) 240/120 volt 200 amp electrical service.
- Installation of one (1) 200 amp 240/120 volt automatic transfer switch for future emergency generator.
- Installation of one (1) 200 amp 240/120 volt panel board.
- Installation of six (6) receptacles.
- Installation of four (4) 2x4 fluorescent lighting fixtures.
- Installation of two (2) Data outlets, conduit only.
- Installation of wiring for three (3) AC units.

Franklin
331 Mallory Station Road
Franklin, Tennessee 37067
p 615.567.1000 • f 615.567.1027

Cumberland
1140 First Avenue South
Baxter, Tennessee 38544
p 931.520.3434 • f 877.572.3856

North Alabama
26670 Success Drive SW, Ste H
Madison, Alabama 35756
p 256.353.1500 • f 256.898.3446

Bluegrass
5237 Nashville Road, Building 6
Bowling Green, Kentucky 42101
p 270.467.7000 • f 270.282.8783

leecompany.com



Lee Company is a family owned business that has been operating in the southeastern U.S. since 1944. Lee Company has over 1,000 employees and is consistently ranked among the best companies to work for in several trade publications. Lee Company is also listed as one of the top 50 mechanical service companies in America.

Project experience includes healthcare, commercial, institutional, government and industrial facilities. Over the **last 5 years** Lee Company has had an average annual revenue of \$128.34 Million.

Large Construction at a Glance

- **Large Construction Projects Completed Annually:** 58 projects on average
- **Average Annual Revenue:** \$104 million on average in revenue annually.
- **Average Revenue by Project:** An average of \$1.79 million per project.
- **Projects Size Range:** From \$500k to \$22 million.

Special Products at a Glance

- **Special Projects Completed Annually:** 339 projects on average
- **Average Annual Revenue:** \$14.9 million on average in revenue annually.
- **Average Revenue by Project:** Equates to an average of \$43.9k per project.
- **Projects Size Range:** from \$330 to \$1.4 million.

Lee Company can deliver a project in a variety of methods from design/build to design/assist to plan/spec bids. Capabilities include HVAC, sheet metal, plumbing, electrical, medical gas, specialty piping and duct.

Lee Company is dedicated to staying within professional licensing requirements and holds over 410 licenses in 32 different states. Licenses and certifications range from Professional Engineer, General Contractor, Master Plumber, and HVAC Contractor to Master Electricians.



STATE OF TENNESSEE
DEPARTMENT OF
COMMERCE AND INSURANCE



ID NUMBER: 00009255
LIC STATUS: ACTIVE
EXPIRATION DATE: 10/31/2017

CONTRACTORS
CONTRACTOR
LEE COMPANY

THIS IS TO CERTIFY THAT ALL REQUIREMENTS
OF THE STATE OF TENNESSEE HAVE BEEN MET.

MANDY LINDSEY
LEE COMPANY
331 MALLORY STATION ROAD
FRANKLIN TN 37067-8257



9721866

313513

State of Tennessee

BOARD FOR LICENSING CONTRACTORS

CONTRACTOR

LEE COMPANY

*This is to certify that all requirements of the State of Tennessee
have been met.*

ID NUMBER: 00009255
LIC STATUS: ACTIVE
EXPIRATION DATE: 10/31/2017

CMC; CE; MU; BC;

UNLIMITED



IN-1313

DEPARTMENT OF
COMMERCE AND INSURANCE

**CITY OF SPRING HILL
PROPOSALS RECEIVED
FOR
McLemore Projects
Friday, July 22, 2016
2:00 P.M.**

The following proposals were received for the above referenced project:

Name/Company	Email Address
Clyde Howell Clyde Howell Roofing	clydehowellroofing@gmail.com
DAVID SWEARENGIN LEE CO.	DAVID.SWERENGIN@LEECONMPANY.COM
ERIC SPEARS	ESPEARS@SPRINGHILLTN.ORG
April Good, City of Spring Hill	agood@springhilltn.org

RESOLUTION 16-109

**A RESOLUTION AUTHORIZING AN EXPENDITURE FOR THE
INSTALLATION OF A DUCTLESS HEATING AND COOLING SYSTEM IN
THE CITY BUILDING AT 407 MCLEMORE AVENUE**

WHEREAS, there is a critical need for a Heating and Cooling System in the city building at 407 Mclemore Avenue; and

WHEREAS, the City of Spring Hill has advertised for proposals for the installation of a Ductless Heating and Cooling System from licensed, qualified contractors by sealed bid, on July 22, 2016; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee that an expenditure of approximately \$13,740.00 is hereby authorized for the installation of a Ductless Heating and Cooling System from Lee Company, Franklin, TN, as recommended by staff after review of all bids.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 15th day of August, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney



REQUEST: Approval of Resolution 16-109
SUBMITTED BY: John Pewitt, GIS/IT Director
DATE: 7/28/16
RE: Ductless HV/AC systems for Mclemore building.
ATTACHMENTS: Bid submitted

PURPOSE:

To install ductless heating and air conditioning systems in the city building at 407 Mclemore Ave.

BACKGROUND:

Staff currently uses 2 small window units for heating and cooling. The use of this facility has changed and it will house equipment that needs to be in a stable environmentally controlled room.

Upgrading the HV/AC system will also be more efficient in the long run.

FINANCIAL IMPACT:

Bid came in at \$13,740.00. This is a budgeted item for the GIS/IT Dept.

STAFF RECOMMENDATION:

Favorable Recommendation, systems needed to maintain equipment environment.

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

BFAC recommendation to BOMA to approve Resolution 16-109 to authorize expenditure of funds for installation of Ductless HV/AC systems in the Mclemore Ave building.

John B. Pewitt
GIS/IT Director

BID SUMMARY
GIS/IT MCLEMORE PROJECTS
FRIDAY, JULY 22, 2016
2:00 P.M.

PROJECT: Roof and Gutters

COMPANY		TOTAL BID
Echo Construction	\$	5,975.00
Ritco Inc.	\$	4,883.36
Music City Roofers	\$	6,963.00
Clyde Howell Roofing	\$	4,913.00

PROJECT: Emergency Generator

COMPANY		TOTAL BID
Lee Company	\$	22,134.00

PROJECT: HVAC System

COMPANY		TOTAL BID
Lee Company	\$	13,740.00

PROJECT: Electrical Upgrade

COMPANY		TOTAL BID
Lee Company	\$	10,300.00

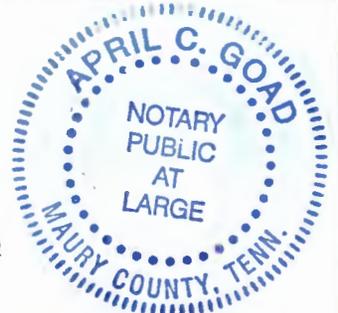
CERTIFICATION:

State of Tennessee
Maury County
City of Spring Hill

I hereby certify that this is a true copy of the original documents.

Description: Bid Results-McLemore Road Building Projects (GIS/IT)

This, the 22nd day of July, 2016.



April C. Goad

April C. Goad, Notary Public
City Recorder, City of Spring Hill

My Commission Expires: June 28, 2020

INSTALL DUCTLESS HVAC SYSTEM AT 407 MCLEMORE AVE
SPECIFICATIONS AND ADDITIONAL QUESTIONS

1.00 GENERAL

The minimum requirements and the specification for the installation, as well as certain requests for information to be provided by Vendor as part of its proposal, are set forth below.

2.00 REQUIREMENTS FOR THE INSTALL OF DUCTLESS HVAC SYSTEM AT 407 MCLEMORE AVE

2.01 Provide and install new Ductless HVAC unit (2 ton minimum) to include a 4 zone mini split H/P system.

Or equivalent.

3.00 ADDITIONAL INFORMATION SPECIFIC TO THIS RFP

All bids should show delivery date and be signed by company representative giving bid.

Vendor must submit the following information as part of Vendor's proposal:

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

4.00 PRICING AND DELIVERY SCHEDULE

Proposal of Lee Company

(Proposer Company Name)

To: The City of Spring Hill

Ref.: Install Ductless HVAC System at 407 Mclemore Ave

Ladies and Gentlemen:

Having carefully examined all the specifications and requirements of this RFP and any attachments thereto, the undersigned proposes to install Ductless HVAC System at 407 Mclemore Ave required pursuant to the above referenced Request for Proposal upon the terms quoted below.

LUMP SUM TOTAL: \$ 13,740.00

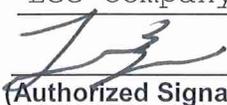
Delivery schedule of events and time periods

Work can start one week after acceptance of our proposal.

HVAC work will take approximately 7 business days to install.

Respectfully submitted,

Proposer: Lee Company

By: 
(Authorized Signature for Proposer)

Name: Justin Braden

Title: Vice President of Construction Sales

Date: 07/22/2016



July 22, 2016

Spring Hill City Hall
April Goad, City Recorder
199 Town Center Parkway
Spring Hill, TN 37174

Re: Install Ductless HVAC System at 407 McLemore Ave.

Dear April,

Thank you for the opportunity to submit a proposal on the above referenced project. We have received 0 addenda at this time. We include the following clarifications & scope of work for your review. Pricing is based on site visit July 20, 2016.

Clarifications:

Lee Company has provided a scope of work that shall provide you with a complete and working Ductless HVAC system. Our proposal is based on a schedule that includes normal business hours (7:00am–3:30pm) Monday – Friday. Any changes to the current scope of work, after award of the project, shall be provided via change order.

Scope of Work:

Based on our understanding of the current scope of work, Lee Company shall provide labor and material for:

- 2.5 ton condensing unit
- (3) Wall mounted cassettes to serve office and main room
- (1) 1.5 Ton ductless split with heating and cooling to serve the new IT room
- Ultra-lite pad for outdoor condensing units
- Refrigerant piping from outdoor units to indoor units to be ACR copper
- Evacuate and charge system per manufacturers specifications
- Condensate to spill to grade

Note: System with three indoor units must either be in heat or cool mode, each unit will not independently switch from one mode to another although you will be able to adjust temperature range on each one in that particular mode.

Franklin
331 Mallory Station Road
Franklin, Tennessee 37067
p 615.567.1000 • f 615.567.1027

Cumberland
1140 First Avenue South
Baxter, Tennessee 38544
p 931.520.3434 • f 877.572.3856

North Alabama
26670 Success Drive SW, Ste H
Madison, Alabama 35756
p 256.353.1500 • f 256.898.3446

Bluegrass
5237 Nashville Road, Building 6
Bowling Green, Kentucky 42101
p 270.467.7000 • f 270.282.8783

leecompany.com



Lee Company is a family owned business that has been operating in the southeastern U.S. since 1944. Lee Company has over 1,000 employees and is consistently ranked among the best companies to work for in several trade publications. Lee Company is also listed as one of the top 50 mechanical service companies in America.

Project experience includes healthcare, commercial, institutional, government and industrial facilities. Over the **last 5 years** Lee Company has had an average annual revenue of \$128.34 Million.

Large Construction at a Glance

- **Large Construction Projects Completed Annually:** 58 projects on average
- **Average Annual Revenue:** \$104 million on average in revenue annually.
- **Average Revenue by Project:** An average of \$1.79 million per project.
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STATE OF TENNESSEE
DEPARTMENT OF
COMMERCE AND INSURANCE



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CONTRACTOR
LEE COMPANY

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MANDY LINDSEY
LEE COMPANY
331 MALLORY STATION ROAD
FRANKLIN TN 37067-8257



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313513

State of Tennessee

BOARD FOR LICENSING CONTRACTORS

CONTRACTOR

LEE COMPANY

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have been met.*

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CMC; CE; MJ; BC;

UNLIMITED



IN-1313

DEPARTMENT OF
COMMERCE AND INSURANCE

RESOLUTION 16-110

**A RESOLUTION TO AUTHORIZE A CONTRACT FOR BUCKNER PLACE
SUBDIVISION MS4 CIP #3**

WHEREAS, to better serve the citizens of Spring Hill, the City of Spring Hill appropriated funding for Stormwater projects for the fiscal year 2016-2017; and

WHEREAS, Stormwater capabilities are in need of improvement in the Buckner Place area;

WHEREAS, city staff advertised and accepted proposals for Buckner Place Subdivision MS4 CIP #3 project on July 21, 2016; and

WHEREAS, City staff and Dempsey Dilling staff has reviewed all proposals and has made a recommendation.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill authorizes the a contract for Buckner Place Subdivision MS4 CIP #3 with SBW Constructors, LLC in the amount of \$584,304.00, as recommended by the Budget and Finance Advisory Committee on August 1, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 15th day of August, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



July 22, 2015

File No. 0100-379

Victor Lay (via email)
City Administrator
City of Spring Hill
199 Town Center Parkway
Spring Hill, Tennessee 37174

**RE: BUCKNER PLACE SUBDIVISION MS4 CIP #3
BID REVIEW AND RECOMMENDATION**

Dear Mr. Lay:

Dempsey, Dilling & Associates, P.C. (DDA) has reviewed the bids submitted for the above-referenced project and the apparent low bidder is SBW Constructors, LLC in the amount of \$584,304.00. DDA has verified their references of previous stormwater projects. In addition, SBW Constructors has recently completed a water line project in Spring Hill on Duplex Road. Attached is a copy of the bid summary and bid tabulation.

Based on the review of the bid tabulation and project references, DDA recommends the City of Spring Hill accept the bid and award the contract to SBW Constructors, LLC in the amount of \$584,304.00.

Should you have any questions or comments, give me a call.

Sincerely,
DEMPSEY, DILLING & ASSOCIATES, P.C.
ENGINEERING CONSULTANTS

Cory D. Hall, P.E.
CDH: 50081

Enclosure

cc: Honorable Mayor Rick Graham (via email)
Jeremy Polk, Stormwater Coordinator (via email)
Jeff Foster, Public Works Director (via email)
Chris Saxe, Assistant Superintendent of Public Works (via email)
April Goad, City Recorder (via email)

SUMMARY OF BIDS
FOR
CITY OF SPRING HILL, TENNESSEE
MS4 CIP NO. 3, BUCKNER PLACE SUBDIVISION

BID OPENING: JULY 21, 2016, 2:00 P.M.

CONTRACTOR	BASE BID
Jarrett Builders Nashville, TN	No Bid
Sessions Paving Company Nashville, TN	No Bid
SBW Constructors, LLC Cottontown, TN	\$584,304.00
Curl Construction and Excavating, LLC Wartrace, TN	No Bid
Civil Constructors, Inc. Franklin, TN	\$615,180.00
Parchman Construction Company, Inc Cumberland City, TN	\$637,883.50
Adams Contracting, LLC Lexington, KY	\$613,120.0

**CITY OF SPRING HILL, WILLIAMSON COUNTY, TENNESSEE
BUCKNER PLACE SUBDIVISION MS4 CIP #3 - BID TABULATION**

ITEM NO.	DESCRIPTION	EST. QTY	UNITS	SBW CONSTRUCTORS LLC COTTONTOWN, TN		ADAMS CONTRACTING, LLC LEXINGTON, KY		CIVIL CONSTRUCTORS, INC. FRANKLIN, TN		PARCHMAN CONSTRUCTION CUMBERLAND CITY, TN	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1.	Remove Existing Driveway Culvert										
a.	12" CMP	61	L.F.	\$ 30.00	\$ 1,830.00	\$ 30.00	\$ 1,830.00	\$ 12.00	\$ 732.00	\$ 22.50	\$ 1,372.50
b.	15" CMP	348	L.F.	\$ 10.00	\$ 3,480.00	\$ 35.00	\$ 12,180.00	\$ 12.00	\$ 4,176.00	\$ 22.50	\$ 7,830.00
c.	18" CMP	175	L.F.	\$ 10.00	\$ 1,750.00	\$ 40.00	\$ 7,000.00	\$ 12.00	\$ 2,100.00	\$ 22.50	\$ 3,937.50
d.	24" CMP	135	L.F.	\$ 13.00	\$ 1,755.00	\$ 45.00	\$ 6,075.00	\$ 14.00	\$ 1,890.00	\$ 22.50	\$ 3,037.50
2.	Remove Existing Roadway Culvert										
a.	18" CMP	140	L.F.	\$ 13.00	\$ 1,820.00	\$ 40.00	\$ 5,600.00	\$ 12.00	\$ 1,680.00	\$ 45.00	\$ 6,300.00
b.	30" CMP	260	L.F.	\$ 14.00	\$ 3,640.00	\$ 50.00	\$ 13,000.00	\$ 20.00	\$ 5,200.00	\$ 45.00	\$ 11,700.00
3.	Remove Existing Concrete Headwall										
a.	24" Winged	1	Each	\$ 900.00	\$ 900.00	\$ 850.00	\$ 850.00	\$ 141.00	\$ 141.00	\$ 550.00	\$ 550.00
b.	18" Straight	4	Each	\$ 450.00	\$ 1,800.00	\$ 850.00	\$ 3,400.00	\$ 110.00	\$ 440.00	\$ 550.00	\$ 2,200.00
4.	Culverts (outside roadway)										
a.	18" RCP	426	L.F.	\$ 75.00	\$ 31,950.00	\$ 75.00	\$ 31,950.00	\$ 60.00	\$ 25,560.00	\$ 45.00	\$ 19,170.00
b.	24" RCP	58	L.F.	\$ 69.00	\$ 4,002.00	\$ 90.00	\$ 5,220.00	\$ 86.00	\$ 4,988.00	\$ 58.00	\$ 3,364.00
c.	23" x 14" Elliptical RCP	116	L.F.	\$ 104.00	\$ 12,064.00	\$ 90.00	\$ 10,440.00	\$ 81.00	\$ 9,396.00	\$ 66.00	\$ 7,656.00
d.	30" x 19" Elliptical RCP	88	L.F.	\$ 95.00	\$ 8,360.00	\$ 100.00	\$ 8,800.00	\$ 130.00	\$ 11,440.00	\$ 87.00	\$ 7,656.00
e.	38" x 24" Elliptical RCP	108	L.F.	\$ 120.00	\$ 12,960.00	\$ 125.00	\$ 13,500.00	\$ 160.00	\$ 17,280.00	\$ 100.00	\$ 10,800.00
5.	Roadway Culverts (crossing roadway)										
a.	18" RCP	144	L.F.	\$ 72.00	\$ 10,368.00	\$ 75.00	\$ 10,800.00	\$ 88.00	\$ 12,672.00	\$ 81.00	\$ 11,664.00
b.	30" RCP	80	L.F.	\$ 110.00	\$ 8,800.00	\$ 100.00	\$ 8,000.00	\$ 160.00	\$ 12,800.00	\$ 125.00	\$ 10,000.00
c.	36" RCP	36	L.F.	\$ 200.00	\$ 7,200.00	\$ 125.00	\$ 4,500.00	\$ 200.00	\$ 7,200.00	\$ 141.00	\$ 5,076.00
6.	Concrete Winged Headwalls										
a.	18" RCP	22	Each	\$ 900.00	\$ 19,800.00	\$ 900.00	\$ 19,800.00	\$ 1,575.00	\$ 34,650.00	\$ 725.00	\$ 15,950.00
b.	24" RCP	4	Each	\$ 900.00	\$ 3,600.00	\$ 1,500.00	\$ 6,000.00	\$ 1,795.00	\$ 7,180.00	\$ 875.00	\$ 3,500.00
c.	30" RCP	2	Each	\$ 1,700.00	\$ 3,400.00	\$ 2,000.00	\$ 4,000.00	\$ 1,725.00	\$ 3,450.00	\$ 1,500.00	\$ 3,000.00
d.	23" x 14" Elliptical RCP	5	Each	\$ 1,400.00	\$ 7,000.00	\$ 1,500.00	\$ 7,500.00	\$ 1,975.00	\$ 9,875.00	\$ 1,000.00	\$ 5,000.00
e.	30" x 19" Elliptical RCP	5	Each	\$ 1,400.00	\$ 7,000.00	\$ 2,000.00	\$ 10,000.00	\$ 2,360.00	\$ 11,800.00	\$ 1,150.00	\$ 5,750.00
f.	38" x 24" Elliptical RCP	8	Each	\$ 1,850.00	\$ 14,800.00	\$ 3,000.00	\$ 24,000.00	\$ 2,830.00	\$ 22,640.00	\$ 1,800.00	\$ 14,400.00
7.	Exposed Aggregate Concrete Headwall										
a.	18" RCP	8	Each	\$ 3,200.00	\$ 25,600.00	\$ 1,800.00	\$ 14,400.00	\$ 2,195.00	\$ 17,560.00	\$ 825.00	\$ 6,600.00
b.	Dual 18" RCP	2	Each	\$ 4,000.00	\$ 8,000.00	\$ 3,600.00	\$ 7,200.00	\$ 3,120.00	\$ 6,240.00	\$ 825.00	\$ 1,650.00
c.	24" RCP	2	Each	\$ 3,300.00	\$ 6,600.00	\$ 3,000.00	\$ 6,000.00	\$ 2,425.00	\$ 4,850.00	\$ 875.00	\$ 1,750.00
d.	23" x 14" Elliptical RCP	1	Each	\$ 3,400.00	\$ 3,400.00	\$ 2,500.00	\$ 2,500.00	\$ 2,530.00	\$ 2,530.00	\$ 825.00	\$ 825.00
e.	30" x 19" Elliptical RCP	1	Each	\$ 3,925.00	\$ 3,925.00	\$ 3,000.00	\$ 3,000.00	\$ 2,960.00	\$ 2,960.00	\$ 850.00	\$ 850.00
f.	38" x 24" Elliptical RCP	2	Each	\$ 4,450.00	\$ 8,900.00	\$ 4,000.00	\$ 8,000.00	\$ 3,465.00	\$ 6,930.00	\$ 875.00	\$ 1,750.00
8.	Concrete Straight Headwall										
a.	18" RCP	2	Each	\$ 1,475.00	\$ 2,950.00	\$ 1,250.00	\$ 2,500.00	\$ 1,520.00	\$ 3,040.00	\$ 750.00	\$ 1,500.00
b.	36" RCP	1	Each	\$ 3,450.00	\$ 3,450.00	\$ 3,000.00	\$ 3,000.00	\$ 2,540.00	\$ 2,540.00	\$ 1,000.00	\$ 1,000.00
9.	Catch Basin (TDOT Type 42)	1	Each	\$ 5,100.00	\$ 5,100.00	\$ 4,000.00	\$ 4,000.00	\$ 4,300.00	\$ 4,300.00	\$ 4,700.00	\$ 4,700.00

