CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING PACKET
MONDAY, NOVEMBER 21, 2016
7:00 P.M.

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

City of Spring Hill
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CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
PUBLIC HEARING AGENDA
MONDAY, NOVEMBER 21, 2016
7:00 P.M.

Call Public Hearing to order

Stipulation of Aldermen present

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

1. Consider Resolution 16-148, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for The Arbors at Autumn Ridge Phase 2. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

2. Consider Resolution 16-149, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for The Arbors at Autumn Ridge Phase 3 and Phase 4. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

3. Consider Resolution 16-150, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Brixworth, Phase 1, Section 1. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

4. Consider Resolution 16-151, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Meadowbrook, Phase 4, Section 1. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

5. Consider Resolution 16-152, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Meadowbrook, Phase 4, Section 2. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

6. Consider Resolution 16-153, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Meadowbrook, Phase 4, Section 3. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

7. Consider Resolution 16-154, to authorize the purchase of two (2) Trailer Message Boards. (*recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Don Brite, Chief of Police; Jeff Foster, Public Works Director

8. Consider Resolution 16-155, to authorize purchase of police vehicles. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Don Brite, Chief of Police

9. Consider Resolution 16-156, to authorize purchase of equipment for police vehicles. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Don Brite, Chief of Police

10. Consider Resolution 16-157, to authorize the purchase of a cargo vehicle for the GIS/IT Department. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* John Pewitt, GIS/IT Director

11. Consider Resolution 16-158, to authorize purchase of Disaster Equipment. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief

12. Consider Resolution 16-159, to authorize Mold Remediation at Station 3. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief

13. Consider Resolution 16-160, to approve replacement of HVAC System and Ductwork in concurrence with Mold Remediation at Fire Station 3. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief

14. Consider Resolution 16-161, to authorize Fire Hydrant Sandblasting and Painting. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief

15. Consider Resolution 16-162, to authorize installation of Digester Equipment for the Waste Water Treatment Plant. (*recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Travis Massey, Wastewater Treatment Superintendent

16. Consider Resolution 16-163, stating commitment to developing police vehicles with General Motors. Matt Fitterer, Alderman; Amy Wurth, Alderman

Concerned Citizens

Adjourn

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING
MONDAY, NOVEMBER 21, 2016
7:00 P.M.

Call the meeting to order

Stipulation of Aldermen present

Pledge of Allegiance

Invocation

Approval of the Agenda

Nominations and appointment of 4th Ward Alderman

Concerned Citizens

Comments by the Mayor

Presentation of Proclamation recognizing the Junior Varsity Football Team at Spring Station Middle School

Presentation of Proclamation of the Ninth Annual Spring Hill Christmas Parade

CONSENT AGENDA

1. Board approval:
    a. Financial Reports of October 2016
    b. Public Hearing and Regular Meeting Minutes of October 17, 2016
    c. Beer Board Meeting Minutes of October 17, 2016
    d. Special Call Public Hearing and Special Call Meeting Minutes of October 3, 2016

2. Departmental Reports for October 2016:
    a. Fire Department (Hood)
    b. Police Department (Brite)
    c. Emergency Communications (B. Smith) (none)
    d. Library (Bivins)
    e. Codes Enforcement (Brooks) (none)
    f. Utility Billing (Younger)
    g. Court Report (J. Mitchell/B. Morgan)
    h. Water Treatment (Giles) (none)
    i. Waste Water Treatment (Massey) (none)

3. Committee/Commission Minutes to be accepted in monthly records:
    a. Planning Commission minutes of October 10, 2016 (Sanders)
    b. Board of Zoning Appeals minutes October, 2016 (Sanders) (no meetings)
    c. Historic Commission minutes of September 1, 2016 and October 6, 2016 (Hull, Duda) (unavailable)
    d. Budget and Finance Advisory Committee minutes of April 4, 2016-October 3, 2016 (unavailable) (Whittenburg, Wurth, Hull)
    e. EDC Minutes of September, 2016 and October 2016 (Hull, Schoenbrodt) (unavailable)
    f. Parks and Recreation Committee minutes September, 2016 and October 2016 (Fischer) (unavailable)
    g. Library Board of Trustees Minutes, June-October 2016 (T. Jones) (unavailable)

h. Transportation Advisory Committee Minutes September 19, 2016 and October 17, 2016 (Fitterer, Whittenburg)