ITEM NO.	DESCRIPTION	EST. QTY	UNITS
10.	Steel Grates on Inside of Existing Structures	2	Each
11.	RCP to CMP Connection		
a.	24"	1	Each
12.	Pipe Connection to Existing Storm Structure	1	Each
13.	Regrade Ditch	7200	L.F.
14.	Driveway Repair		
a.	Gravel Driveway	1500	S.F.
b.	Concrete Driveway	1200	S.F.
c.	Exposed Aggregate Concrete Driveway	3100	S.F.
d.	Asphalt Driveway	900	S.F.
15.	Aphalt Roadway Repair	200	L.F.
16.	Erosion Control	1	LS
17.	Scour/Slope Failure Repairs		
a.	Scour Area #1	1	LS
b.	Scour Area #2	1	LS
c.	Scour Area #3	1	LS
d.	Scour Area #4	1	LS
e.	Eroded Slope	1	LS
f.	Grouted Riprap Channel	300	L.F.
18.	Erosion Control Blanket		
a.	Type I	11000	S.Y.
b.	Type II	1100	S.Y.
19.	Riprap at 2 Existing Storm Structures	1	LS
20.	Utility Service Relocation		
a.	Water Service Line	10	Each
b.	Water Meter	10	Each
c.	Sewer Service Line	10	Each
d.	Gas Service Line	10	Each
e.	Concrete Encasement	25	C.Y.
21.	Layout and Easement Staking	1	LS
			TOTAL BID

SBW CONSTRUCTORS LLC COTTONTOWN, TN	
UNIT PRICE	AMOUNT
\$ 3,700.00	\$ 7,400.00
\$ 750.00	\$ 750.00
\$ 1,500.00	\$ 1,500.00
\$ 5.00	\$ 36,000.00
\$ 1.00	\$ 1,500.00
\$ 7.50	\$ 9,000.00
\$ 9.00	\$ 27,900.00
\$ 7.50	\$ 6,750.00
\$ 110.00	\$ 22,000.00
\$ 10,000.00	\$ 10,000.00
\$ 20,000.00	\$ 20,000.00
\$ 30,000.00	\$ 30,000.00
\$ 32,000.00	\$ 32,000.00
\$ 7,500.00	\$ 7,500.00
\$ 10,000.00	\$ 10,000.00
\$ 145.00	\$ 43,500.00
\$ 2.50	\$ 27,500.00
\$ 3.00	\$ 3,300.00
\$ 4,500.00	\$ 4,500.00
\$ 750.00	\$ 7,500.00
\$ 950.00	\$ 9,500.00
\$ 825.00	\$ 8,250.00
\$ 600.00	\$ 6,000.00
\$ 250.00	\$ 6,250.00
\$ 9,500.00	\$ 9,500.00
\$584,304.00	

ADAMS CONTRACTING, LLC LEXINGTON, KY	
UNIT PRICE	AMOUNT
\$ 1,500.00	\$ 3,000.00
\$ 2,500.00	\$ 2,500.00
\$ 2,500.00	\$ 2,500.00
\$ 7.00	\$ 50,400.00
\$ 3.00	\$ 4,500.00
\$ 13.00	\$ 15,600.00
\$ 16.00	\$ 49,600.00
\$ 10.00	\$ 9,000.00
\$ 45.00	\$ 9,000.00
\$ 10,000.00	\$ 10,000.00
\$ 13,000.00	\$ 13,000.00
\$ 23,000.00	\$ 23,000.00
\$ 26,000.00	\$ 26,000.00
\$ 10,000.00	\$ 10,000.00
\$ 12,000.00	\$ 12,000.00
\$ 100.00	\$ 30,000.00
\$ 1.25	\$ 13,750.00
\$ 1.00	\$ 1,100.00
\$ 5,000.00	\$ 5,000.00
\$ 1,000.00	\$ 10,000.00
\$ 750.00	\$ 7,500.00
\$ 1,000.00	\$ 10,000.00
\$ 1,000.00	\$ 10,000.00
\$ 225.00	\$ 5,625.00
\$ 15,000.00	\$ 15,000.00
\$613,120.00	

CIVIL CONSTRUCTORS, INC. FRANKLIN, TN	
UNIT PRICE	AMOUNT
\$ 1,100.00	\$ 2,200.00
\$ 220.00	\$ 220.00
\$ 2,775.00	\$ 2,775.00
\$ 18.80	\$ 135,360.00
\$ 1.25	\$ 1,875.00
\$ 8.75	\$ 10,500.00
\$ 10.25	\$ 31,775.00
\$ 5.70	\$ 5,130.00
\$ 66.00	\$ 13,200.00
\$ 36,375.00	\$ 36,375.00
\$ 7,950.00	\$ 7,950.00
\$ 10,560.00	\$ 10,560.00
\$ 13,130.00	\$ 13,130.00
\$ 2,350.00	\$ 2,350.00
\$ 3,000.00	\$ 3,000.00
\$ 70.00	\$ 21,000.00
\$ 1.50	\$ 16,500.00
\$ 2.00	\$ 2,200.00
\$ 930.00	\$ 930.00
\$ 275.00	\$ 2,750.00
\$ 200.00	\$ 2,000.00
\$ 500.00	\$ 5,000.00
\$ 250.00	\$ 2,500.00
\$ 100.00	\$ 2,500.00
\$ 25,160.00	\$ 25,160.00
\$615,180.00	

PARCHMAN CONSTRUCTION CUMBERLAND CITY, TN	
UNIT PRICE	AMOUNT
\$ 2,375.00	\$ 4,750.00
\$ 1,750.00	\$ 1,750.00
\$ 1,250.00	\$ 1,250.00
\$ 22.50	\$ 162,000.00
\$ 1.25	\$ 1,875.00
\$ 11.00	\$ 13,200.00
\$ 12.00	\$ 37,200.00
\$ 10.00	\$ 9,000.00
\$ 81.25	\$ 16,250.00
\$ 15,000.00	\$ 15,000.00
\$ 9,450.00	\$ 9,450.00
\$ 14,175.00	\$ 14,175.00
\$ 21,600.00	\$ 21,600.00
\$ 1,820.00	\$ 1,820.00
\$ 8,950.00	\$ 8,950.00
\$ 66.00	\$ 19,800.00
\$ 3.50	\$ 38,500.00
\$ 4.00	\$ 4,400.00
\$ 1,875.00	\$ 1,875.00
\$ 375.00	\$ 3,750.00
\$ 450.00	\$ 4,500.00
\$ 1,875.00	\$ 18,750.00
\$ 1,250.00	\$ 12,500.00
\$ 150.00	\$ 3,750.00
\$ 31,250.00	\$ 31,250.00
\$637,883.50	

RESOLUTION 16-111

A RESOLUTION TO AUTHORIZE THE INTERIOR AND EXTERIOR COATING OF STONEGATE WATER STORAGE TANK

WHEREAS, the Stonegate water storage tank is in need of interior and exterior coating removal and replacement; and

WHEREAS, during inspections revealed the need for this project to maintain quality and health of the water system; and

WHEREAS, sealed bids were received on July 26, 2016; and

WHEREAS, the City of Spring Hill, Board of Mayor and Alderman allocated \$200,000.00 in funds for this project in the 2016-2017 fiscal year budget; and

WHEREAS, Preferred Sandblasting LLC was the lowest bid amount received using the specified paint at \$104,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen authorizes Preferred Sandblasting LLC to perform the removal and replacement of the interior and exterior coating of the Stonegate water storage tank in the amount of \$104,000.00, as recommended by the Budget Finance Advisory Committee on August 15, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 15th day of August 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 16-111*

SUBMITTED BY: Victor Lay, City Administrator
Caryl A. Giles, Water Plant, Superintendent

DATE: July 28, 2016

RE: Interior & Exterior Blasting & Coating of Southside Water Storage Tank

ATTACHMENTS: Summary of Bids

PURPOSE:

Interior and exterior blasting and coating of this tank is necessary to maintain water quality and protect the tank from degradation.

BACKGROUND:

Several years have passed since the coating on the Southside tank has been addressed. Professional inspections of the water tank have revealed the need for this project to be performed. Upon completion of the Hardins Landing Tank it is possible for City staff to remove this tank from service and complete this project without interruption of service and without compromising pressure in the adjacent area of the tank.

FINANCIAL IMPACT:

The cost to remove and replace the coating; and paint the City logo has been budgeted at \$200,000.00. Bids were received on July 26, 2016. Staff recommends Preferred Sandblasting and Painting, LLC, of Shelbyville, TN. Bid amount using the specified TNEMEC paint was \$104,000.00.

STAFF RECOMMENDATION:

Staff reviewed and scored the eleven bids received. We have requested the recommended contractor to verify by email he is comfortable with the completion of the scope of work at his bid price of \$104,000.00 with a flat \$500.00 pit filling charge.

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

This project will require sixty (60) calendar days. Notice to proceed of construction will need to be as close to September 1st as possible, to have the project completed before winter weather. For sure this will be completed the before peak demand season of 2017.

Summary of Bids



ISSUE DATE: June 21, 2016
CONTACT: Caryl Ann Giles
PHONE NUMBER: (931) 489-5791
FAX NUMBER: (931) 489-5795
EMAIL: cgiles@springhilltn.org

SUBMIT PROPOSAL/OFFER PRIOR TO:
CLOSING DATE: July 26, 2016
CLOSING TIME: 2:00 P.M. (Local Time)

SUBMIT TO:
See Section 4.0
 FAX/EMAIL NOT ACCEPTED

DESCRIPTION:

Work involves preparing surfaces, painting interior, exterior and protecting surroundings of the City's .34 MG ground level storage tank located at 3626 Stonegate Drive, Spring Hill, TN 37174

Company:	Bid Amount:	Alternate Bid:	Pitt Filling:
American Energy Systems	\$179,000.00	No Bid	Included
Utility Service Co., Inc.	\$149,500.00	\$145,200.00	\$500.00/gallon
Classic Protective Coatings	\$230,200.00	No Bid	5.00 (epoxy)
Huffman Tank & Tower, Inc.	\$115,000.00	\$130,000.00	25.00/sqft
Southern Road & Bridge	\$202,750.00	No Bid	\$2,500.00
Superior Industrial Maintenance Co .	\$227,400.00	\$214,500.00	\$2000.00
Amec Foster Wheeler	\$138,952.00	No Bid	\$35.00/sqft
Scott I. Enterprises, Inc.	\$162,700.00	No Bid	\$300.00/gallon used
Preferred Sandblasting & Painting LLC	\$104,000.00	No Bid	\$500.00
Tank Pro, Inc.	\$147,821.00	\$133,412.00	\$200.00
Charlie Irwin Painting, LLC	\$115,000.00	\$105,000.00	\$8.00/sqin

RESOLUTION 16-112

**A RESOLUTION SUPPORTING APPROVAL OF DISBURSEMENTS
FROM WATER SUPPLY ESCROW FUND FOR DUCK RIVER AGENCY
FISCAL YEAR 2016-2017 PROGRAM BUDGET**

WHEREAS, the City of Spring Hill is a Member of Duck River Agency Technical Advisory Committee; and

WHEREAS, the Duck River Comprehensive Regional Water Supply Plan has recommended two water supply infrastructure projects for future water demands: increasing the capacity of Normandy Reservoir and constructing a new intake near Williamsport. The Duck River Agency Technical Advisory Committee has recommended that the Duck River Agency continue the planning and funding of these projects in fiscal year 2016-2017; and

WHEREAS, according to each water system’s agreement, the governing board of each system is required to approve decisions regarding of the use of cooperative funds from customer fees; and

WHEREAS, the analyses for these projects will require the Agency to disburse funds from its Water Supply Escrow Fund upon approval from a simple majority of the agency members, which includes Spring Hill Board of Mayor and Aldermen; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Alderman of Spring Hill, Tennessee, supports and approves of disbursement from Water Supply Escrow Fund for Duck River Agency in the fiscal year 2016-2017 Program Budget, as outlined in the attached request letter, program budget, and agency annual program outline.

Passed and adopted this 15th day of August, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Operating Account
Administrative Budget
FY 2017

	2016 Budget	2017 Budget	Increase (Decrease)	Notes
Revenues				
Oper Receipts-Trust B	\$215,270	\$218,000	\$2,730	TBD Est. 60% nickel collections FY2016
Op - Interest and Misc.	\$0	0	\$0	
Total Revenues	<u>\$215,270</u>	<u>\$218,000</u>	<u>\$2,730</u>	
Administrative Expenses				
Director of Finance Salary	\$48,092	\$48,814	\$721	
Executive Salary	\$86,382	\$87,678	\$1,296	
Employee Retirement	\$1,500	\$1,500	\$0	Based on state actuarial recommendation
Employee Insurance	\$9,000	\$9,600	\$600	Health, disability ins. reimbursement
Agency Payroll Taxes	\$11,000	\$11,000	\$0	
Professional Services	\$10,500	\$10,500	\$0	Kraft CPA's audit contract for FY2016
Accounting Consultation	\$500	\$500	\$0	Winnett & Associates annual agreement
Legal Services	\$13,000	\$13,000	\$0	Trauger & Tuke annual agreement
Building Maintenance	\$1,000	\$1,000	\$0	
Office Utilities	\$3,000	\$2,500	-\$500	
Telephone/Internet Expense	\$4,500	\$3,500	-\$1,000	Office telephones, cell, Internet
Meeting Expenses	\$3,500	\$5,000	\$1,500	Includes Board, DRATAC, WRC
Postage Expense	\$200	\$200	\$0	
Staff Travel Expenses	\$3,000	\$5,000	\$2,000	Staff travel
Professional Development	\$4,000	\$2,000	-\$2,000	Conference, seminar fees, association dues
Office Supplies	\$1,500	\$1,500	\$0	
Software Expense	\$1,500	\$1,200	-\$300	Incl. acct./program mgmt. software
Web page/IT support	\$500	\$500	\$0	
Miscellaneous	\$500	\$500	\$0	
Insurance Expense	\$3,700	\$3,500	-\$200	
Total Administrative Expenses	<u>\$206,875</u>	<u>\$208,992</u>	<u>\$2,117</u>	
Net Income (Loss)	<u>\$8,395</u>	<u>\$9,008</u>	<u>\$613</u>	

**Tennessee Duck River Development Agency
Calculation of Agency Payroll Taxes & Insurance
FY2017 DRAFT-assumes no salary increases**

Payroll Taxes	<u>Finance Director</u>	<u>Executive Director</u>	<u>Total</u>
Salary	48,813.76	87,678.13	
Salary	48,813.76	87,678.13	136,491.89
Health insurance reimbursement-nontaxable	3,192.00	3,180.00	
Disability Insurance reimbursement	<u>1,007.42</u>	<u>2,108.73</u>	
Total employee compensation	53,013.18	92,966.86	
Total taxable employee compensation	49,821.18	89,786.86	
Payroll taxes	<u>0.0765</u>	<u>0.0765</u>	
Employer's Share of Payroll Taxes	<u>3,811.32</u>	<u>6,868.69</u>	10,680.02
State Unemployment Taxes (SUTA)			
Total Wages susceptible to tax	8,000.00	8,000.00	
State Unemployment Rate	<u>0.004</u>	<u>0.004</u>	
State Unemployment Tax	<u>32.00</u>	<u>32.00</u>	64.00
Total Payroll Taxes			<u>10,744.02</u>
Amount to Budget for Agency Taxes			11,000.00
Retirement Expense			
Total Wages	48,813.76	87,678.13	
Employer Contribution Percentage	<u>0.0103</u>	<u>0.0103</u>	
Employer Contribution	<u>502.78</u>	<u>903.08</u>	<u>1,405.87</u>
Amount to Budget for Retirement Exp.			1,500.00
Health Insurance Premium Reimb.			
Health Insurance Premiums	3,192.00	3,180.00	6,372.00
Disability Insurance Premium Reimb.	\$ 1,007.42	\$ 2,108.73	<u>3,116.15</u>
Total Insurance Cost			<u>9,488.15</u>
Amount to Budget for EE Ins. Cost			9,600.00
Total Salaries & Benefits Budget			<u>158,591.89</u>

Notes:

1. SUTA is paid on the first \$8,000 of earnings per employee per year (calculated quarterly).

**Tennessee Duck River Development Agency
Program Budget & Funding Source
For Fiscal Year 2017**

**FY2017
New
Budget**

Trust Fund B

Annual Programs and Contracts

a. USGS Streamgages (2 new gages)	56,400
b. Regional Duck River Cleanup	3,000

Water Supply Plan Implementation Projects

a. Regional Drought Management Plan - OBG	9,240
b. Optimizing Normandy Reservoir Releases - OBG	11,310
c. Water Management Program - OBG	7,200
d. Water Demand Projections - MWM	0

Program Support

a. Program Management - OBG	34,600
b. Modeling/consulting - HydroLogics Inc	25,000
c. Pathogen Compliance Analysis - DRUC	6,000
d. Environmental & Regulatory Permitting - BDY	30,000

Project Funding for FY2017 182,750

Administrative Budget for FY2017 208,992

Total Trust Fund B Expenses \$ 391,742

Water Supply Escrow Fund

a. Normandy Reservoir Capacity Improvements - OBG	0
b. New Maury County Water Supply Intake - OBG	12,150

Total WSEF Expenses for FY2017 \$ 12,150

Resolution: 2016-04-28.1

A RESOLUTION APPROVING DISBURSEMENTS FROM THE WATER SUPPLY ESCROW TRUST PER THE DUCK RIVER AGENCY (DRA) FY2017 PROGRAM AND PROJECTS BUDGET

WHEREAS, the DRA Board met on April 28, 2016 to review and discuss the FY2017 Program and Projects Budget; and

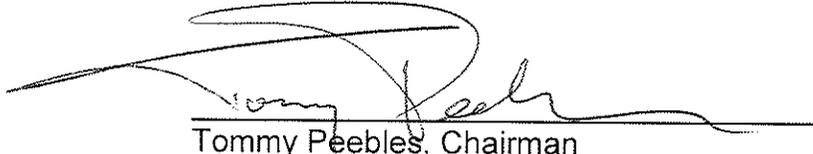
WHEREAS, the Project Budget to be Funded by the Water Supply Escrow Trust is \$12,150;

WHEREAS, the Project Budget will fund activities for a Maury County Water Supply Intake;

NOW, THEREFORE, BE IT RESOLVED:

That Funds may be Disbursed by the Escrow Agent from Water Supply Escrow Trust per the FY2017 Program and Projects Budget attached hereto as Exhibit 1.

ADOPTED AND APPROVED BY THE DUCK RIVER AGENCY BOARD OF DIRECTORS, THIS 28th DAY OF APRIL 2016.


Tommy Peebles, Chairman


Joanne Pogue, Secretary
Estlick Daniel, vice-chairman

RESOLUTION 16-502

**TO APPROVE LAND ACQUISITION PURCHASES FOR
TRACTS 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 acquisitions will be \$_____ to the tract
owners and \$_____ to the closing agents closing costs.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board
of Mayor and Aldermen authorizes a total land acquisition purchases in the amount of
\$_____ for (#) tracts of the Duplex Road widening project.

Passed and adopted this 15th day of August, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

RESOLUTION 16-113

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR AUTUMN RIDGE PHASE 3 SECTION 3

WHEREAS, Developer Don R. Cameron III. has a recorded Final Plat for Autumn Ridge Phase 3 Section 3 in Williamson County Plat Book P57, Page 141 and

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

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

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

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

WHEREAS, on July 11, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Autumn Ridge Phase 3 Section 3 be accepted; and

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

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Autumn Ridge Phase 3 Section 3 as shown on the recorded plat is hereby approved.

Passed and adopted this 15th day of August, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Autumn Ridge Phase 3 Section 3

DATE: July 27, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Autumn Ridge Phase 3 Section 3, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Autumn Ridge Phase 3 Section 3, per PC Resolution 16-63 passed by the Planning Commission on July 11, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase .

Staff Recommendation:

Staff recommends approval of the request.

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 14 day of JUNE 2016, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Autumn Ridge PH 3 Sec 3, a Sole Proprietor, having its office and place of business at 1503 Columbia Ave Franklin TN, hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Autumn Ridge PH 3 Sec 3 dated 7/10/2013 and prepared by Anderson Delk Epps and

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

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

WHEREAS, the Developer has delivered Documents or Deeds of conveyance to the city for the said land and improvements as described herein;

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

- A. The Developer herewith delivers to the City Documents or Deeds of conveyance for the premises described in Schedule _____ attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Developer agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.
- C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.

- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.
- E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20____, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

Autumn Ridge Dev.

JUNE 14 _____ 2016
Date

W. R. Connor, III
Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

On this ___ day _____ of 20____, before me personally appeared _____, to me known to be one of the firm _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

CORPORATE

STATE OF TENNESSEE

(COUNTY OF Williamson) SS: _____

On this 14 day of JUNE 2016, before me personally appeared Don R. Cameron, III, to me known, who, being by me first duly sworn, did depose and say that he resides in Williamson Co; that he is the owner of Autumn Ridge Dev the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

h. j. hay
INDIVIDUAL



RESOLUTION 16-114

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR GOLF VIEW PHASE 6

WHEREAS, Developer Welling Corporation has a recorded Final Plat for Golf View Phase 6 in Maury County Plat Book P18, Page 17 and

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

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

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

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

WHEREAS, on July 11, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Golf View Phase 6 be accepted; and

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

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Golf View Phase 6 as shown on the recorded plat is hereby approved.

Passed and adopted this 15th day of August, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Golfview Phase 6

DATE: July 27, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Golfview Phase 6, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Golfview Phase 6, per PC Resolution 16-65 passed by the Planning Commission on July 11, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase .

Staff Recommendation:

Staff recommends approval of the request.

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 15 day of JUNE 2016, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Nelling Corporation a CORPORATION having its office and place of business at 1650 Murfreesboro Rd Ste 200 hereinafter designated as the "developer".
Franklin TN 37061

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Golfnew Ph. 1 dated 02/14/2008 and prepared by Stanford Assoc Inc and

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

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

WHEREAS, the Developer has delivered Documents or Deeds of conveyance to the city for the said land and improvements as described herein;

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

- A. The Developer herewith delivers to the City Documents or Deeds of conveyance for the premises described in Schedule plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Developer agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.
- C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.

- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.
- E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20____, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

Wewing Corporation

6/15/16 20____
Date

[Handwritten Signature]
Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20____

Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

On this ___ day _____ of 20___, before me personally appeared _____, to me known to be one of the firm _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

CORPORATE

STATE OF TENNESSEE

(COUNTY OF WILLIAMSON) SS: _____

On this 15th day of JUNE 2016, before me personally appeared PAUL STENHARDT, to me known, who, being by me first duly sworn, did depose and say that he resides in TENNESSEE; that he is the PRESIDENT of WELLING CORPORATION the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.



RESOLUTION 16-115

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR WOODSIDE PHASE 1A, 2A AND 2B

WHEREAS, Developer Regent Woodside Development, LLC has a recorded Final Plat for Woodside Phase 1A, 2A and 2B in Williamson County Plat Book P53, Page 62; Plat Book P53, Page 142 and Plat Book P55, Page 129; and

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

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

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

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

WHEREAS, on July 11, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Woodside Phase 1A, 2A and 2B be accepted; and

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

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Woodside Phase 1A, 2A and 2B as shown on the recorded plat is hereby approved.

Passed and adopted this 15th day of August, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Woodside Phase 1A, 2A and 2B

DATE: July 27, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Woodside Phase 1A, 2A and 2B, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Woodside Phase 1A, 2A and 2B, per PC Resolution 16-74 passed by the Planning Commission on July 11, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase .

** All phases are included in one resolution as all phases were bonded together initially with one bond.

Staff Recommendation:

Staff recommends approval of the request.

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 21 day of June 2016, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Regent Woodside Development LLC a TN LLC having its office and place of business at 601 Lenox Village Dr, Ste 101 hereinafter designated as the "developer". Nashville TN 37211

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Woodside 1A, 1B, 1C, 2A & 2B dated 2013 and prepared by H & H Land Surveying and 2B phases

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

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

WHEREAS, the Developer has delivered Documents or Deeds of conveyance to the city for the said land and improvements as described herein;

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

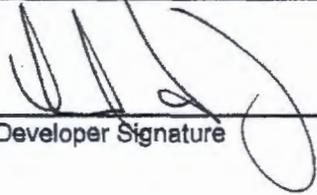
- A. The Developer herewith delivers to the City Documents or Deeds of conveyance for the premises described in Schedule plats attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Developer agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.
- C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.

- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.
- E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20____, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

REGENT Woodside Development LLC

June 21 2016
Date


Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Davidson) SS: 45-322 9578

On this 20th day of June of 2016, before me personally appeared DAVID MCGOWAN, to me known to be one of the firm Chief Manage, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

Reson + Woodside Partners
CORPORATE

Notary
ex 5-08-2018



STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

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

INDIVIDUAL

RESOLUTION 16-116

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR WOODSIDE PHASE 1B

WHEREAS, Developer Regent Woodside Development, LLC has a recorded Final Plat for Woodside Phase 1B in Williamson County Plat Book 60, P141; and

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

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

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

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

WHEREAS, on July 11, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Woodside Phase 1B be accepted; and

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

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

Passed and adopted this 15th day of August, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Woodside Phase 1B

DATE: July 27, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Woodside Phase 1B, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Woodside Phase 1B, per PC Resolution 16-76 passed by the Planning Commission on July 11, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase.

Staff Recommendation:

Staff recommends approval of the request.

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 21 day of June 2016, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Regent Woodside Development LLC a TN LLC having its office and place of business at 601 Lenox Village Dr, Ste 101 hereinafter designated as the "developer". Nashville TN 37211

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Woodside 1A, 1B, 1C, 2A & 2B dated 2013 and prepared by H & H Land Surveying and 2B phases

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

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

WHEREAS, the Developer has delivered Documents or Deeds of conveyance to the city for the said land and improvements as described herein;

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

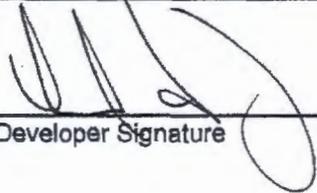
- A. The Developer herewith delivers to the City Documents or Deeds of conveyance for the premises described in Schedule plats attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Developer agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.
- C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.

- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.
- E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20____, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

REGENT Woodside Development LLC

June 21 2016
Date


Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Davidson) SS: 45-322 9578

On this 20th day of June of 2016, before me personally appeared DAVID MCGOWAN, to me known to be one of the firm Chief Manage, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

Reson + Woodside Partners
CORPORATE

Notary
ex 5-08-2018



STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

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

INDIVIDUAL

RESOLUTION 16-117

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR WOODSIDE PHASE 1C

WHEREAS, Developer Regent Woodside Development, LLC has a recorded Final Plat for Woodside Phase 1C in Williamson County Plat Book 60, P142; and

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

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

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

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

WHEREAS, on July 11, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Woodside Phase 1C be accepted; and

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

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

Passed and adopted this 15th day of August, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Woodside Phase 1C

DATE: July 27, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Woodside Phase 1C, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Woodside Phase 1C, per PC Resolution 16-79 passed by the Planning Commission on July 11, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase.

Staff Recommendation:

Staff recommends approval of the request.

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

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WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Woodside 1A, 1B, 1C, 2A & 2B dated 2013 and prepared by H & H Land Surveying and 2B phases

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

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

WHEREAS, the Developer has delivered Documents or Deeds of conveyance to the city for the said land and improvements as described herein;

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

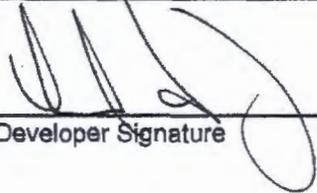
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- C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.

- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.
- E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20____, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

REGENT Woodside Development LLC

June 21 2016
Date


Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Davidson) SS: 45-322 9578

On this 20th day of June of 2016, before me personally appeared DAVID MCGOWAN, to me known to be one of the firm Chief Manage, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

Reson + Woodside Partners
CORPORATE

Notary
ex 5-08-2018



STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

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

INDIVIDUAL

**Discussion of Traffic
In
Cobblestone Subdivision**



April Goad

From: Dara Sanders
Sent: Thursday, July 28, 2016 9:36 AM
To: April Goad
Cc: Rick Graham; Victor Lay
Subject: FW: Tom Lunn Land Dedication Proposal

April, please add Mr. Shaw's request on the BOMA work session agenda. The request is two-fold:

1. Request for a waiver of Spring Hill Adequate Facilities Taxes
2. Proposal for 32 acres of park land dedication

Following past practice, this should be described as a discussion item on their agenda. I will provide all related correspondence and supplementary information this afternoon.

Thanks!

From: Dara Sanders
Sent: Thursday, July 28, 2016 9:27 AM
To: 'Randall Shaw' <rrshaw11@aol.com>
Cc: Rick Graham <rgraham@springhilltn.org>; Victor Lay <vlay@springhilltn.org>; johnrosshil@gmail.com; deb@shawhomebuilders.com; 'Patrick Carter' <pcarter@tgwlawfirm.com>
Subject: RE: Tom Lunn Land Dedication Proposal

Mr. Shaw,

Thank you for your email. A few thoughts and comments on your request:

1. The Board of Mayor and Aldermen has the authority to consider and act upon your request for a waiver of Spring Hill Adequate Facilities Taxes and accept dedication of land. While your request has been submitted only one day before our deadline, staff can add this request to the August 1st BOMA work session agenda, though a vote will not occur until after the Planning Commission's voting meeting. At this point, the staff cannot coordinate the consideration of this request prior to the Planning Commission's voting meeting. I ask that in the future staff be provided with a minimum of five working days to prepare items for the BOMA's work session agenda.
2. The fee in-lieu of street improvements is a Planning Commission condition of approval for the neighborhood concept plan submitted for this project, agreed upon during meetings with staff and the Planning Commission. The deadline for an appeal of this condition of approval to the BOMA has expired, and you must request from the Planning Commission a modification to this condition and present justification for your request to be relieved entirely of the City's subdivision regulations related to street improvements and the zoning ordinance requirements for safe and orderly development/access.
3. In order for the BOMA to consider the proposal for park land dedication, I ask that you provide the proposed "reasonable use restrictions", as these restrictions will likely impact their decision. Also, please clarify #4 below. Are you proposing a detention/retention area for this subdivision within the park land proposed to be dedicated? Please be prepared to discuss these in detail at the BOMA meeting on August 1st.

As you may recall, your proposal for dedication of the 32 acres of floodway and floodplain was presented to the staff and Planning Commission with the intent to obtain relief from the City's sidewalk and trail requirements. As a result, the park land dedication OR construction of trail facilities were a requirement of the neighborhood concept plan and continue to be a requirement for the preliminary plat application. I will look into the Planning Commission's requirement related to the timing of dedication so that all parties are protected in accordance with city and state regulations.

In closing, please keep in mind that the submittal of a different plan will, at a minimum, require a major modification to the neighborhood concept plan. Depending on the scope of the changes to the subdivision, a new neighborhood concept plan could be required, which would reset the vesting period, and the plan would be required to meet all regulations enforced at that time.

Please let me know if you have any questions or concerns about this information.

Best regards,

Dara Sanders
Planning Director

From: Randall Shaw [<mailto:rrshaw11@aol.com>]

Sent: Wednesday, July 27, 2016 1:15 PM

To: Dara Sanders <dsanders@springhilltn.org>

Cc: Rick Graham <rgraham@springhilltn.org>; Victor Lay <vlay@springhilltn.org>; johnrosshil@gmail.com;
deb@shawhomebuilders.com

Subject: Tom Lunn Land Dedication Proposal

Dara,

After weeks of consideration, here is my proposal for dedication of approximately 32 acres on Tom Lunn Rd. to the City of Spring Hill. It is as follows:

- 1) Waiver of Spring Hill Adequate Facilities Tax for all 94 lots in The Cove @ Spring Hill.
- 2) Waiver of Cash In Lieu of Pavement for Tom Lunn resurfacing.
- 3) Mutually agreed upon reasonable use restrictions to protect the integrity of the 94 lot project.
- 4) All future utility easements and detention/retention areas in proposed dedicated area to remain.

The property in this dedication cost me over \$700,000. This expense far outweighs the waiver of items requested above. I feel this proposal is fair for both sides. We see the long term community benefit of enhancement of this potential park area.

The Planning Commission is requiring, as a condition of Preliminary Plat approval, that dedication of this property be completed PRIOR to approval of Preliminary Plat. Our contract on this property has a contingency that Preliminary Plat Approval must be successfully obtained PRIOR to closing. My lender is also requiring this. The actual timing of transfer must happen AFTER closing on entire project acreage.

I am requesting that a Memorandum of Understanding, given the details above, be drafted and would replace their current condition of approval. In the event that this cannot be worked out in a timely manner, I will be forced to resubmit an altered plat and put the proposed dedication property up for sale. All things considered, I fail to see where Preliminary Plat Approval should have anything to do with land dedication.

Time is of the essence. It appears to me that the Planning Commission has the ability to amend their condition of approval. I would appreciate guidance on how to resolve this as quickly as possible.

Please contact @ 931-398-0300 or email if I can be of assistance. Thank You, in advance for your consideration.

SUBJECT: The Cove/Tom Lunn Road Park Land Dedication

DATE: August 1, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, Planning Director



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MEMORANDUM

Property description: This property is located near the intersection of Tom Lunn Road and Port Royal Road, north of Port Royal Park. In June of 2016, the Planning Commission approved a neighborhood concept plan for the property, subject to conditions of approval. Two conditions of approval related to sidewalk construction and street design, required in accordance with the City’s subdivision regulations, were appealed to the Board of Mayor and Aldermen (BOMA) in July of 2016. These Planning Commission conditions were overturned by the BOMA to allow for sidewalk on one side of the new streets and to allow for 22 feet of pavement and extruded curb.

Also, among the Planning Commission’s conditions of approval was the requirement to either dedicate park land or construct trail facilities in accordance with the Bicycle and Greenway Plan adopted by the Board of Mayor and Aldermen in 2015. The proposal for park land dedication was presented by the developer for the purpose of obtaining waiver from the City’s sidewalk (on both sides of the street) and trail requirements.

Request: The developer has now submitted a preliminary plat application and, in accordance with the requirements of the neighborhood concept plan, requests BOMA consideration of park land dedication in the amount of 32 acres contiguous to Port Royal Park. These 32 acres are encumbered entirely by floodway and floodplain.

Discussion: The developer’s dedication proposal also includes several conditions, as outlined in the attached email –

- 1) Waiver of Spring Hill Adequate Facilities Tax for all 94 lots in The Cove @ Spring Hill.

The Planning Department has requested from the Codes Department an estimated of the amount requested to be waived.

- 2) Waiver of Cash In Lieu of Pavement for Tom Lunn resurfacing.

The fee in-lieu of street improvements is a Planning Commission condition of approval for the neighborhood concept plan submitted for this project, agreed upon by the developer during meetings with staff and the Planning Commission. The deadline for an appeal of this condition of approval to the BOMA has expired, and the developer must request from the Planning Commission a modification to this condition and present justification for the request to be relieved entirely of the City’s subdivision regulations related to street improvements and the zoning ordinance requirements for safe and orderly development/access.

- 3) Mutually agreed upon reasonable use restrictions to protect the integrity of the 94 lot project.

Staff has requested that the applicant provide the proposed “reasonable use restrictions” for BOMA consideration.

- 4) All future utility easements and detention/retention areas in proposed dedicated area to remain.

City of Spring Hill, Tenn.

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

Staff has requested that the developer clarify this statement, as it suggests that detention/retention areas for private development are planned to be located within proposed City-owned property.

RESOLUTION 16-105

A RESOLUTION TO MODIFY THE PLANNING COMMISSION DECISION AND ASSOCIATED CONDITIONS OF APPROVAL FOR NCP 190-2016

WHEREAS, the applicant submitted a neighborhood concept plan for Planning Commission consideration in accordance with Article IV of the Zoning Ordinance; and

WHEREAS, the Planning Commission is required to exercise the full extent of the powers granted to it pursuant to Section 14.03 of the Spring Hill Municipal Code and Chapter 13 of the Tennessee Code Annotated; and

WHEREAS, Section 8 of the Spring Hill Zoning Ordinance authorizes the Planning Commission to approve applications with conditions; and

WHEREAS, the Spring Hill Subdivision Regulations require Planning Commission consideration and determination of sidewalk location and street design for residential subdivisions; and

WHEREAS, on June 13, 2016, the Planning Commission voted to approve NCP 190-2016 with conditions in accordance with the powers granted to them by the Spring Hill Subdivision Regulations, Spring Hill Zoning Ordinance, Spring Hill Municipal Code, Tennessee Code Annotated; and

WHEREAS, the Board of Mayor and Aldermen deem it in the best interest of the City of Spring Hill that the Planning Commission's conditions of approval be modified for NCP 190-2016.

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen determine the conditions of approval for NCP-2016 shall be as follows:

1. *Neighborhood concept plan approval shall remain valid for a period of three (3) years, during which time a preliminary plat application shall be submitted in accordance with the approved plan and all associated conditions.*
2. *Modification to the neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.*
3. *At the time of preliminary plat application, the applicant shall be assessed a fee in-lieu of street improvements to Tom Lunn Road to include the cost of milling and overlay.*
4. *Right-of-way dedication along the property's frontage onto Tom Lunn Road shall reflect the minimum right-of-way requirements for a Collector street in the City's Major Thoroughfare Plan.*
5. *Prior to the submittal of a preliminary plat application, the applicant shall complete the park land dedication process. Should the Board of Mayor and Aldermen decide not to accept the proposed park land dedication, the Planning Commission may require construction of a pedestrian bridge and/or other facilities in accordance with the City's Bicycle and Greenway Plan.*
6. *Prior to the submittal of a preliminary plat application, the neighborhood concept plan shall be updated with a purpose note and to delineate the existing and Major Thoroughfare Plan*

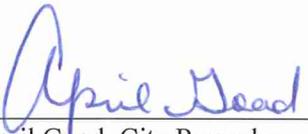
- rights-of-way from centerline.*
7. *Sidewalks shall be installed on one side of both local streets and collector streets.*
 8. *Cross section with curbs extruded shall measure 22 feet plus shoulders for local roads.*

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



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

COPY

**AMENDMENT BY ALDERMAN FITTERER
ON RESOLUTION 16-105**

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Planning Commission's conditions of approval be modified for NCP 190-2016

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen determine the conditions of approval for NCP-2016 shall be as follows;

1. Neighborhood concept plan approval shall remain valid for a period of three (3) years, during which time a preliminary plat application shall be submitted in accordance with the approved plan and all associated conditions.
2. Modification to the neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.
3. At the time of preliminary plat application, the applicant shall be assessed a fee in-lieu of street improvements to Tom Lunn Road to include the cost of milling and overlay.
4. Right-of-way dedication along the property's frontage onto Tom Lunn Road shall reflect the minimum right-of way requirements for a Collector street in the City's Major Thoroughfare Plan.
5. Prior to the submittal of a preliminary plat application, the applicant shall complete the park land dedication process. Should the Board of Mayor and Aldermen decide not to accept the proposed park land dedication, the Planning Commission may require construction of a pedestrian bridge and/or other facilities in accordance with the City's Bicycle and Greenway Plan.
6. Prior to the submittal of a preliminary plat application, the neighborhood concept plan shall be updated with a purpose note and to delineate the existing and Major Thoroughfare Plan rights-of-way from centerline
7. Sidewalks shall be installed on one side of both local streets and collector streets.
8. Cross section with curbs intruded shall measure 22 feet plus shoulders for local roads.

SUBJECT: Appeal for 4355 Tom Lunn Road (NCP 190-2016)

DATE: July 5, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, Planning Director



STAFF MEMORANDUM

Request: On June 13, 2016, the Planning Commission approved a neighborhood concept plan application for the subject property (4355 Tom Lunn Road) with conditions of their approval requiring revisions to be incorporated at the time of preliminary plat application.

Attached to this memo are the staff report, the submitted neighborhood concept plan, the draft meeting minutes (based on the meeting recording), and the City's subdivision regulations pertaining to the Planning Commission requirements being appealed.

COPY

SHAW ENTERPRISES LLC
PO BOX 8081
COLUMBIA, TN 38402
931-381-3881
6/22/2016

Spring Hill Board of Mayor and Alderman
199 Town Center Parkway
Spring Hill, TN 37174

This letter is being sent to formally start the appeal process for the Planning Commission ruling for The Cove @ Spring Hill subdivision on June 13, 2016 Agenda Item NCP190-2016.

At this meeting the Planning Commission voted to approve NCP190-2016 with the following conditions:

1. All streets would be 24 feet wide vs 22 feet wide, which is 2 feet wider than the normal requirement for ALL other subdivisions.
2. The Planning Commission also voted to require sidewalks on both sides of the street. In all previous meetings with Staff and at Planning Commission work session, we had presented sidewalks on one side only with no remarks to the contrary.

We feel the extremely low density we are proposing (1.03 units per acre) with home sites 95 feet wide, that sidewalks on one side are more than sufficient for the upscale, all brick neighborhood we are developing. Given the terrain of this project, we feel that this much additional concrete is actually a detriment to the overall appearance of the neighborhood.

Both of the items outlined above will add tremendous costs to this project, at a point in time where we were negotiating our intention to potentially dedicate 32 acres to the City of Spring Hill for park expansion.

We feel the actions of the Planning Commission on 6-13-16 were capricious and arbitrary. We also ask for your consideration to revise their decision to coincide with original Staff Recommendations to have 22 feet of pavement and sidewalks on one side only.

Thank you, in advance, for your prompt consideration of this appeal.



Randall Shaw

This instrument prepared by Patrick M. Carter, Attorney, 809 South Main Street, P.O. Box 1431, Columbia, Tennessee 38402-1431.

Map 44, Parcel 27.03

DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (\$10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee; the undersigned, THE CITY OF SPRING HILL, TENNESSEE, a Tennessee municipality, hereinafter called the Grantor, does hereby grant, transfer and convey unto _____, a/k/a SPRING HILL LITTLE LEAGUE (“Spring Hill Little League”), its successors and assigns, all right, title and interest in that certain parcel of real estate situated in Maury County, Tennessee, and being further described as follows, to-wit:

A tract of land located in the 3rd Civil District of Maury County, Tennessee. A portion of Parcel 27 shown on Tax Map 44, Tax Assessor’s Office of Maury County, Tennessee. Being a portion of the Rock Creek Development LLC property as recorded in Deed Book R1867, page 893 in the Register’s Office of Maury County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found at the northeast corner of Cornerstone Land Company as recorded in Deed Book R1837, page 147 in the Register’s Office of Maury County, Tennessee, said point also being the north west corner of the property herein described; thence with the southerly line of Alma Harris, South 82°34’11” East a distance of 1059.54’ to an iron pin found; thence with the west line of Jeremy Golden as recorded in Deed Book R1813, page 364 in the Register’s Office of Maury County, Tennessee, South 08°30’15” West a distance of 211.62’ to an iron pin found; thence South 64°33’50” East a distance of 94.48’; thence with the same, South 04°21’21” West a distance of 168.04’ to the center of Rutherford Creek; thence with the center of Rutherford Creek, South 67°03’20” West a distance of 86.77’; thence with the same, South 78°34’26” West a distance of 61.11’; thence with the same, North 87°24’50” West a distance of 59.62’; thence with the same, South 49°50’50” West a distance of 157.89’; thence with the same, South 44°46’39” West a distance of 170.86’; thence with the same, South 41°23’10” West a distance of 108.29’; thence with the same, South 53°01’11” West a distance of 107.85’; thence with the same, South 76°03’26” West a distance of 84.62’; thence with the same, South 82°56’17” West a distance of 162.03’; thence with the same, North 89°55’52” West a distance of 75.03’; thence with the same, North 38°40’43” West a distance of 82.59’; thence with the same, North 58°11’31” West a distance of 119.00’; thence with the same, North 39°38’10” West a distance of 106.90’; thence with the same, North 51°01’40” West a distance of 49.45’; thence with the same, North 66°27’43” West

a distance of 13.59' to a point on the east line of Cornerstone Land Company as recorded in Deed Book R1837, page 147 in the Register's Office of Maury County, Tennessee; thence with the east line of Cornerstone, North 04°59'02" East a distance of 240.14' to an iron pin found; thence North 08°11'49" East a distance of 527.23' to the point of beginning, having an area of 861,609 square feet, 19.78 acres.

Being the same property conveyed to The City of Spring Hill, Tennessee, a Tennessee municipality, by deed dated August 31, 2015, of record in Deed Book 2337, Page 617, in the Maury County, Tennessee Register's Office.

This property is subject to a 70' right of way easement along the west property line (approximately 767' in length) for the extension of Rice Road. This parcel is subject to any and all easements, restrictions, and/or right-of-ways either by record and/or prescription that a complete and accurate title search may reveal.

This property is further subject to a reversionary interest to The City of Spring Hill, Tennessee, if either of the following events occur: (1) Spring Hill Little League fails to initiate development of the property into the herein-described baseball park, which shall include, but not be limited to the following improvements: Quadplex with bleachers, lights, scoreboards, dugouts and parking, by January 1, 2018; (2) Spring Hill Little League fails to exist in its current form or in a substantially similar form.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by O'Leary and Associates, LLC, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are 1/2" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee.

Same description as prior deed.