4. Consider Resolution 16-148, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for The Arbors at Autumn Ridge Phase 2. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

5. Consider Resolution 16-149, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for The Arbors at Autumn Ridge Phase 3 and Phase 4. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

6. Consider Resolution 16-150, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Brixworth, Phase 1, Section 1. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

7. Consider Resolution 16-151, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Meadowbrook, Phase 4, Section 1. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

8. Consider Resolution 16-152, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Meadowbrook, Phase 4, Section 2. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

9. Consider Resolution 16-153, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Meadowbrook, Phase 4, Section 3. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

10. Consider Resolution 16-154, to authorize the purchase of two (2) Trailer Message Boards. (*recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Don Brite, Chief of Police; Jeff Foster, Public Works Director

11. Consider Resolution 16-155, to authorize purchase of police vehicles. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Don Brite, Chief of Police

12. Consider Resolution 16-157, to authorize the purchase of a cargo vehicle for the GIS/IT Department. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* John Pewitt, GIS/IT Director

13. Consider Resolution 16-158, to authorize purchase of Disaster Equipment. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief

14. Consider Resolution 16-159, to authorize Mold Remediation at Station 3. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief

15. Consider Resolution 16-162, to authorize installation of Digester Equipment for the Waste Water Treatment Plant. (*recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Travis Massey, Wastewater Treatment Superintendent

PREVIOUS BUSINESS

1. Consider First Reading of Ordinance 16-23, to rezone property located at 1002 Red Pepper Ridge from B-3, Intermediate Business District to R-4, High Density Residential. *(denial recommended by the Spring Hill Planning Commission on September 12, 2016)* Dara Sanders, Director of Planning. Removed from agenda in October by Request of owner.

NEW BUSINESS

1. Consider Resolution 16-156, to authorize purchase of equipment for police vehicles. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Don Brite, Chief of Police

2. Consider Resolution 16-160, to approve replacement of HVAC System and Ductwork in concurrence with Mold Remediation at Fire Station 3. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief

3. Consider Resolution 16-161, to authorize Fire Hydrant Sandblasting and Painting. *(recommended by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief

4. Consider Resolution 16-163, stating commitment to developing police vehicles with General Motors. Matt Fitterer, Alderman; Amy Wurth, Alderman

5. Consider First Reading of Ordinance 16-24, to amend the Spring Hill Zoning Ordinance, Article IV (General Provisions), Section 8.1, Development Categories, and by creating Article IV (General Provisions) Section 21, Provisions for Telecommunication Towers, to include provisions for Telecommunication Towers. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Dara Sanders, Planning Director

6. Consider First Reading of Ordinance 16-25, to amend the budget for fiscal year 2016-2017, allocating funding for hourly employee salary increases. Victor Lay, City Administrator

Concerned Citizens

Adjourn

CONSENT AGENDA

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
PUBLIC HEARING AGENDA
MONDAY, OCTOBER 17, 2016
7:00 P.M.

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

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

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

Item #1 Consider Resolution 16-140, authorizing expenditure for the installation of an emergency generator at the city building at 407 McLemore Avenue. *(Considered by the Budget and Finance Advisory Committee on October 3, 2016)* John Pewitt, GIS/IT Director

Item #2 Consider Resolution 16-141, to authorize purchase of equipment for Engine 3. *(Considered by the Budget and Finance Advisory Committee on October 3, 2016)* Terry Hood, Fire Chief

Item #3 Consider Resolution 16-142, to authorize the purchase of Electro Hydraulic Combination Tool. *(Considered by the Budget and Finance Advisory Committee on October 3, 2016)* Terry Hood, Fire Chief

Item #4 Consider Resolution 16-143, to approve Contract No. 2011273-C between the City and Regional Transportation Authority. Victor Lay, City Administrator

Item #5 Consider Resolution 16-144, to approve Change Order #1 for Southside Tank, Preferred Sandblasting. Caryl Giles, Water Treatment Superintendent