TO HAVE AND TO HOLD said above-described real estate unto the said Spring Hill Little League, its successors and/or assigns, in fee simple forever. Grantor warrants that it has a right to convey said property and that it will warrant the title to the aforesaid real property against the lawful claims of all persons claiming under it, but not further or otherwise.

POSSESSION passes with delivery of the deed, and the **TAXES** for the year 2016 will be prorated and thereafter assumed by the Grantee.

WITNESS MY HAND, this _____ day of _____, 2016.

THE CITY OF SPRING HILL, TENNESSEE

By: _____
RICK GRAHAM, Mayor

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Rick Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Mayor of The City of Spring Hill, Tennessee, the within named bargainor, and that he as such mayor, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the such bargainor by himself as such Mayor.

WITNESS my hand and seal, this _____ day of _____, 2016.

Notary Public

My commission expires: _____

NAME AND ADDRESS OF NEW PROPERTY
OWNER

PERSON OR AGENCY RESPONSIBLE
FOR PAYMENT OF TAXES:

Spring Hill Little League

Same

NEGATIVE PLEDGE AGREEMENT

THIS NEGATIVE PLEDGE AGREEMENT, dated as of July _____, 2016, by and between _____, a/k/a Spring Hill Little League (“Pledgor”) and the City of Spring Hill, Tennessee (“Pledgee”),

WITNESSETH:

WHEREAS, the Pledgor desires to obtain from the Pledgee real property conveyed to Pledgor by Deed of record in Book _____, Page _____, Register’s Office of Maury County, Tennessee, provided Pledgor executes this Negative Pledge Agreement;

NOW, THEREFORE, in consideration of the foregoing, and intending to be legally bound hereby, the parties agree as follows:

1. Pledgor, acknowledging that the Pledgee has agreed to convey the real property referenced above to Pledgor in consideration for, among other things, the Pledgor initiates development of the property into a baseball park described in the above-referenced deed, which shall include, but not be limited to the following improvements: Quadplex with bleachers, lights, score boards, dugouts and parking, by January 1, 2018, and Pledgor continuing to exist in its current form or in a substantially form. If Pledgor fails either of the above-referenced conditions, Pledgee shall be entitled to exercise immediately any remedies or rights upon default provided to Pledgee by the Deed referenced above or by law. Additionally, Pledgor hereby agrees, in conjunction with the foregoing, that:

(a) Pledgor shall not, without the prior written consent of the Pledgee, incur, create, assume or permit to exist any indebtedness, contingent or otherwise (other than the indebtedness evidenced by the herein-referenced Deed);

(b) Pledgor shall within fifteen (15) days from the filing thereof, cause to be satisfied or bonded off to the Pledgee’s satisfaction, any lien filed against the real property, including, but not limited to, mechanic’s or materialmen’s liens, judgment creditor’s liens or tax liens.

2. In addition to any breach of any one or more of the covenants set forth in Paragraph 1 herein, the occurrence of any one or more of the following events shall constitute an event of default hereunder thereby entitling the Pledgee to exercise immediately any remedies or rights upon default provided to Pledgee by the herein-referenced deed or by law:

(a) Pledgor shall admit its inability to perform either of the conditions listed above, or shall make an assignment for the benefit of its creditors;

(b) A proceeding in bankruptcy or for the reorganization of Pledgor or the readjustment of any of its debts under the Bankruptcy Code, or under any other laws, whether state or

federal, for the relief of debtors, now or hereafter existing, shall be commenced by Pledgor or shall be commenced against Pledgor;

(c) A receiver or trustee shall be appointed for Pledgor or for any substantial part of its assets or any proceeding shall be instituted for the dissolution or the full or partial liquidation of Pledgor;

(d) Pledgor or its partners shall, without Pledgee's prior written consent, dissolve or discontinue its business or materially change the nature of its business;

(e) Pledgor will fail to pay when due all federal, state and local taxes except when the amount thereof is being contested in good faith by appropriate proceedings and with adequate reserves therefor having been set aside on the books of the Pledgor;

(f) Failure of Pledgor to insure all its assets against loss or damage by fire, theft, burglary and similar hazards or casualty in an amount at least equal to the amount of the consideration;

(g) Failure of Pledgor to carry general liability insurance in an amount at least equal to the amount of the consideration; or

(h) Failure of Pledgor to comply with all local, state and federal laws including, without limitation, the Fair Labor Standards Act and all rules and regulations of the Environmental Protection Agency where failure to comply would have a material adverse effect on Pledgor.

3. This Agreement shall inure to the benefit of and shall be binding upon the heirs, successors and assigns of the parties hereto.

4. This Agreement shall be construed in accordance with the substantive laws of the State of Tennessee.

IN WITNESS WHEREOF, the parties hereto have duly executed this Negative Pledge Agreement as of the date and year first above written.

PLEDGOR:

By: _____

Its: _____

RESOLUTION 16-84

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO
A NON-BINDING MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF SPRING HILL, TENNESSEE,
AND SPRING HILL LITTLE LEAGUE**

WHEREAS, the City of Spring Hill, Tennessee (“City”) desires to enter into a Non-Binding Memorandum of Understanding with Spring Hill Little League (“SHLL”) (an exemplar of which is attached hereto) regarding developing a permanent home to centrally locate SHLL to serve the children and residents of Spring Hill; and

WHEREAS, the City currently leases property adjacent to the Spring Hill Elementary School (“North Complex”) from the Maury County Board of Education;

WHEREAS, the City has subleased the North Complex to SHLL over the same period of time;

WHEREAS, SHLL has improved, at its own expense, the North Complex over the period of its occupancy with baseball fields, related facilities and improvements;

WHEREAS, General Motors (“GM”) has permitted SHLL, pursuant to a use agreement, to use GM’s baseball fields located adjacent to its Spring Hill manufacturing facility (the “South Complex”) since 2011 with SHLL responsible for all maintenance and all improvements to same;

WHEREAS, despite having two locations for baseball, SHLL owns neither and a larger, central location is desired by SHLL in order to sustain and grow the sport of baseball among children in the Spring Hill community;

WHEREAS, the City and SHLL have a vested interest in supporting families, children and recreation in the Spring Hill community;

WHEREAS, GM is expected to close the South Complex in or about the Spring of 2017 in order to accommodate a proposed extension of Saturn Parkway to Beechcroft Road by the Tennessee Department of Transportation;

WHEREAS, representatives of the City and SHLL have informally met to discuss solutions to the displacement of SHLL from the South Complex and the inadequacy of the North Complex to accommodate all SHLL functions;

WHEREAS, the City owns approximately 19.78 acres located off Derryberry Lane, more fully described in Exhibit C attached hereto (“Derryberry Lane property”) that it desires to serve a recreational purpose for the Spring Hill Community;

WHEREAS, the City believes it is in the manifest best interest of all involved, including the residents of Spring Hill, to support SHLL in developing a permanent home to centrally locate SHLL that shall be developed and maintained by SHLL to serve the children and residents of Spring Hill;

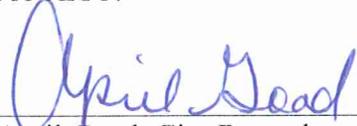
NOW, THEREFORE, BE IT RESOLVED, that the Board of Mayor and Aldermen that the Mayor is authorized to enter into and execute a Non-Binding Memorandum of Understanding on behalf of the City with SHLL in the form that is substantially similar to the exemplar attached.

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



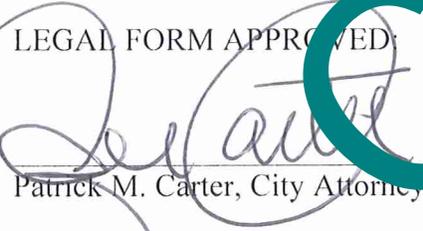
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick M. Carter, City Attorney

COPY

**NON-BINDING MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF SPRING HILL, TENNESSEE (“THE CITY”)
AND
SPRING HILL LITTLE LEAGUE (“SHLL”)
(COLLECTIVELY AS “PARTIES”)**

This Non-Binding Memorandum of Understanding (“MOU”) is dated _____, 2016, memorializing the good faith agreement of even date by and among the Parties hereto.

WHEREAS, the City has leased property adjacent to the Spring Hill Elementary School (“North Complex”) from the Maury County Board of Education since approximately _____. (See Lease attached as Exhibit A);

WHEREAS, the City has subleased the North Complex to SHLL over the same period of time (see Sublease attached as Exhibit B);

WHEREAS, SHLL has improved, at its own expense, the North Complex over the period of its occupancy with baseball fields, related facilities and improvements;

WHEREAS, General Motors (GM) has permitted SHLL, pursuant to a use agreement, to use GM’s baseball fields located adjacent to the Spring Hill manufacturing facility (the “South Complex”) since 2011 with SHLL responsible for all maintenance and all improvements to same;

WHEREAS, despite having two locations for baseball, SHLL owns neither and a larger, central location is desired by SHLL in order to sustain and grow the sport of baseball among children in the Spring Hill community;

WHEREAS, the City and SHLL have a vested interest in supporting families, children and recreation in the Spring Hill community;

WHEREAS, GM is expected to close the South Complex in or about the Spring of 2017 in order to accommodate a proposed extension of Saturn Parkway to Beechcroft Road by the Tennessee Department of Transportation;

WHEREAS, the Parties have met to discuss solutions to the displacement of SHLL from the South Complex and the inadequacy of the North Complex to accommodate all SHLL functions;

WHEREAS, the City owns approximately 19.78 acres located off Derryberry Lane, more fully described in Exhibit C attached hereto (“Derryberry Lane property”) that it desires to serve a recreational purpose for the Spring Hill Community;

WHEREAS, the Parties, believe it is in the manifest best interest of all involved, including the residents of Spring Hill, to support SHLL in developing a permanent home to centrally locate SHLL that shall be developed, owned and maintained by SHLL to serve the children and residents of Spring Hill;

Given the foregoing, the Parties agree as follows, to-wit:

1. This is not a binding contract and shall not be interpreted, treated and/or referred to as such.
2. SHLL agrees to a termination of its sublease with the City with regards to the North Complex and shall, therefore, abandon all improvements and associated facilities at the North Complex therewith. It is understood the City anticipates utilizing the North Complex thereafter for public recreational purposes. The City shall endeavor to time the termination of the SHLL sublease of the North Complex after SHLL has secured replacement facilities for SHLL contemplated herein.
3. The City shall deed the Derryberry Lane property to SHLL for use by SHLL to develop and construct baseball fields and related facilities thereon at the sole cost of SHLL. SHLL shall thereafter be responsible for all improvements, maintenance and expense associated with said property. Said deed shall be subject to a reversionary interest to the City if either of the following events shall occur: (1) SHLL fails to initiate development of the property into the herein-described baseball park, which shall include, but not be limited to the following improvements: Quadplex with bleachers, lights, scoreboards, dugout and parking, by January 1, 2018; (2) SHLL fails to exist in its current form in a substantially similar form.
4. It is anticipated that in order to improve the property, SHLL will need to place a first mortgage on the property. SHLL agrees that it will facilitate the City maintaining a second mortgage on the property for the value of the property at the time of deed of said property to SHLL (subordinate to first mortgage).

IN ACKNOWLEDGMENT WHEREOF, the Parties hereto have executed this non-binding MOU on the day and year first above written.

CITY OF SPRING HILL, TENNESSEE

By: _____

SPRING HILL LITTLE LEAGUE

By: _____

PREVIOUS BUSINESS

Ordinance 16-10

(PUD 81-2015)

Ordinance 16-10, to approve Planned Unit Development for property located at 3357 Denning Lane. (*Deferred by the Planning Commission on June 13, 2016*) Dara Sanders, City Planner
Deferral recommended.



(Ordinance to be submitted after Planning Commission recommendation)

ORDINANCE 16-12

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 029, PARCEL 001.00 FROM AG, AGRICULTURAL, AND R-2, MEDIUM DENSITY RESIDENTIAL, TO R-2 PLANNED UNIT DEVELOPMENT

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 029, Parcel 001.00 from AG, Agricultural, and R-2, Medium Density Residential, to R-2 Planned Unit Development; and

WHEREAS, said property to be rezoned is located within the corporate limits of the City of Spring Hill; and

WHEREAS, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on July 11, 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 029, Parcel 001.00 from AG, Agricultural, and R-2, Medium Density Residential, to R-2 Planned Unit Development, which amendment shall take effect from and after its adoption, the public welfare requiring it, subject to the following conditions:

1. In addition to the street improvements internal to the project boundary, Beechcroft Road and Cleburne Road shall be improved in accordance with the recommendations of the traffic impact study as follows –

A. Intersection of Beechcroft Road and Cleburne Road – to be completed by 20% buildout

- 1) A westbound left turn lane with 100 feet of storage on Beechcroft Road.
- 2) An eastbound right turn lane with 125 feet of storage on Beechcroft Road.
- 3) A northbound left turn lane with 100 feet of storage on Cleburne Road
- 4) A northbound right turn lane with 250 of storage on Cleburne Road.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards. Also, both of the northbound turn lanes should intersect Beechcroft Road at a 90 degree angle and be controlled by a stop sign.

B. Intersection of Beechcroft Road and Cleburne Road – to be completed by 70% buildout

A traffic signal should be installed at the intersection of Beechcroft Road and Cleburne Road. This traffic signal should be designed and constructed to include a protected-plus-permitted signal phase for westbound motorists and a right turn overlap signal phase for northbound motorists.

C. Intersection of Beechcroft Road and the Project Access –

- 1) A westbound left turn lane with 100 feet of storage on Beechcroft Road.
- 2) An eastbound right turn lane with 125 feet of storage on Beechcroft Road.
- 3) A northbound left turn lane with 50 feet of storage on the project access.
- 4) A northbound right turn lane with 100 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

D. Intersection of Cleburne Road and the Northern Project Access

- 1) A northbound left turn lane with 75 feet of storage on Cleburne Road.
- 2) A southbound right turn lane with 125 feet of storage on Cleburne Road.
- 3) An eastbound left turn lane with 100 feet of storage on the project access.
- 4) An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

E. Intersection of Cleburne Road and the Southern Project Access

- 1) A southbound right turn lane with 125 feet of storage on Cleburne Road.
- 2) An eastbound left turn lane with 100 feet of storage on the project access.
- 3) An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

F. Off-site improvements to Beechcroft Road, in accordance with the traffic impact study, shall be evaluated at 50% buildout of the project.

G. Off-site improvements to Cleburne Road, in accordance with the traffic impact study, shall be evaluated at 50% buildout of the project.

2. All requirements outlined in the “pattern book” shall apply. Zoning and subdivision regulation relief not specifically identified in the pattern book shall require BOMA approval.
3. All properties within the project shall be access by the lower street classification or by alley, where applicable
4. All trails shall be constructed at the time of infrastructure installation required for each phase. Trails shall be constructed to the standards outlined in the City’s Bicycle and Greenway Plan. Unless dedicated to the City, all trails shall be located within a public access easement and shall be maintained by the HOA.
5. In accordance with the City’s Provisions Governing Planned Unit Development, all open space shall be maintained by the HOA.
6. The applicant shall be required to submit detailed landscape plans for all required landscape buffer areas.
7. All required landscape buffer area shall be planted to the minimum standards of the City’s zoning ordinance, shall be irrigated, and shall be maintained by the HOA.
8. Pursuant to Section 2 of the Provisions Governing Planned Unit Developments, the setbacks for Lots 852-871, 898-905, 908, 909, and 930-948 shall adhere to those of the adjacent R-1 zoning district.
9. Approval of this preliminary development plan shall remain valid for a period of three (3) years, during which time a final development plan shall be submitted for Planning Commission review and approval.
10. Modification to the approved preliminary development plan may require Planning Commission and/or Board of Mayor and Aldermen approval prior to the submittal of a final development

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: July 18, 2016

Passed on Second Reading: (on agenda August 15, 2016)

SUBJECT: ORD 16-12 (The Villages at Harvest Point)

DATE: July 18, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, Planning Director



STAFF MEMORANDUM

Property description and history: This undeveloped property is located southwest of the intersection of Beechcroft Road and Cleburne Road with frontage onto both streets. The surrounding properties include Spring Hill Middle School, undeveloped industrially zoned property, and primarily low- to medium-density residential.

Carters Creek and Walden Branch traverse along the western boundary and center of the property, respectively. As indicated in the "Pattern Book" submitted by the applicant, there are significantly steep slopes throughout the property, and there is an existing cemetery at the eastern portion of the property.

Request: The applicant requests rezoning approval for a Planned Unit Development to include 961 single-family residential lots, 232 multi-family dwelling units, live/work units, and associated open space and amenities.

Modifications to the request: Several elements of the proposed Planned Unit development have changed since last presented to the BOMA in response to citizen concerns expressed at various public meetings and in accordance with the City's provisions for planned unit developments:

- The proposed single-family homes in the northern portion of the project boundary have been changed to larger lots with greater building setbacks in order to increase compatibility with the existing neighborhoods (Jamestown and Williamsburg).
- An exhibit has been submitted to show the proposed street improvements and the State street improvements in the vicinity to better communicate the various efforts to improve the overall street network in the area.
- Additional information has been submitted to identify the specific the nonresidential uses that would be permitted in the "live-work village".
- An updated preliminary development plan has been provided indicating the boundaries of the live-work village.
- Parking information related to off-site and on-street parking that would meet the parking requirements for all nonresidential uses. The impact of this information is that on-site parking in the live-work village is not required for nonresidential uses. *The applicant is not requesting relief from the number of parking spaces required, only for the location in which they are required.*
- Bulk, area, and height requirements for the live-work village.

On July 11th, the Planning Commission forwarded the request to the BOMA with a recommendation for approval subject to conditions with the following findings:

- The proposed property could be developed for a similar number of dwelling units under the current zoning designations of AG and R-2, though staff has not evaluated the impact of the cemetery, stream and associated buffer, or the floodplain that encumbers the property.
- The application of a Planned Unit Development (PUD) for this property benefits the property owner in mitigating the impact of these encumbrances and promotes a mixture of housing types to create neighborhood that meets the needs of all stages of life. The PUD also benefits the Planning Commission and Board of Mayor and Aldermen

City of Spring Hill, Tenn.

greater flexibility to negotiate features that will increase compatibility with the surrounding area and amenities above those required by the base zoning, such as trails, preservation of natural and sensitive features of the lane, and other community amenities.

- This project embodies the majority of the key recommendations and considerations of Spring Hill Rising 2040 and is consistent with the City's planning policies and principles. It represents a quality traditional neighborhood design, will offer quality housing options in an area of job and industry growth, will result in needed improvements to streets in the surrounding area, and will work toward achieving a complete and connected transportation network in a currently disconnected area.
- The future land use designation of the property is "Mixed Use Neighborhood Area", which are primarily residential but include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood. These areas offer a mixture of housing types and residential densities ranging from small lot single-family detached dwellings to urban residential structures within walking distance of the goods and services required for daily living.
- The City's Goal "We will grow smarter" aims at promoting Smart Growth Principles and tradition neighborhood design that promotes walkability, connectivity, housing choice, public open space, and local opportunities for goods and services throughout our City.

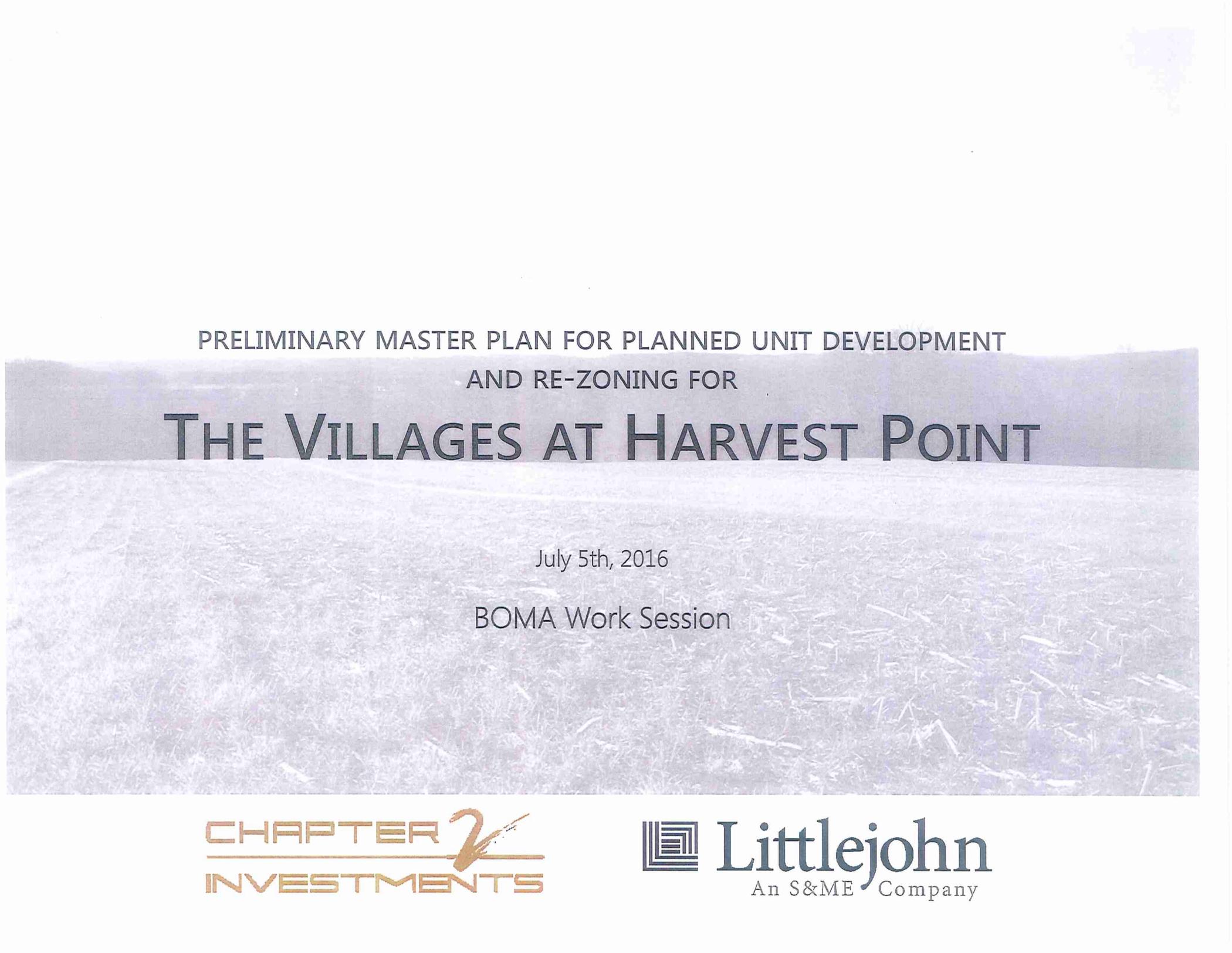
With the current and anticipated future rapid job growth in the surrounding area, the Planning Commission finds that neighborhood development in this area would work to achieve traditional neighborhood design close to local job and economic growth.

- The City's Goal "We will create a balanced transportation network" aims to achieve efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable.

Based on the proposal, the Planning Commission finds that the project will result in needed improvements to existing streets in the surrounding area and will work toward achieving a complete and connected transportation network in a currently disconnected area.

- The City's Goal "We will promote a variety of quality housing options" aims at making it possible for all who work in the community to live in the community. This goal recommends promoting housing diversity in new development areas by planning for a variety of housing types, styles, and price points as development occurs in greenfield areas.

The Planning Commission finds that the proposal works directly in concert with this goal. The proposal is to create a new neighborhood, not just a new development, that will provide a needed diversity of homes for our growing community so that current families and new families can choose to live in a place that meets their specific needs.

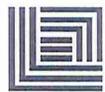


PRELIMINARY MASTER PLAN FOR PLANNED UNIT DEVELOPMENT
AND RE-ZONING FOR
THE VILLAGES AT HARVEST POINT

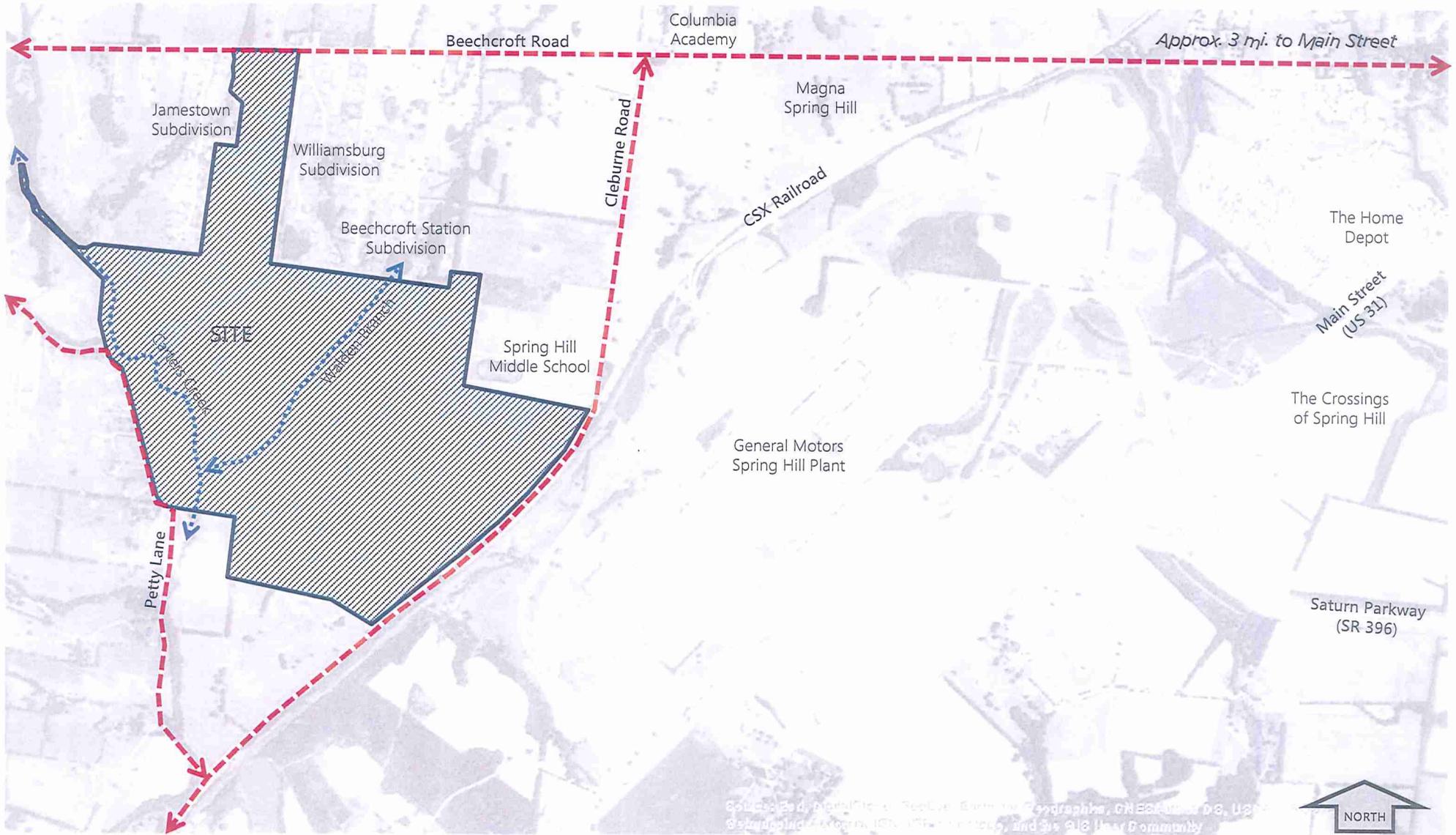
July 5th, 2016

BOMA Work Session

CHAPTER *2*
INVESTMENTS

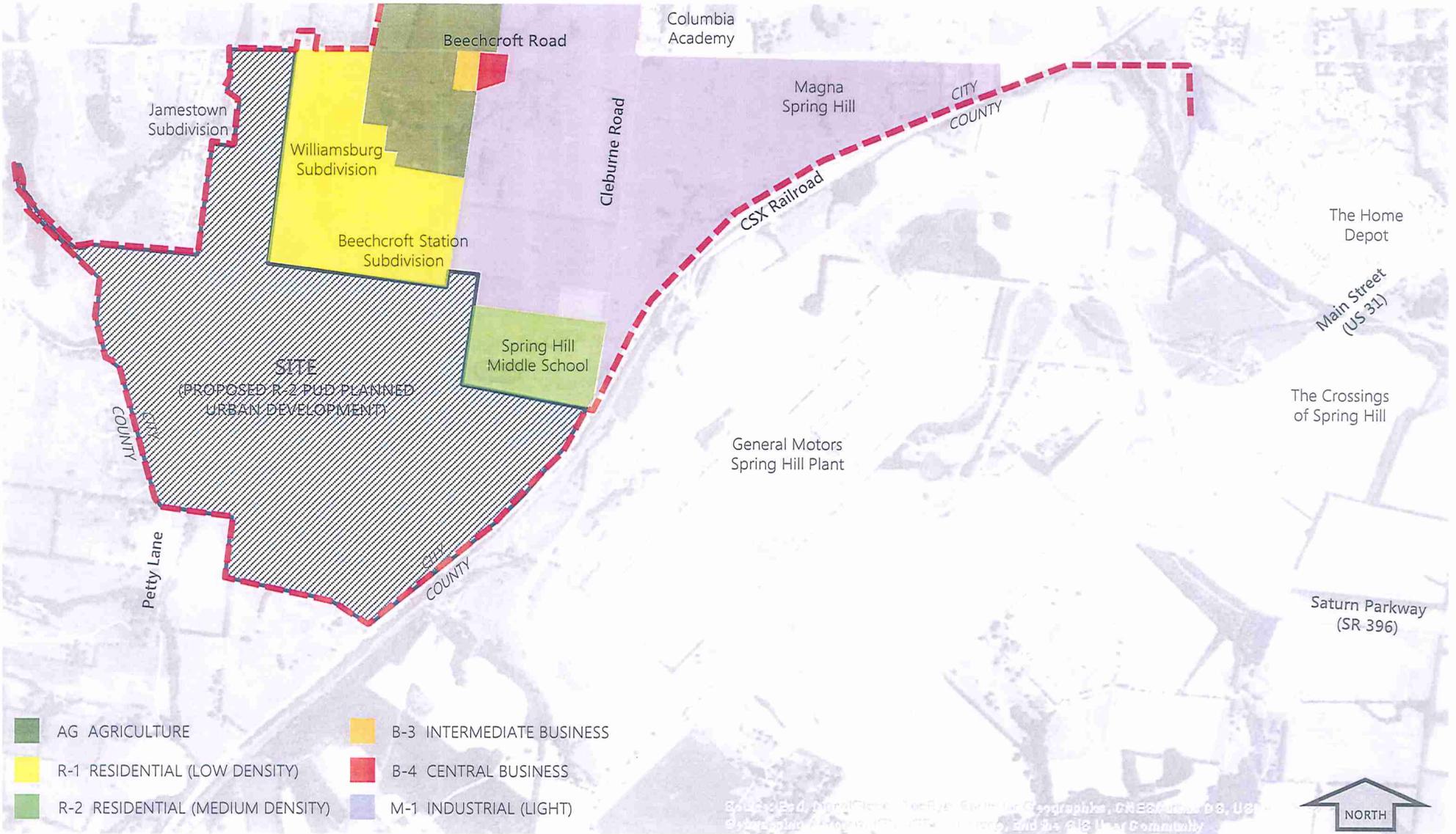
 **Littlejohn**
An S&ME Company

REGIONAL MAP



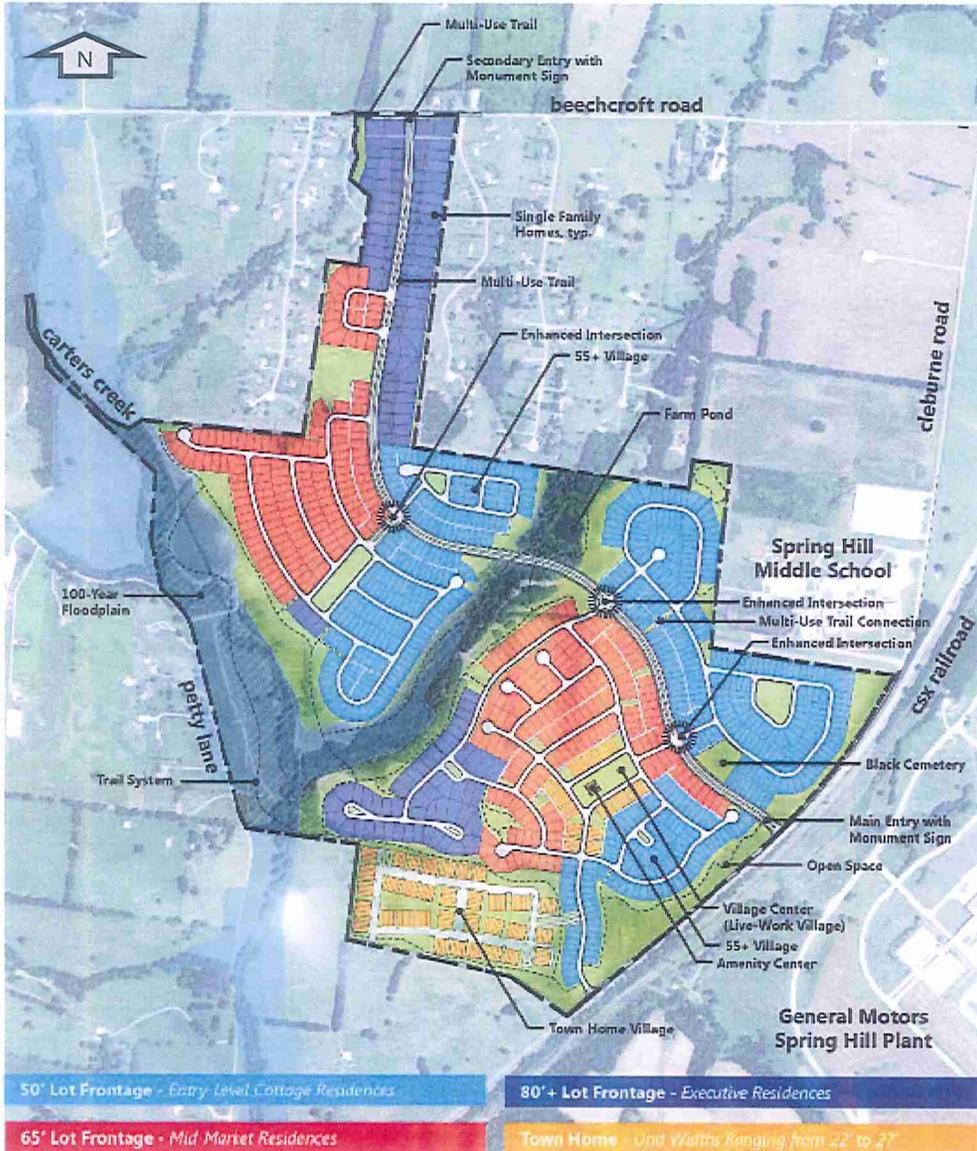
THE VILLAGES AT HARVEST POINT

REGIONAL MAP - ZONING



THE VILLAGES AT HARVEST POINT

MASTER PLAN

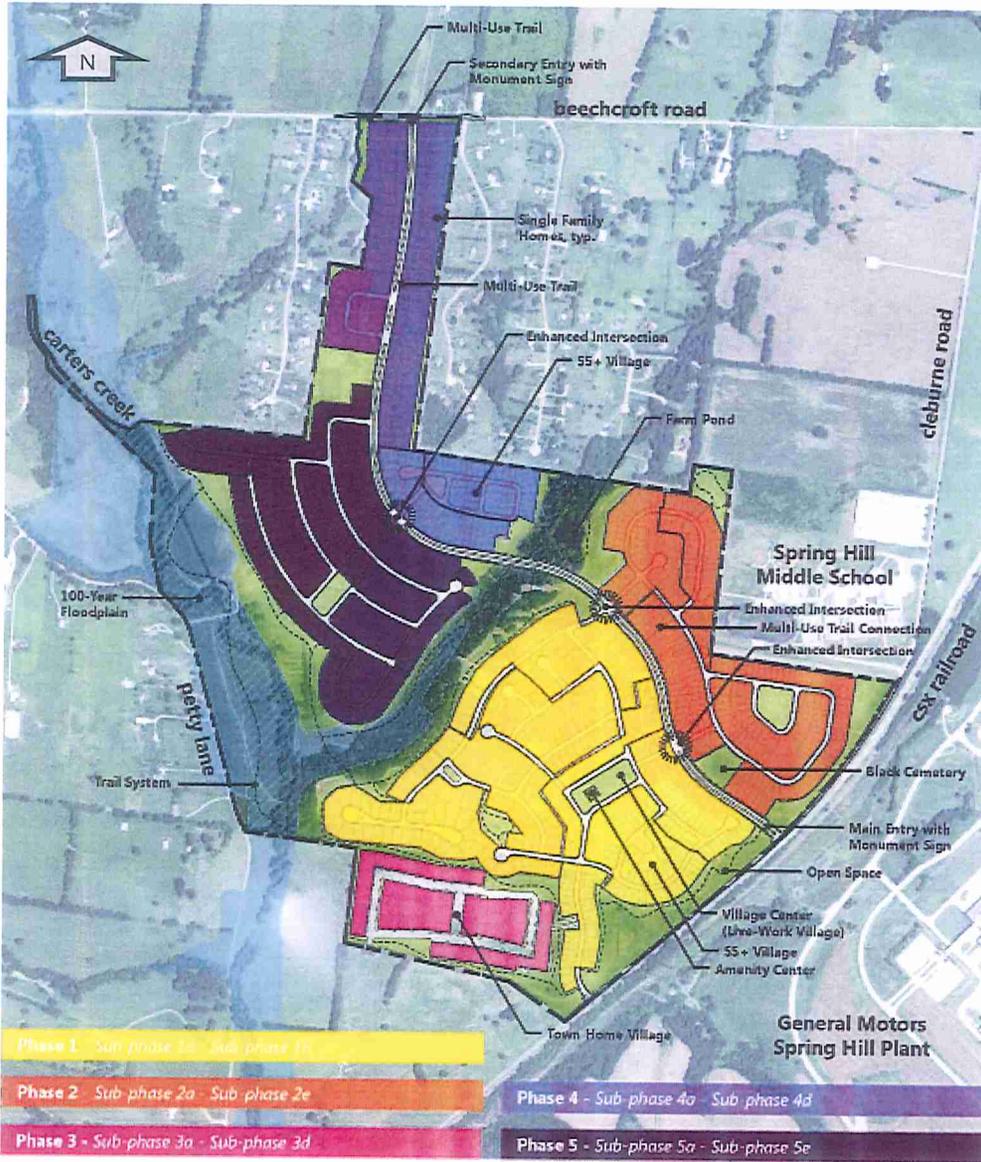


SITE DEVELOPMENT DATA

- **LIVE-WORK VILLAGE:**
 - 25,000 SF (GROUND FLOOR - RETAIL/OFFICE)
 - ALLOWABLE USES:
 - ATM
 - PERSONAL CARE SERVICES
 - BUSINESS SERVICE
 - PERSONAL INSTRUCTION
 - COMMUNITY EDUCATION
 - RESTAURANT
 - GENERAL OFFICE
 - RETAIL
 - LEASING/SALES OFFICE
 - MEDICAL OFFICE (UNDER 5,000 SF SUITES)
- **SINGLE FAMILY RESIDENTIAL:**
 - PROPOSED ACREAGE.....208.14 AC
 - 50' (AVG.) LOT FRONTAGE.....544 LOTS
 - 65' (AVG.) LOT FRONTAGE.....318 LOTS
 - 80' (AVG.) LOT FRONTAGE.....102 LOTS
- **MULTI FAMILY/TOWN HOME RESIDENTIAL:**
 - PROPOSED ACREAGE.....15.96 AC
 - PROPOSED LOTS.....234 LOTS
- **OPEN SPACE:**
 - PROPOSED ACREAGE (TOTAL).....171.90 AC (36.3%)
 - STEEP SLOPES.....27.0 AC
 - STORMWATER.....13.3 AC
 - FLOODPLAIN/FLOODWAY.....52.7 AC
- **SITE TOTALS:**
 - SINGLE FAMILY RESIDENTIAL.....964 LOTS
 - MULTI FAMILY/TOWN HOME RESIDENTIAL.....234 LOTS
 - OVERALL DENSITY.....3.78 DU/AC

THE VILLAGES AT HARVEST POINT

PHASING



DEVELOPMENT PHASING

- **PHASE I:**
 - SINGLE FAMILY RESIDENTIAL.....318 LOTS
 - MULTI FAMILY/TOWN HOME RESIDENTIAL.....62 LOTS
 - LIVE-WORK.....25,000 SF

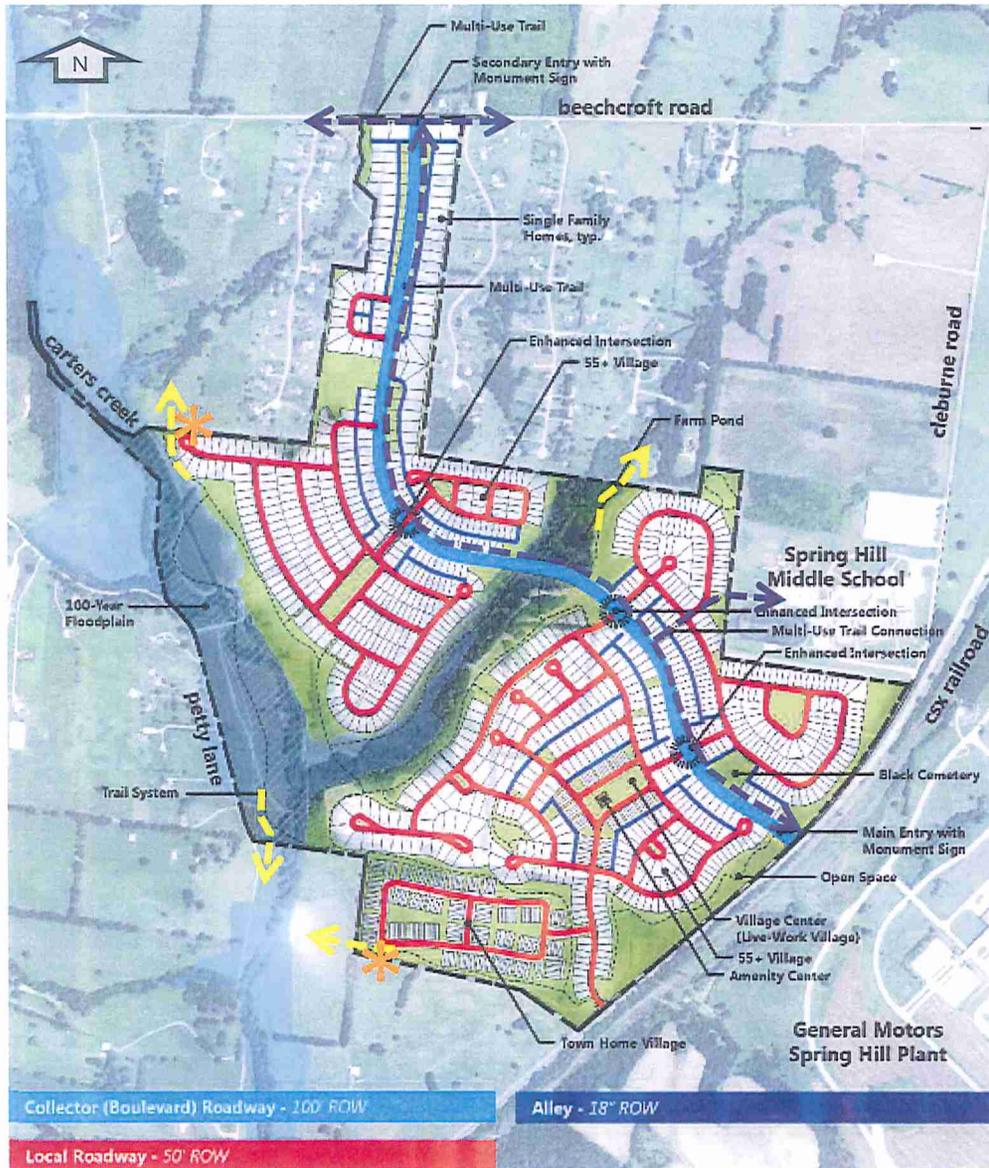
- **PHASE 2:**
 - SINGLE FAMILY RESIDENTIAL.....239 LOTS
 - MULTI FAMILY/TOWN HOME RESIDENTIAL.....0 LOTS
 - COMMERCIAL/RETAIL.....0 SF

- **PHASE 3:**
 - SINGLE FAMILY RESIDENTIAL.....0 LOTS
 - MULTI FAMILY/TOWN HOME RESIDENTIAL.....172 LOTS
 - COMMERCIAL/RETAIL.....0 SF