Item #6 Consider Resolution 16-145, to modify the Planning Commission decision and associated conditions of approval for PPL-230-2016. *(Discussed at Work Session)* Dara Sanders, Director of Planning

Item #7 Consider Resolution 16-146, to approve conditions of Utility Cut on Port Royal Road. *(Discussed at Work Session)* Victor Lay, City Administrator

Item #8 Consider Resolution 16-147, to approve 2016-2017 Driver Safety Grant. *(New since Work Session)* April Goad, City Recorder

Item #9 Consider Second and Final Reading of Ordinance 16-18, to amend the conditions placed on Zoning B-4 pertaining to Tract 112 Duplex Road, pursuant to Ordinance 06-17, adopted on May 15, 2006. Patrick Carter, City Attorney

Item #10 Consider Second and Final Reading of Ordinance 16-19, submitted by Rhodes Engineering for property located at 2225 Doctor Robertson Rd. The property is zoned Agricultural and contains approximately 86.25 acres. The applicant requests rezoning approval to B-1 Office and Limited Retail. *(Recommended by the Planning Commission on August 8, 2016)* Dara Sanders, Director of Planning

Item #11 Consider Second and Final Reading of Ordinance 16-20, to approve budget amendment for fiscal year 2016-2017. *(Considered by the Budget and Finance Advisory Committee on September 6, 2016)* Jim Smith, Finance Director

Concerned Citizens: None.

Motion to adjourn was made by Alderman Williams and seconded by Alderman Fitterer.
Meeting adjourned at 7:10 p.m.

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April Goad, City Recorder Rick Graham, Mayor

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING MINUTES
MONDAY, OCTOBER 17, 2016
7:13 P.M.

Mayor Graham called the meeting to order at 7:13 p.m.

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

Pledge of Allegiance was led by Alderman Zemek.

Invocation was led by Alderman Whittenburg.

Approval of the Agenda; motion by Alderman Fitterer; seconded by Vice Mayor Hull.
Alderman Duda stated New Business Item 3 should be removed by request of the owner. Vote on approval of the agenda with change: Unanimous.

Concerned Citizens: Geno Bulso, attorney for Shaw Enterprises LLC. Item Resolution 16-145. He stated it's actually an appeal. He discussed the request and reasons for it.

Rick Lance of Tom Lunn Road discussed the plan for 300 homes and an assisted living facility. He has concerns about the condition of Tom Lunn Road. (ref: Ordinance 16-22)

Resident of 4455 Tom Lunn Road also spoke in objection to new development in this area.

Leanne Smith of Tom Lunn Road agreed with the others that have spoken and stated that there have been no improvements to the road in 15 years.

Comments by the Mayor: Mayor Explained that this is Breast Cancer awareness month sponsor. On October 25th at 7:00pm there will be a Sub. Reg. meeting. Congrats to PD for a large drug bust. Crossings Circle Transportation Study won a planning award. This is the second year in a row for this award.

CONSENT AGENDA

1. Board approval:
    a. Financial Reports of September 2016
    b. Public Hearing and Regular Meeting Minutes of September 19, 2016
    c. Beer Board Meeting Minutes of September 19, 2016

2. Departmental Reports for September 2016:
    a. Fire Department (Hood)
    b. Police Department (Brite) (none)
    c. Emergency Communications (B. Smith) (none)
    d. Library (Bivins)
    e. Codes Enforcement (Brooks) (none)
    f. Utility Billing (Younger)
    g. Court Report (J. Mitchell/B. Morgan)
    h. Water Treatment (Giles) (none)
    i. Waste Water Treatment (Massey) (none)

3. Committee/Commission Minutes to be accepted in monthly records:

a. Planning Commission minutes of September 12, 2016 (Sanders)
b. Board of Zoning Appeals minutes September, 2016 (Sanders) (unapproved)
c. Historic Commission minutes of September 1, 2016 (Hull, Duda) (unavailable)
d. Budget and Finance Advisory Committee minutes of April 4, 2016-September 6, 2016 (unavailable) (Whittenburg, Wurth, Hull)
e. EDC Minutes of September, 2016 (Hull, Schoenbrodt) (unavailable)
f. Parks and Recreation Committee minutes September, 2016 (Williams/Fischer) (unavailable)
g. Library Board of Trustees Minutes, May 2016 (T. Jones)
h. Transportation Advisory Committee Minutes September 19, 2016 (unavailable) (Fitterer, Whittenburg, Williams)