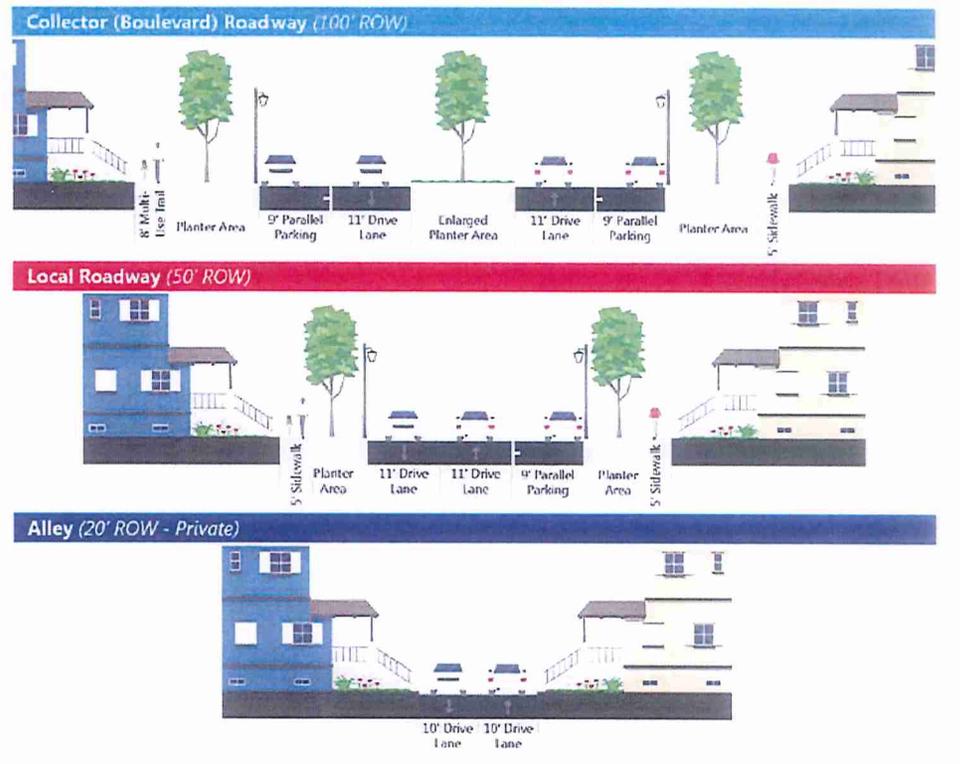
- **PHASE 4:**
 - SINGLE FAMILY RESIDENTIAL.....148 LOTS
 - MULTI FAMILY/TOWN HOME RESIDENTIAL.....0 LOTS
 - COMMERCIAL/RETAIL.....0 SF

- **PHASE 5:**
 - SINGLE FAMILY RESIDENTIAL.....259 LOTS
 - MULTI FAMILY/TOWN HOME RESIDENTIAL.....0 LOTS
 - COMMERCIAL/RETAIL.....0 SF

TRANSPORTATION INFRASTRUCTURE

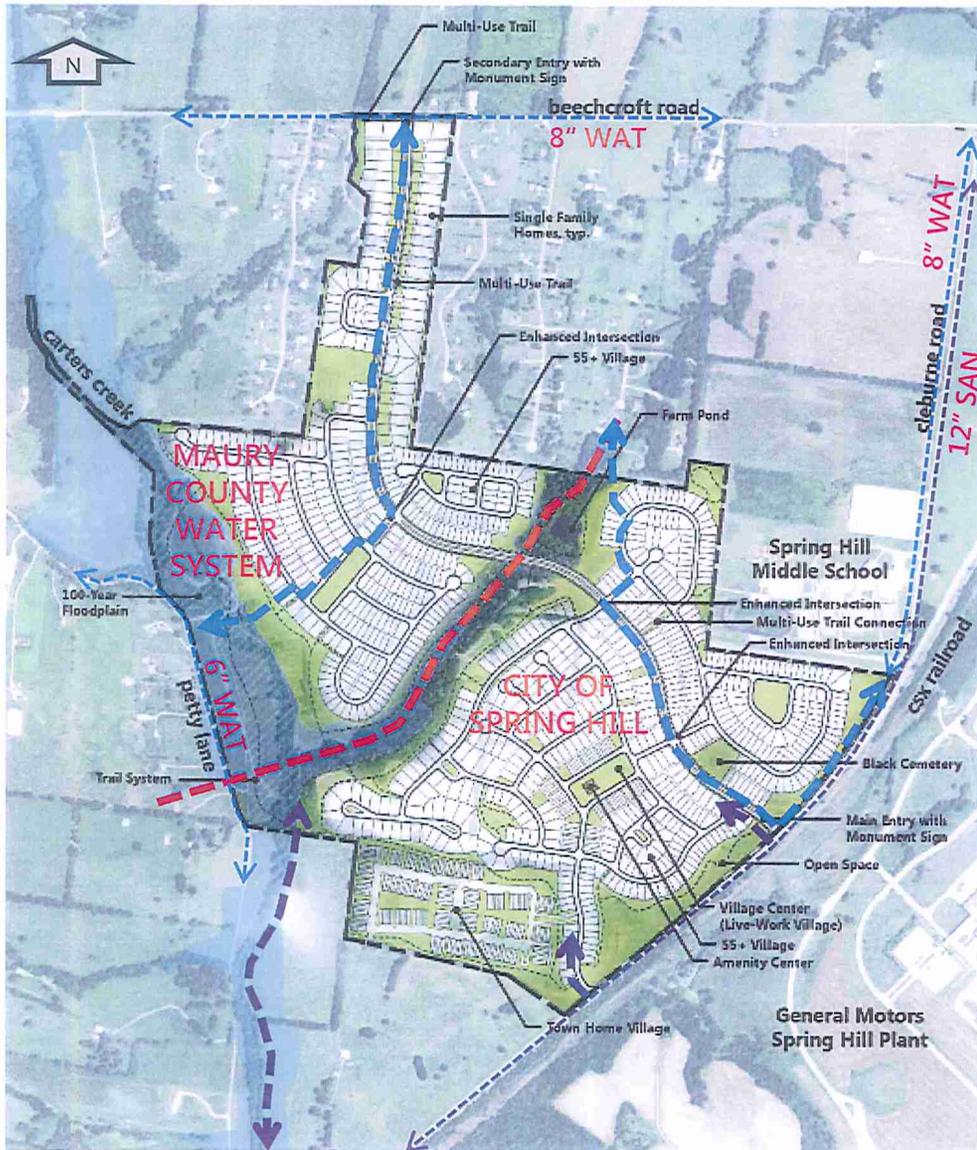


- ROADS:
 - ENLARGED PLANTING MEDIAN (COLLECTOR)
 - PROVIDE PARALLEL PARKING (COLLECTOR/LOCAL) & BIKE LANES (COLLECTOR)
- WALKING TRAILS (+/- 4.5 MILES):
 - CONNECTION TO OPEN SPACES/NATURAL AREAS
 - FUTURE OFFSITE CONNECTIONS TO UNDEVELOPED LAND
- MULTI-USE TRAIL (+/- 1.5 MILES):
 - CONNECTION TO SPRING HILL MIDDLE SCHOOL



THE VILLAGES AT HARVEST POINT

UTILITY INFRASTRUCTURE



WATER SERVICE:

- DEVELOPMENT EAST OF WALDEN BRANCH SERVICED BY CITY OF SPRING HILL
 - EXISTING SERVICE OFF OF CLEBURNE ROAD
- DEVELOPMENT WEST OF WALDEN BRANCH SERVICED BY MAURY COUNTY WATER SYSTEM
 - EXISTING SERVICE OFF OF BEECHCROFT ROAD
- BOTH SYSTEMS WILL CREATE REDUNDANT LOOPS IN SYSTEM(S)

SANITARY SERVICE:

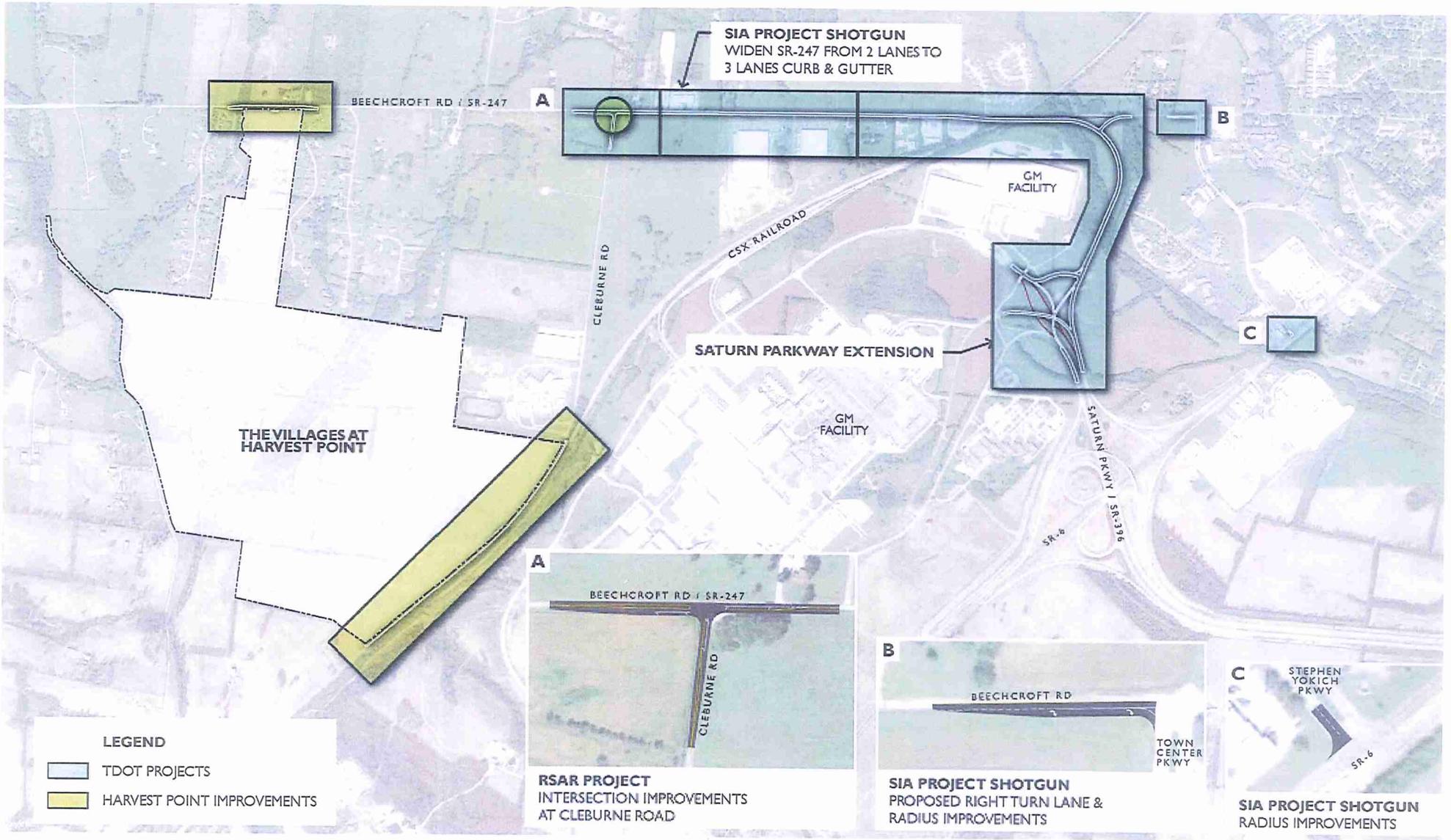
- PORTIONS OF PHASE 1 & 2 CAN BE GRAVITY FED TO THE PUMP STATION ON CORNER OF CLEBURNE ROAD AND PETTY LANE
- REMAINING DEVELOPMENT WILL REQUIRE OFFSITE SEWER CONNECTION (APPROX. 3/4 MI) TO CLEBURNE ROAD/PETTY LANE PUMP STATION

STORMWATER:

- TREATED VIA VARIOUS ONSITE STORMWATER DETENTION BASINS

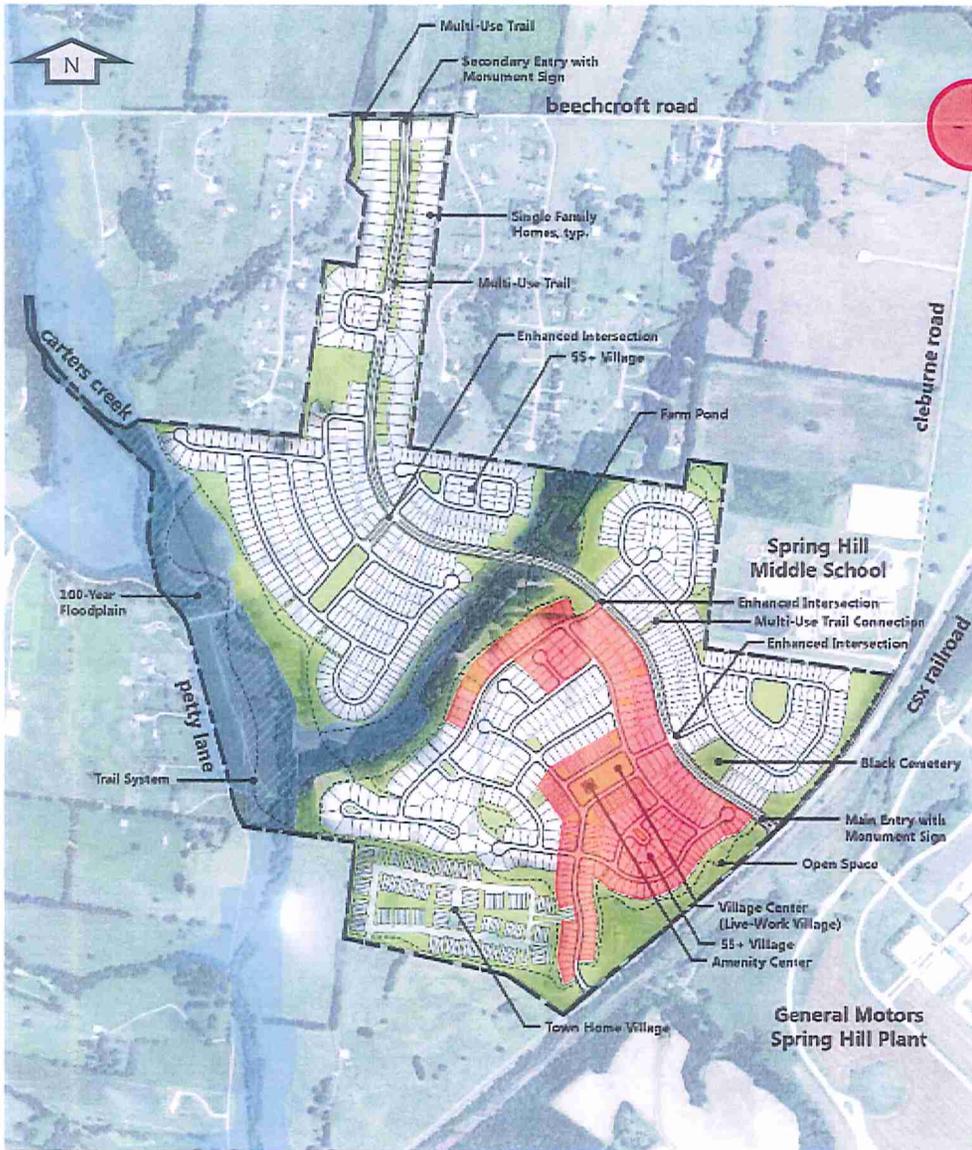
THE VILLAGES AT HARVEST POINT

REGIONAL TRANSPORTATION PROJECTS



THE VILLAGES AT HARVEST POINT

ROADWAY IMPROVEMENTS PHASING

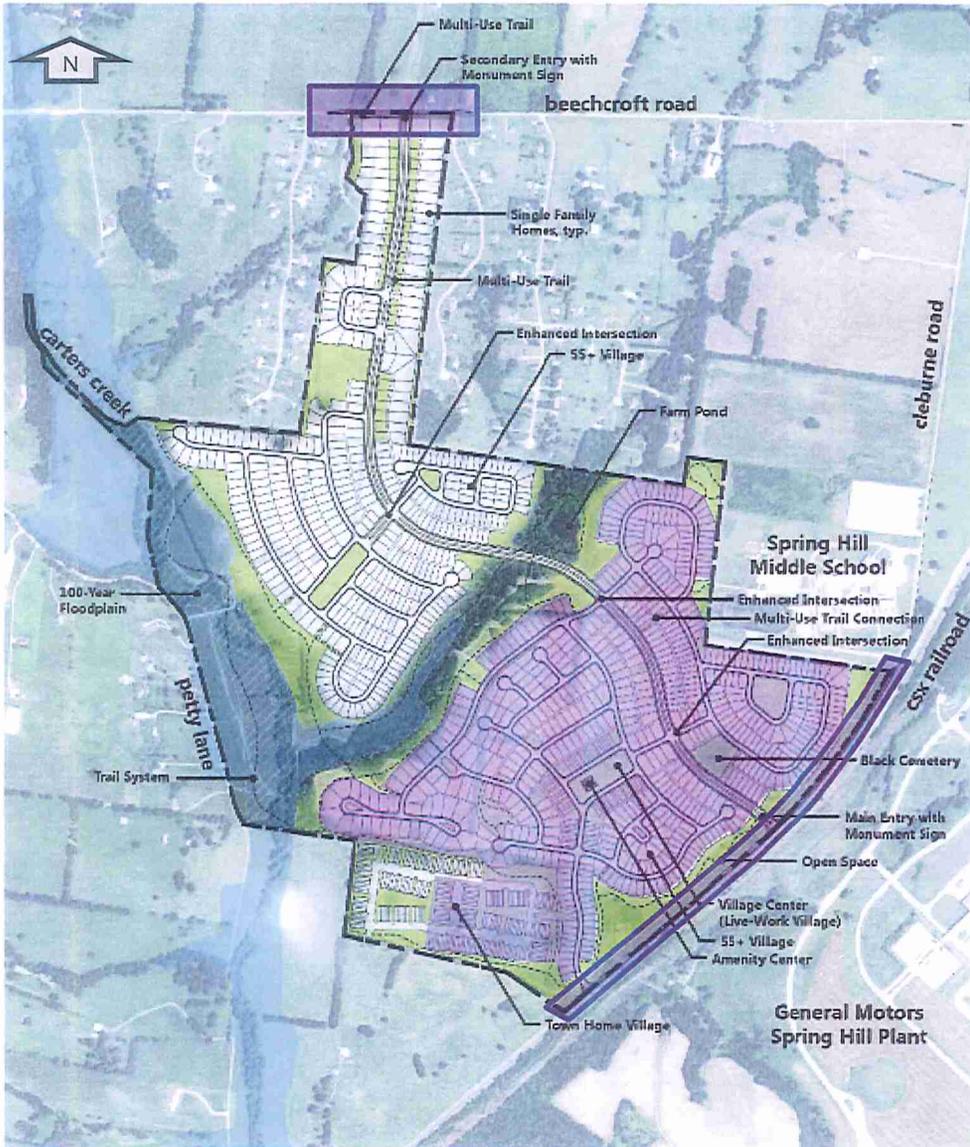


PHASING SCHEDULE:

TRAFFIC IMPACT STUDY RESULTS

- PHASE I (+/- 240 HOMES) - AT 20% PROJECT BUILD-OUT, THE INTERSECTION OF BEECHCROFT ROAD AND CLEBURNE ROAD SHALL BE IMPROVED WITH THE FOLLOWING:
 - WESTBOUND LEFT TURN LANE WITH 100' OF STORAGE (BEECHCROFT ROAD)
 - EASTBOUND RIGHT TURN LANE WITH 125' OF STORAGE (BEECHCROFT ROAD)
 - NORTHBOUND LEFT TURN LANE WITH 100' OF STORAGE (CLEBURNE ROAD)
 - NORTHBOUND RIGHT TURN LANE WITH 250' OF STORAGE (CLEBURNE ROAD)

ROADWAY IMPROVEMENTS PHASING



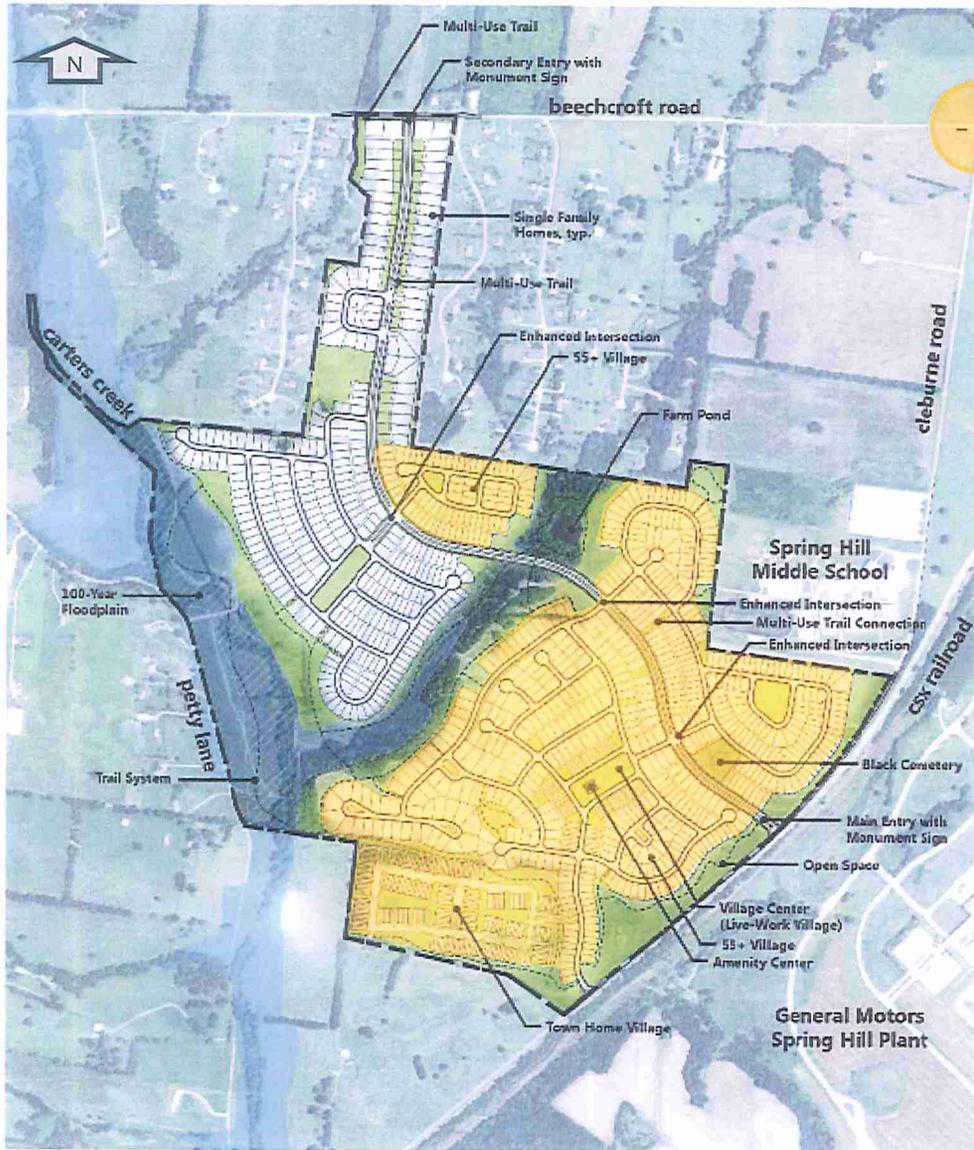
PHASING SCHEDULE:

- TRAFFIC IMPACT STUDY RESULTS
 - PHASE II (+/-600 HOMES) - AT 50% PROJECT BUILD-OUT, BEECHCROFT ROAD AND CLEBURNE ROAD SHALL BE IMPROVED ACROSS THE FRONTAGE OF THE PROPERTY WITH THE FOLLOWING:
 - (2) 11-FOOT DRIVE LANES
 - 4-FOOT GRAVEL SHOULDERS

- NOTE
 - WITH REGARD TO ADDITIONAL OFF-SITE WIDENING IMPROVEMENTS TO CLEBURNE ROAD AND BEECHCROFT ROAD RECOMMENDED BY THE TRAFFIC IMPACT STUDY FOR HARVEST POINT, IT IS REQUESTED THAT THESE ADDITIONAL IMPROVEMENTS BE RE-EVALUATED AT THE 50% BUILD-OUT LEVEL IN ORDER TO ACCOUNT FOR AN EQUITABLE DISTRIBUTION OF AREA-WIDE ROADWAY IMPROVEMENTS AMONGST OTHER PROPERTIES DEVELOPING WITHIN THIS AREA. IN CONJUNCTION WITH CITY STAFF'S RECOMMENDATIONS, IT IS THE OVERALL INTENT THAT PROPERTIES IMPROVE THEIR ROADWAY FRONTAGE ON THESE STREETS AS THEY DEVELOP. SHOULD OTHER PROPERTIES DEVELOP PRIOR TO HARVEST POINT REACHING THEIR 50% BUILD-OUT LEVEL, THEN THESE DEVELOPMENTS SHALL BE RESPONSIBLE FOR THEIR RESPECTIVE PORTION OF THE WIDENING AND SIGNALIZATION IMPROVEMENTS.

THE VILLAGES AT HARVEST POINT

ROADWAY IMPROVEMENTS PHASING



PHASING SCHEDULE:

TRAFFIC IMPACT STUDY RESULTS

- PHASE III (+/- 840 HOMES) - AT 70% PROJECT BUILD-OUT, THE INTERSECTION OF BEECHCROFT ROAD AND CLEBURNE ROAD SHALL BE IMPROVED WITH THE FOLLOWING:
 - INSTALLATION OF A TRAFFIC SIGNAL
 - A PROTECTED-PLUS-PERMITTED SIGNAGE PHASE FOR WESTBOUND MOTORISTS
 - A RIGHT TURN OVERLAP SIGNAL PHASE FOR NORTHBOUND MOTORISTS

COMMUNITY VISUAL STANDARDS – SINGLE FAMILY RESIDENTIAL

50' COTTAGE RESIDENCES



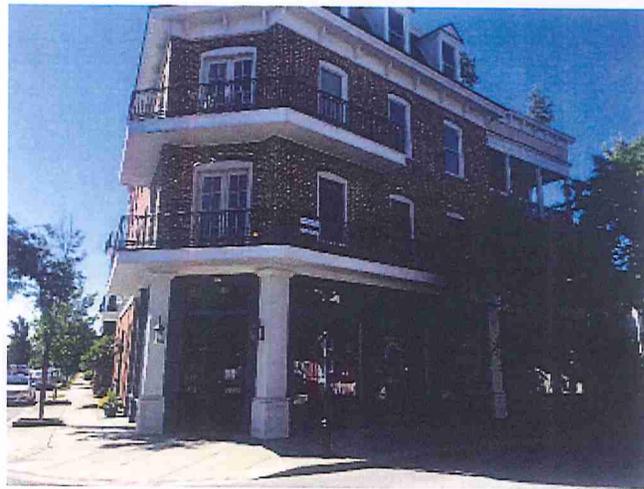
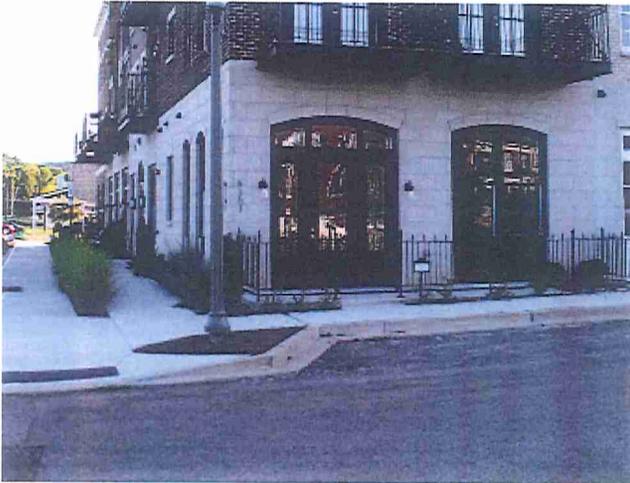
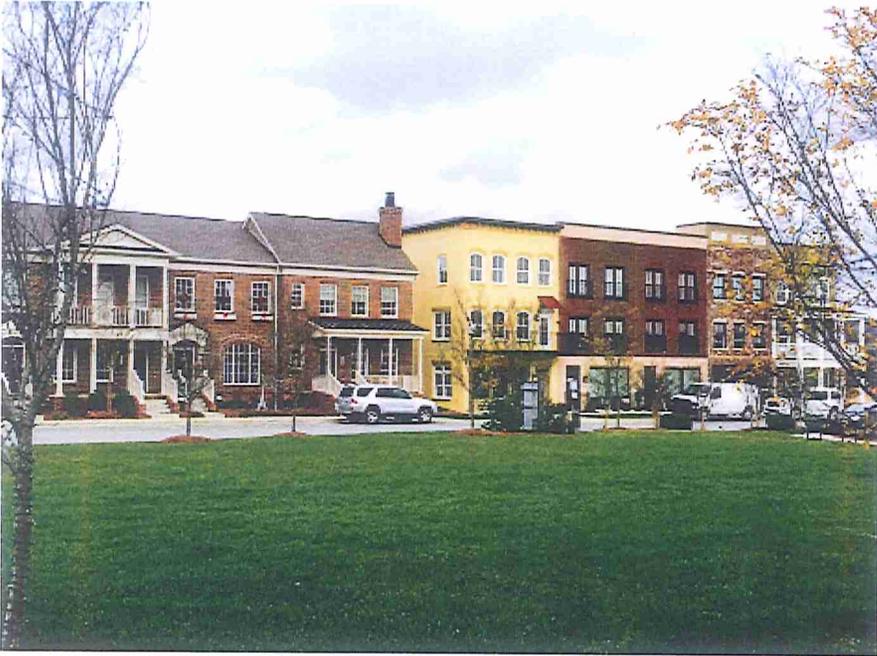
65' COTTAGE RESIDENCES



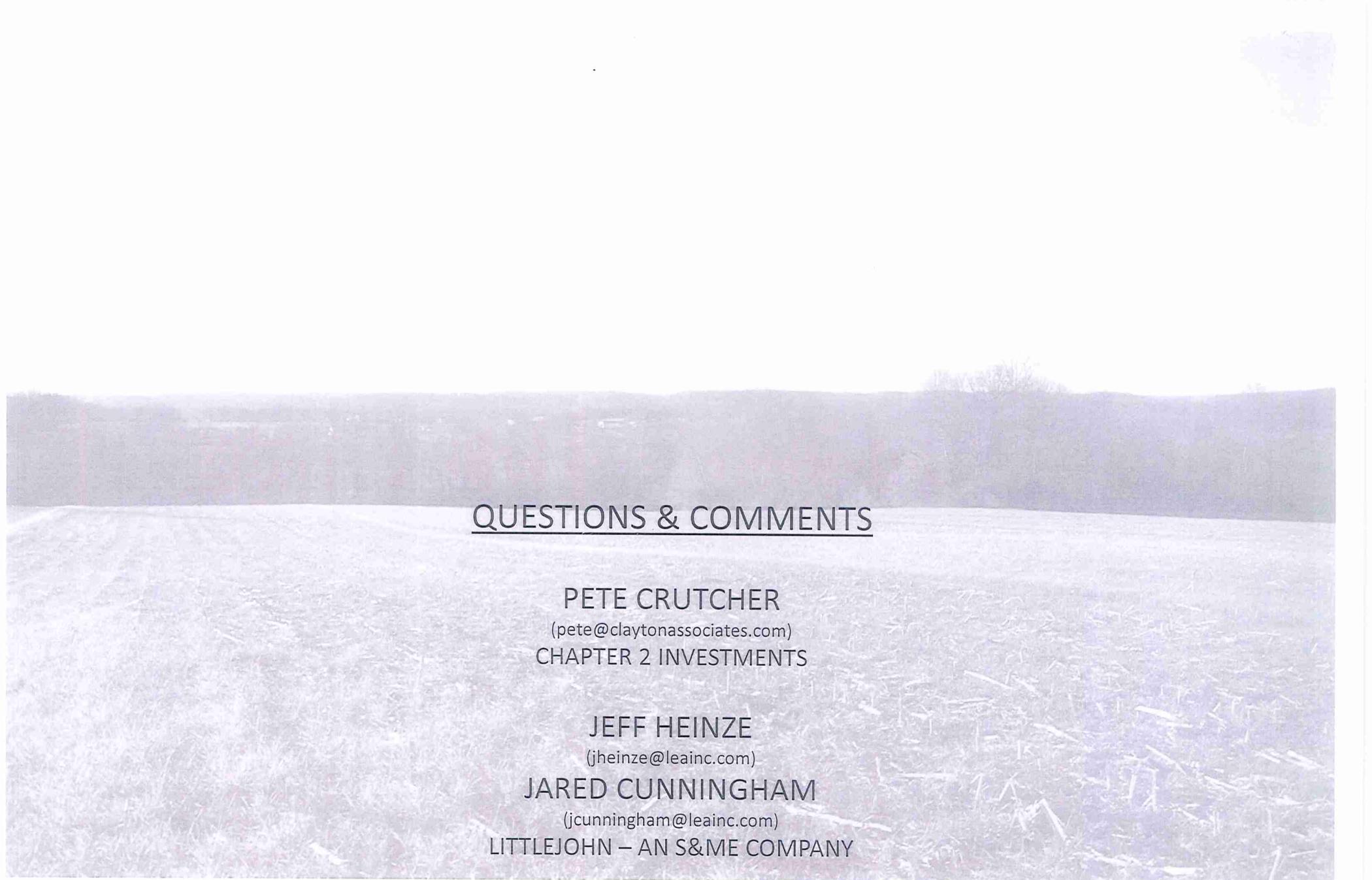
80'+ EXECUTIVE RESIDENCES



COMMUNITY VISUAL STANDARDS – LIVE WORK



THE VILLAGES AT HARVEST POINT



QUESTIONS & COMMENTS

PETE CRUTCHER

(pete@claytonassociates.com)

CHAPTER 2 INVESTMENTS

JEFF HEINZE

(jheinze@leainc.com)

JARED CUNNINGHAM

(jcunningham@leainc.com)

LITTLEJOHN – AN S&ME COMPANY



ORDINANCE NO. 16-14

AN ORDINANCE LEVYING A PRIVILEGE TAX UPON THE OCCUPANCY IN ANY HOTEL OR MOTEL OR ANY PLACE IN WHICH ROOMS, LODGING OR ACCOMMODATIONS ARE FURNISHED TO TRANSIENTS FOR CONSIDERATION

WHEREAS, Public Chapter 890 amending Tenn. Code Ann. §67-4-1425 authorizes the City of Spring Hill the right to levy by Ordinance a hotel/motel tax with home rule in accordance with the Tennessee Constitution, Article XI, Section 9; and

WHEREAS, the City of Spring Hill deems it to be in the best interest of the City to have such a tax.

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

Section 1. Definitions.

As used in this Ordinance:

(1) “Consideration” means the consideration charged, whether or not received, for the occupancy in a hotel valued in money, whether to be received in money, goods, labor or otherwise, including all receipts, cash, credits, property and services of any kind or nature without any deduction therefrom whatsoever;

(2) “Hotel” means any structure or space, or any portion thereof, which is occupied or intended or designed for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist camp, tourist cabin, motel or any place in which rooms, lodgings or accommodations are furnished to transients for consideration;

(3) “Occupancy” means the use or possession, or the right to the use or possession, of any room, lodgings or accommodations in any hotel;

(4) “Operator” means the person operating the hotel whether as owner, lessee or otherwise;

(5) “Person” means any individual, firm partnership, joint venture, association, social club, fraternal organization, joint stock company, corporation, estate, trust, business trust, receiver, trustee, syndicate or any other group or combination acting as a unit; and

(6) “Transient” means any person who exercises occupancy or is entitled to occupancy of any rooms, lodgings or accommodations in a hotel for a period of less than thirty (30) continuous days.

Section 2. Permit Required. No person will conduct, keep, manage, operate or cause to be conducted kept, managed or operated, either as owner, lessor, agent or attorney, any hotel in the city without having obtained a permit for same from the City Administrator or his designee.

Section 3. Fee. The fee for each hotel permit will be Twenty-Five Dollars (\$25.00).

Section 4. Not Transferable. No permit issued under this ordinance shall be transferred or assigned.

Section 5. Duration. Hotel permits shall be issued annually and shall expire on the last day of December of each year.

Section 6. Register Required; Availability for Inspection. Every person to whom a permit is issued under this Ordinance shall at all times keep a standard hotel register, in which shall be inscribed the names of all guests renting or occupying rooms in his hotel. Such register shall be signed in every case by the person renting a room or by someone under his direction, and after registration is made and the name of the guest is inscribed as herein provided, the manager shall write the number of the room such guest is to occupy, together with the time such room is rented, before such person is permitted to occupy such room. The register shall be open to inspection at all times to the City Administrator or his designee.

Section 7. Rooms to be Numbered. Each sleeping room and apartment in every hotel in the City shall be numbered in a plain and conspicuous manner. The number of each room shall be placed on the outside of the door of such room, and no two (2) doors shall bear the same number.

Section 8. Privilege tax levied; use.

(A) Pursuant to the provisions of Tenn. Code Ann. §67-4-1401, *et seq.* and specifically Tenn. Code Ann. §67-4-1425, as amended by Public Chapter 890, there is hereby levied a privilege of occupancy tax in any hotel of each transient. From and after the operative date of this ordinance the rate of the levy shall be three percent (3%) of the consideration charged by the operator. This privilege tax shall be collected pursuant to and subject to the provisions of state law. The City Administrator or his designee shall be designated the authorized collector to administer and enforce this Ordinance.

(B) The proceeds received from this tax shall be available for the City's general fund and dedicated solely for tourism development within the City of Spring Hill. Proceeds of this tax shall not be used to provide a subsidy in any form to any hotel.

Section 9. Payment of the Tax. Payment of the tax by the hotel to the city shall be no later than the 20th day of each month for the preceding month.

Section 10. Compensation to the Hotel. The hotel may deduct two percent (2%) from the amount paid to the City.

Section 11. Interest and penalty for late payment. The hotel operator is responsible for paying interest on delinquent taxes, from the due date at the rate of twelve percent (12%) per annum, plus a penalty of one percent (1%) for each month or fraction thereof such taxes are delinquent.

Section 12. Records requirement. The hotel operator shall maintain such records as may be necessary to determine the amount of such tax for which the operator may have been liable for the collection of taxes for three (3) years thereafter, with the right of inspection by the City.

Section 13. Ordinances in conflict. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 14. This Ordinance shall take effect from and after its adoption by two-thirds ($\frac{2}{3}$) vote of the Board of Mayor and Aldermen at two (2) consecutive regularly scheduled meetings, the public welfare requiring it.

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

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

Passed on First Reading July 18, 2016

Passed on Second Reading (on agenda August 15, 2016)

ORDINANCE NO. 16-15

**AN ORDINANCE TO ADOPT ELECTRONIC CITATION
REGULATIONS AND FEES**

WHEREAS, the City of Spring Hill Police Department is in the process of adopting the use of electronic citations; and

WHEREAS, Tennessee Code Annotated, Section 55-10-207 was amended by Public Chapter 750, authorizing electronic citations to be filed in court, along with a fee to recover costs associated with both written and electronic citations; and

WHEREAS, “electronic citation” is defined as a written citation or an electronic citation prepared by a law enforcement officer on paper or on an electronic data device with the intent the citation shall be filed, electronically or otherwise, with a court having jurisdiction over the alleged offense; and

WHEREAS, pursuant to and in accordance with state statutory requirements found in Tenn. Code Ann. §55-10-207(e), each court clerk shall charge and collect an electronic citation fee of Five Dollars (\$5.00) for each citation which results in a conviction; and

WHEREAS, One Dollar (\$1.00) of said fee collected shall go to the city court and Four Dollars (\$4.00) of said fee collected shall go to the police department for authorized purchases; and

WHEREAS, this Ordinance and its fee requirement shall terminate five (5) years from the date of adoption of this Ordinance and the City’s Code shall be so annotated; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill authorizes the collection of Five Dollars (\$5.00) for each e-citation resulting in a conviction, with One Dollar (\$1.00) of said fee collected shall go to the city court and Four Dollars (\$4.00) of said fee collected shall go to the police department for authorized purchases and this Ordinance and its fee requirement shall terminate five (5) years from the date of adoption of this Ordinance and the City’s Code shall be so annotated.

**PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF
THE CITY OF SPRING HILL, TENNESSEE, THIS, THE 15th day of August, 2016.**

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney

Passed on First Reading July 18, 2016

Passed on Second Reading (on agenda August 15, 2016)

NEW BUSINESS

RESOLUTION NO. 16-118

RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE TO APPROVE THE ISSUANCE OF BONDS BY THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE COUNTY OF FRANKLIN, TENNESSEE FOR THE BENEFIT OF BTT DEVELOPMENT II, L.P., AND VILLAGE ASSOCIATES, L.P.

WHEREAS, The Health and Educational Facilities Board of the County of Franklin, Tennessee (the "Issuer"), a corporation organized and existing pursuant to Title 48, Chapter 101, Part 3, Tennessee Code Annotated, as amended (the "Act"), proposes to issue its multifamily housing revenue bonds, in one or more series, in the aggregate principal amount of not to exceed \$25,400,000 (the "Bonds") and to loan the proceeds of the Bonds to BTT Development II, L.P. and/or Village Associates, L.P., each a Tennessee limited partnership, to finance the acquisition and rehabilitation of approximately 447 units of certain existing multifamily housing facilities located in the following cities and counties in the State of Tennessee: Decherd, Franklin County; Covington, Tipton County; Lexington, Henderson County; Bolivar, Hardeman County; Brownsville, Haywood County; Spring Hill, Maury County; Lawrenceburg, Lawrence County; Savannah, Hardin County; Centerville, Hickman County; and Stanton, Haywood County;

WHEREAS, proceeds of the Bonds in the principal amount of not to exceed \$1,900,000 will be loaned to Village Associates, L.P., a Tennessee limited partnership, to finance the acquisition and rehabilitation of an existing approximately 32 unit multifamily housing facility located at or near 2593 Duplex Road, Spring Hill, Maury County, Tennessee (the "Spring Hill Facilities");

WHEREAS, the Act requires that the Board of Mayor and Aldermen for the City of Spring Hill, Tennessee (the "Board") approve the financing of the facilities located in the City of Spring Hill, Tennessee, the Spring Hill Facilities being within the jurisdiction of the Board; and

WHEREAS, notice of the intention of the Board to hold a public hearing with respect to the proposed plan of financing for the issuance of the Bonds to finance the Spring Hill Facilities was published in accordance with the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Board has conducted the public hearing and, at such hearing, afforded an opportunity to all persons desiring to be heard on the question of the proposed issuance of the Bonds pursuant to the plan of financing for the Spring Hill Facilities; and

WHEREAS, Section 147(f) of the Code provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any

facility financed with the proceeds of such private activity bonds is located shall approve the issuance of such bonds; and

WHEREAS, the Spring Hill Facilities are located in the City of Spring Hill, Tennessee (the "City"), and the Board is the governmental unit having jurisdiction over the City.

NOW, THEREFORE, BE IT RESOLVED BY THIS LEGISLATIVE BODY IN SESSION ASSEMBLED:

(1) The Board hereby approves the financing of the Spring Hill Facilities as required by the Act.

(2) The Board hereby approves the issuance of the Bonds as required by the Act.

(3) The plan of financing for the issuance of the Bonds by the Issuer in one or more series is hereby approved as follows:

(a) the Bonds shall be issued in an aggregate principal amount of not to exceed \$25,400,000;

(b) proceeds of the Bonds in the amount of not of exceed \$1,900,000 will be loaned to Village Associates, L.P., to acquire and rehabilitate the Spring Hill Facilities, consisting of approximately 32 units of multifamily housing facilities located at 2593 Duplex Road, Spring Hill, Tennessee; and

(c) The Spring Hill Facilities will be owned by Village Associates, L.P., a Tennessee limited partnership.

(4) This approval is solely for the purpose of complying with the provisions of the Act and Section 147(f) of the Code, and shall not result in or impose any pecuniary liability upon, or constitute a lien upon, the property, or a claim against, the State of Tennessee or any political subdivision thereof, including the City of Spring Hill, Tennessee,

(5) All acts and doings of the officers and board members of the Board which are in conformity with the purposes of this Resolution are, in all respects, approved and confirmed,

(6) The Mayor is hereby authorized to execute any and all documents or certificates necessary to approve the Bonds and the financing of the Spring Hill Facilities.

(7) All resolutions or parts thereof of the Board in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

(8) This Resolution shall be effective immediately upon its adoption.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE THE PUBLIC WELFARE REQUIRING IT.

Adopted and approved this 15th day of August, 2016.

CITY OF SPRING HILL, TENNESSEE

Rick Graham, Mayor

April Goad, City Recorder

Patrick Carter, City Attorney

April Goad

From: Cindy Barnett <CINDY.BARNETT@arlaw.com>
Sent: Thursday, July 14, 2016 2:45 PM
To: April Goad
Subject: FW: City of Spring Hill Meeting Request
Attachments: TN Property Portfolio Request Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you very much for your time today. Below is the email I sent to Mr. Lay yesterday.

From: Cindy Barnett
Sent: Wednesday, July 13, 2016 5:08 PM
To: vlay@springhilltn.org
Subject: City of Spring Hill Meeting Request

Dear Mr. Lay,

I am writing to ask your assistance in placing a matter on the August 15, 2016 BMA meeting agenda as a consent matter for one of my clients.

Is there a convenient time I could call you on Thursday July 14 to discuss this with you?

Our client is acquiring several residential rental properties across the State of Tennessee and one of them is in your jurisdiction: Spring Hill Village Apartments, 2593 Duplex Road, 32 units to be renovated.

The City is not being asked to issue any debt, but state law requires we notify you that some Franklin County Board bond proceeds will be used in your jurisdiction.

Thank you. We appreciate your help very much.

Cindy Barnett

Partner

ADAMS AND REESE LLP

424 Church Street, Suite 2700 | Nashville, TN 37219
main 615.259.1450 | direct 615.259.1454 | mobile 615.406.2897
efax 615.687.1499 | fax 615.259.1470

cindy.barnett@arlaw.com

website bio vCard map





VOLUNTEER MANAGEMENT & DEVELOPMENT CO., INC.

July 11, 2016

Mike Rowland, Chairman
The Health and Education Facilities Board of Franklin County
107 1st Ave. NE
Winchester, TN 37398

RE: Tursky-Holloway Portfolio

Dear Mr. Rowland:

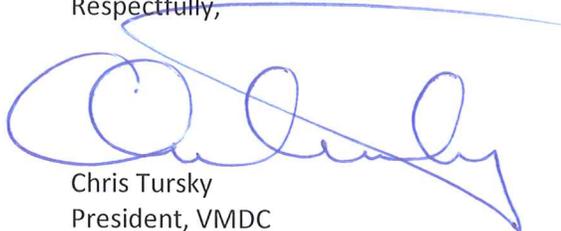
Chris Tursky and Russell Holloway, through BTT Development II and Village Associates, propose to acquire and renovate 12 low to moderate income apartment complexes in Tennessee. Eight of these are designated for families and four are specifically for elderly and/or handicapped households. All of the properties were built in the mid 80's or early 90's and are currently financed with USDA Rural Development loans. In an effort to preserve these properties, the developers are working closely with the Tennessee Housing Development Agency and Rural Development. These agencies are providing tax credits and tax-exempt bond authority and deferring payments on existing loans and guaranteeing new loans on the properties, respectively to allow rents to remain affordable for the tenants after the renovations.

One of the properties is located in Decherd, therefore, we are asking the Franklin County Health and Education Facilities Board to serve as the host issuer for the complete portfolio. We will also obtain the consent of the jurisdictions of the other properties, and if approved will result in more efficient financing for the development.

Our proposal includes a comprehensive renovation of all of the properties extending their life for an additional 30 years and providing much needed housing for low/moderate income families in these communities.

Chris Tursky, President of Volunteer Mgmt. & Dev. Co. in Jackson, TN has been in the Housing and Management business since 1989. Volunteer Mgmt. currently manages 35 properties financed by USDA Rural Development and has participated in the renovation of 13 properties in the last 5 years. Volunteer Mgmt. is teaming up with Russell Holloway of Navigo Development Group in Lawrenceburg, TN who has acquired and renovated 3 Rural Development properties in the last 5 years. Financing for these types of properties in rural Tennessee is very limited; therefore, the use of tax-exempt bonds and low income housing tax credits is one of the few options available to preserve this housing.

Respectfully,



Chris Tursky
President, VMDC

60 Miller Avenue – Jackson, TN 38305 Phone: (731) 554-2320 Fax: (731) 554-2322
TTY: KY: (800) 648-6056 TN: (800) 848-0298



This institution is an equal opportunity provider and employer.



NOTICE OF PUBLIC HEARING ON PROPOSED FINANCING BY THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE COUNTY OF FRANKLIN, TENNESSEE

You are hereby notified that the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee (the "City"), will hold a public hearing at 7:00 p.m. local time, on Monday, August 15, 2016, in the Courtroom of City Hall at 199 Town Center Parkway, Spring Hill, Tennessee 37174, in connection with the proposed plan of financing involving the issuance of not to exceed \$25,400,000 multifamily housing revenue bonds, in one or more series (the "Bonds"), by The Health and Educational Facilities Board of the County of Franklin, Tennessee, the proceeds of such Bonds to be loaned to BTT Development II, L.P., and/or Village Associates, L.P., each a Tennessee limited partnership, to finance the acquisition and rehabilitation of certain existing multifamily housing facilities totaling approximately 447 units located in the following cities and counties in the State of Tennessee: Decherd, Franklin County; Covington, Tipton County; Lexington, Henderson County; Bolivar, Hardeman County; Brownsville, Haywood County; Spring Hill, Maury County; Lawrenceburg, Lawrence County; Savannah, Hardin County; Centerville, Hickman County; Waynesboro, Wayne County; and Stanton, Haywood County.

Proceeds of the Bonds in the amount of not to exceed \$1,900,000 are to be loaned to Village Associates, L.P., a Tennessee limited partnership, to finance the acquisition and rehabilitation of an existing approximately 32 unit multifamily housing facility located at or near 2593 Duplex Road, Spring Hill, Maury County, Tennessee (the "Spring Hill Facilities"). All of the Spring Hill Facilities will be owned by Village Associates, L.P.

A public hearing (pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended) will be held at the above location in connection with the proposed plan of financing involving the issuance of the Bonds and the location and nature of the Spring Hill Facilities to be financed with the proceeds of the Bonds. At such public hearing there will be an opportunity for persons to express their views concerning the foregoing. Anyone may appear in person at such public hearing or submit written comments to be considered thereat.

The proposed Bonds will not constitute an indebtedness or obligation of the City of Spring Hill, Tennessee. Additional information concerning the above may be obtained from, and written comments should be addressed to, Victor Lay, City Administrator, 199 Town Center Parkway, Spring Hill, Tennessee 37174, telephone (931)486-2252.

Board of Mayor and Aldermen of the City of
Spring Hill, Tennessee
April Goad, City Recorder

STATE OF TENNESSEE

COUNTY OF MAURY

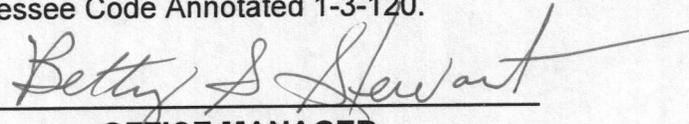
PROOF OF PUBLICATION

Before me, Vickie L. Woody, of the county and state of aforesaid, personally appeared Betty Stewart, with whom I am personally acquainted and who upon oath acknowledged herself to be the Office Manager of **THE DAILY HERALD**, a newspaper published in the City of Columbia, in said county and state, who, on oath, deposes and says that the publication of which the annexed slip is a true copy, was published in said newspaper

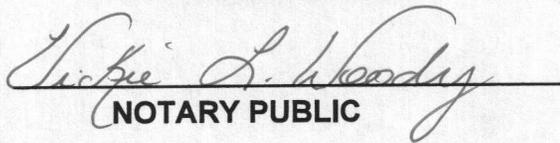
JULY 27, 2016

20.00"

This legal notice was published online at www.columbiadailyherald.com and <http://www.publicnoticeads.com/TN/> during the duration of the run dates listed. This publication fully complies with Tennessee Code Annotated 1-3-120.



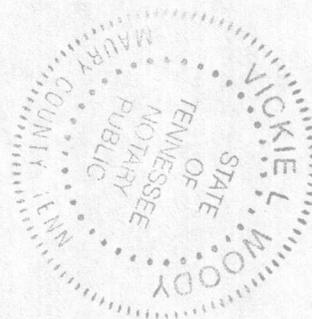
OFFICE MANAGER



NOTARY PUBLIC

Subscribed and sworn to before me, this 27th day of July 2016.

MY COMMISSION EXPIRES:
JUNE 25, 2017



— CLASSIFIED HEADINGS —

Business Directory

- Appliance Repair
- General Services
- Miscellaneous Services
- Painting
- Remodeling
- Tree Services

Garage Sales

Farmers Market

- Pets and Livestock

Merchandise

- Appliances
- Auctions
- Furniture
- Misc. For Sale
- Wanted to Buy

Lost and Found Announcements

Employment

- Drivers-Trucking
- General Help Wanted

Legal Ads

Recreation

- Campers

Transportation

- Automobiles/Trucks

Real Estate

- Apartments Unfurnished
- Commercial Property
- Homes For Sale
- Mobile Homes for Rent
- Mobile Homes for Sale
- Office - - Retail
- Roommates Wanted
- Duplexes

CALL 388-6464 ASK FOR CLASSIFIED

Garage Sale-3

Estate Sales

ESTATE/GARAGE SALE. July 28, 29 and 30. Warrior Golf Clubs, Lead Crystal Glass, Furniture, etc. 5015 Wiley Hollow Rd. Open 8am.

Merchandise

Appliances

For sale: 1 washer, 1 dryer, 1 stove and 1 side by side refrigerator. Call (931)446-3329.

Burial Plots

2 CEMETERY plots, side by side. Polk Memorial Gardens. Garden of Devotion section. \$2,500 total. Call (612)210-8824.

Furniture-Merch

FOR SALE Electric Recliner \$300 obo, 32 inch flat screen tv \$150 obo, Mini refrigerator \$150 obo. (931)446-7513.

Misc For Sale

REFRIGERATOR, \$200. Excellent Condition. Columbia Vacuum, 410 South James Campbell.

VACUUM WITH all the attachments. Runs good, \$19.95. Columbia Vacuum, 410 James Campbell Blvd.

WASHER/DRYER IN excellent condition. \$300. Columbia Vacuum, 410 South James Campbell.

Buildings & Garages

BMC STORAGE Buildings, Garages, Carports. Locally owned since 1993. Same Day Delivery. Compare & See Quality. (931)242-2969. New location Summertown.

MASH STORAGE Building Transport. Experience moving sheds of all sizes since 2000. Phil Mash, (931)619-4177.

Lost and Found

LOOKING FOR YOUR LOST PET? CHECK www.petfinder.org /shelters/TN51.html Then click on lost pets or call Maury County Animal Shelter, (931)540-0897.

LOST: Natchez Trace area Hwy 7. Border Collie black w/ white on nose and feet. Red collar no tags. Lost since last Saturday. Call (931)682-9137.

Employment

Drivers - Trucking

DRIVERS WANTED. Home Weekends. Guaranteed three night a week to be home. Will have benefits. Vacation pay and Holiday pay. Class A CDL required. 2 years experience. Call Elk Ridge Express, (931)388-4499, 1-800-861-9917.

LOCAL COMPANY looking for Truck Driver with Class A CDL License. (931)381-3535.

Employment Wanted 2

FARM POSITION part time 2 days or more. Must have experience with animals on farm equipment/maintenance. (931)388-5113.

General Help Wanted

CRUMLEY'S ELECTRIC is hiring Lead Man and Helper. Must have own tools and experience. Please call Tim at (931)446-1081 to apply.

General Help Wanted

ELECTRICIANS NEEDED. Must have 3 years experience in residential and commercial. Must have valid drivers license and drug testing required. (931)381-7477.

EXPERIENCED AND Non-experienced laborers doing all types of construction. Also, may do some roofing. Mostly in Maury County. Pay based on experience. Call (615)504-7340.

FLORAL DESIGNER or Delivery Driver needed. 2 to 3 days per week. Small hometown shop. Great working environment. No holidays. Top pay in our area. (931)388-9745.

HELP WANTED-Warehouseman. Must be able to lift 50lbs. Must have clean driving record. Job details include: Packaging products for warehouse, local delivery and janitorial. Apply in person, R & R Distributing Company, 102 Wayne St., Columbia. Benefits available after 90 days.

HVAC LEAD Technician (3-5 years' experience): Must be able to: diagnose and repair HVAC and refrigeration problems without assistance, possess leadership skills, lift 50 pounds, climb ladders, and have good communication skills. Must have: a attention to detail, a valid driver's license with a clean record, and be able to pass a pre-employment drug screen and background check. To apply, come by our office at 606 N. Main Street, Columbia between 8:00 AM - 4:00 PM 931-388-4862 Pay DOE: \$14 - \$20 DOE

General Help Wanted

EZ DISTRIBUTING is seeking MIG welders in Columbia, TN. Must be able to weld 14 gauge to 1/2" metal & pass a welding test. Starting pay \$12/hr. Benefits available after 90 days probation. Hours are 6-4:30 M-Th. Must have reliable transportation & willing to work overtime. Apply in person at 810 Mayberry Springs Rd.

LAWN CARE Crew Leader and Laborer. Must have valid driver's license. Must be dependable and have lawn care experience. Able to run 0-turn mowers. Located out of Culleoka. Please call (931)626-6003.

LGC IS seeking a qualified candidate for Software Deployment Technician. The candidate will work primarily from the Columbia office. This position works in conjunction with the AOC (Administrative Office of the Courts) to supply software updates to our court software packages. Job duties include maintaining testing infrastructure, release management, and installation of releases to all court customers. Some projects may require occasional after hours or weekend deployment during non-usage hours. Good communication skills, strong computer skills, excellent organizational skills and good problem solving skills are a must for this position. Knowledge of Windows desktop and server operating systems, MS Office products and Networking is a plus. Salary DOE. Please e-mail resume to hr@localgovcorp.com or fax to 931-380-1258.

General Help Wanted

LOCAL JANITORIAL company has full time, part time positions available. Must be able to work day (morning), night (evening). Must have dependable transportation. Drug test and background check mandatory. Send to Employee Applicant, PMB 186, 1116 West 7th St., Columbia, TN 38401.

LOCAL TRUCK driver needed with CDL and HAZMAT. Fax resume to (931)381-0360 or deliver to R & R Distributing Company, dba Gibson Oil Company, 102 Wayne St., Columbia.

MANGRUM ENTERPRISES is currently hiring security officers for the Columbia area. Must be able to pass drug screen and background check. Call (931)215-1678 for interview.

MIDDLE TENNESSEE Juvenile Detention has fill in positions for Youth Service Workers, Weekend Transport Officer and Shift Supervisor. No experience necessary. \$12 per hour. Also, some Full-time and Part-time positions available, starting at \$11 per hour. Candidates must have high school diploma or GED. Must pass extensive background check, with no felonies, and in-house physical with drug test. No phone calls please. Apply in person: 1272 Lawson White Drive, Columbia, M-F, 8am-3pm.

General Help Wanted

PAVING COMPANY located in Thompsons Station looking for laborers and equipment operators. Call (615)456-9026.

TRAVEL CENTERS of America. Hiring cooks, dishwashers, servers. Cooks up to \$14.00 per hour. Full time, Full package. (615)794-8406, ext. 13.

Medical - Dental

LPN/ CNA Needed in Columbia area. Great pay. Go to www.chcstn.com to apply or call (931)451-5445 for interview.

Real Estate

Apartments Furnished

1BR APARTMENT FOR Rent. Living room/kitchen combination, furniture, 83 channels of tv, utilities furnished. 917 South High. 190 per week, 250 deposit. (931)380-1519, (931)626-6359.

Apartments Unfurnished

COLUMBIA APARTMENTS Close to Downtown 1106 West 7th Street Beautiful Hilltop Location 1,2,3 Bedroom Appliances, Blinds. Premises No Pets (931)388-1211 EHO

OUT

ALL THE HELP WANTED ADS IN OUR CLASSIFIED SECTION ON TUESDAYS, THURSDAYS & SUNDAYS

The Daily Herald.

EQUAL HOUSING OPPORTUNITY

All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, handicap, family status, sex or national origin, or an intention to make any such preference, limitation or discrimination". This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

Wanted To Buy

SPORTS CARDS Collections buying and selling. Bill, (931)381-4192.

Farmers Market

Pets and Livestock

Dogs

AUSTRALIAN SHEPHERD Pups, Black Tris, M/F, had first shots, \$275. (931)446-9610.

Call 388-6464 for all of your Advertising Needs

HOUSES FOR SALE

LOOK YOU CAN BE HERE

Public Transit Drivers Wanted Full and Part time position

The South Central Area Transit Service, a Rural Public Transportation Service, is accepting applications for Full and Part time drivers. The Applicants need to be courteous, outgoing, customer-focused individuals to join our team. Applicants must have a COL A or B with P endorsement and successfully pass a DOT physical, background check and pre-employment drug screen. Qualifications include an excellent driving record, strong work history and available to work a flexible schedule. The starting hourly rate of pay is \$14.00. Serious applicants meeting the above criteria may apply by faxing a resume to 931-379-3026 or by emailing to tfrazier@sctdd.org An application can also be picked up in person M-F 10:00 to 4:00 at SCTDD 101 Sam Watkins Blvd. Mt. Pleasant TN 38474. The South Central Area Transit Service is an Equal opportunity Employee. The South Central Area Transit Service does not discriminate based on race; color or national origin in federal or state sponsored programs; pursuant to Title VI of the Civil Rights Act of 1964 [42 U.S. C. 2000d]

DURA AUTOMOTIVE SYSTEMS MAINTENANCE TECHNICIANS 2ND and 3rd SHIFT

Dura Automotive Systems, a leader in glass systems, structural door modules and exterior trim systems for the global automotive and mass transit industries is searching for a 2ND and 3rd Shift Maintenance Technician at the Lawrenceburg, TN facility.

Essential Functions include, but are not limited to, the following:

- Preventative/routine maintenance on machinery, equipment, building, etc.
- Machinery troubleshooting and repair.
- PLC programming, troubleshooting, etc.
- General industrial electrician duties.
- General overall maintenance.
- Maintains a hazard free work environment by monitoring machine repairs, reporting unsafe areas or conditions and maintaining a clean work area. Work in a safe manner and follow all safety procedures (Lock out/Tag out, etc.)
- Assists in continuous improvement efforts.
- Standing, stooping, bending, hand dexterity, use of hand, power, air tools, etc. Lifting 50 pounds.
- Work assigned overtime as needed.
- May be assigned other tasks or duties as needed.

Requirements:

- High School Diploma or equivalent. (Additional vocational industrial maintenance training preferred.)
- Five to Seven years of related experience. Additional education may be substituted for experience and vice versa
- Working knowledge of industrial electricity, schematics, hydraulics, pneumatics, and general overall maintenance.
- Computer literacy (MS Office, etc.) preferred.
- Strong interpersonal skills and the ability to work independently and as part of a team

Qualified applicants should send a resume to:
Human Resources Department
Dura Automotive Systems
2200 Helton Drive
Lawrenceburg, TN 38464
Email: parsons.g@duraauto.com
EOE M/F

NOTICE OF PUBLIC HEARING ON PROPOSED FINANCING BY THE HEALTH AND EDUCATIONAL FACILITIES BOARD OF THE COUNTY OF FRANKLIN, TENNESSEE

You are hereby notified that the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee (the "City"), will hold a public hearing at 7:00 p.m. local time, on Monday, August 15, 2016, in the Courtroom of City Hall at 199 Town Center Parkway, Spring Hill, Tennessee 37174, in connection with the proposed plan of financing involving the issuance of not to exceed \$25,400,000 multifamily housing revenue bonds, in one or more series (the "Bonds"), by The Health and Educational Facilities Board of the County of Franklin, Tennessee, the proceeds of such Bonds to be loaned to BTT Development II, L.P., and/or Village Associates, L.P., each a Tennessee limited partnership, to finance the acquisition and rehabilitation of certain existing multifamily housing facilities totaling approximately 447 units located in the following cities and counties in the State of Tennessee: Decherd, Franklin County; Covington, Tipton County; Lexington, Henderson County; Bolivar, Hardeman County; Brownsville, Haywood County; Spring Hill, Maury County; Lawrenceburg, Lawrence County; Savannah, Hardin County; Centerville, Hickman County; Waynesboro, Wayne County; and Stanton, Haywood County.

Proceeds of the Bonds in the amount of not to exceed \$1,900,000 are to be loaned to Village Associates, L.P., a Tennessee limited partnership, to finance the acquisition and rehabilitation of an existing approximately 32 unit multifamily housing facility located at or near 2593 Duplex Road, Spring Hill, Maury County, Tennessee (the "Spring Hill Facilities"). All of the Spring Hill Facilities will be owned by Village Associates, L.P.

A public hearing (pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended will be held at the above location in connection with the proposed plan of financing involving the issuance of the Bonds and the location and nature of the Spring Hill Facilities to be financed with the proceeds of the Bonds. At such public hearing there will be an opportunity for persons to express their views concerning the foregoing. Anyone may appear in person at such public hearing or submit written comments to be considered thereat.

The proposed Bonds will not constitute an indebtedness or obligation of the City of Spring Hill, Tennessee. Additional information concerning the above may be obtained from, and written comments should be addressed to, Victor Lay, City Administrator, 199 Town Center Parkway, Spring Hill, Tennessee 37174, telephone (931)486-2252. Board of Mayor and Aldermen of the City of Spring Hill, Tennessee April Goad, City Recorder

July. 27 1tc

YARD SALES START HERE

STOP IN FOR SOME GREAT DEALS!!! At Countryside Village

We have 2, 3, and 4 Bedroom, 2 bath homes. Brand new Doublewides, and singlewides. Rent starting as low as \$599.00 per month!!! "Rent" "Buy" "Lease to Purchase" Your Choice

We also have previously loved homes for Rent and for Sale.....

LET MY STAFF HELP YOU MAKE YOUR DREAM OF "HOME OWNERSHIP" BECOME A "REALITY" CALL TODAY AND SPEAK TO SUE OR HEATHER

931-388-8412

Where the American Dream of Home Ownership BECOMES A REALITY!

COUNTRYSIDE VILLAGE

200 Early Road (931)388-8412 Licensed by the TN Dept. of Revenue NMLS# 200331

NOTICE TO CREDITORS

As required by TCA §30-2-306

P-154-16

Notice is hereby given that on July 6 of 2016 Letters Testamentary in respect of the estate of James Haldor Primm who died 5/2/2016, were issued to the undersigned by the Maury County Chancery Court of Maury County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk of the above-named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:(1) (A) Four (4)months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty(60)days before date that is four (4) months from the date of the first publication (or posting);or (B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors, if the creditor received the copy of the notice less than sixty(60)days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A);or (2) Twelve (12)months from the decedent's date of death. All persons indebted to the above Estate must come forward and make proper settlement with the undersigned at once. Jacqueline J. Primm Executor William S. Fleming Attorney Lary M. Roe, Jr. Clerk & Master July. 20, 27 2tp