4. Consider Resolution 16-141, to authorize purchase of equipment for Engine 3. *(Recommended by the Budget and Finance Advisory Committee on October 3, 2016)* Terry Hood, Fire Chief

5. Consider Resolution 16-142, to authorize the purchase of Electro Hydraulic Combination Tool. *(Recommended by the Budget and Finance Advisory Committee on October 3, 2016)* Terry Hood, Fire Chief

6. Consider Resolution 16-143, to approve Contract No. 2011273-C between the City and Regional Transportation Authority. Victor Lay, City Administrator

7. Consider Second and Final Reading of Ordinance 16-18, to amend the conditions placed on Zoning B-4 pertaining to Tract 112 Duplex Road, pursuant to Ordinance 06-17, adopted on May 15, 2006. Patrick Carter, City Attorney

8. Consider Second and Final Reading of Ordinance 16-19, submitted by Rhodes Engineering for property located at 2225 Doctor Robertson Rd. The property is zoned Agricultural and contains approximately 86.25 acres. The applicant requests rezoning approval to B-1 Office and Limited Retail. *(Recommended by the Planning Commission on August 8, 2016)* Dara Sanders, Director of Planning

Motion to approve consent agenda by Fitterer; seconded by Alderman Wurth. Vote: Unanimous.

PREVIOUS BUSINESS

Item #1 Consider Second and Final Reading of Ordinance 16-20, to approve budget amendment for fiscal year 2016-2017. *(Considered by the Budget and Finance Advisory Committee on September 6, 2016)* Jim Smith, Finance Director

Motion to approve by Alderman Wurth; seconded by Alderman Fitterer. Mr. Duda moved to approve amended version that was in packet. Motion seconded by Alderman Wurth. Amendment approved unanimously.

Alderman Duda moved to amend to remove $45,000 from the Legislative budget. Motion seconded by Alderman Wurth. Alderman Duda discussed the position of EDC Development Officer. He discussed the filling of the position. He had requested a job description that relieved any concern. He feels that the requirements were changed and there were applicants that didn't meet the May 15th requirements. He feels that the only way to stop the process is to remove the funding.
Alderman Hudson asked what was the requirement that was removed? Alderman Duda stated that a marketing degree was required, but it was changed to preferred instead of required. Alderman Hull stated he supports the position but isn't sure he supports the process but he will not support the position. Alderman Zemek stated that she agrees with Alderman Hull. She stated that she feels the board's job is to fund the position, not to hire the position.
Alderman Wurth stated that she supports the position with the requirement of a bachelor's degree in a related field. Alderman Wurth asked why it changed. Mr. Lay stated that there were several candidates were qualified regardless of the piece of paper. Mayor asked that Jim Grimes select the committee because of the relation to

EDC. They conducted interviews and made a recommendation. Alderman Wurth stated that she feels the piece of paper was underestimated. She stated that she supports the amendment. Alderman Hudson stated that he had heard that the position was created for a certain person but should not have been said or put out there in that way.

Alderman Fitterer stated that he supports the position. He feels the degree should have been mandatory. He stated that degree over experience would be preferable instead of the other way around. He feels the process was done correctly. Alderman Zemek stated that the process was overkill. Alderman Whittenburg requested a five minute recess. Meeting recessed at 8:00 p.m. Meeting reconvened at 8:05.
Alderman Whittenburg comments. Alderman Wurth comments.

Roll call to amend Second and Final Reading of Ordinance 16-20: Chad Whittenburg, nay; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor Graham, nay; Susan Zemek, nay; Kayce Williams, abstain; Jonathan Duda, aye; Amy Wurth, aye. Motion to defund failed: 4/4/1.

Roll call to approve Second and Final Reading of Ordinance 16:20: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor Graham, aye; Susan Zemek, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 9/0.

NEW BUSINESS

Item #1 Consider Resolution 16-140, authorizing expenditure for the installation of an emergency generator at the city building at 407 McLemore Avenue. *(Considered by the Budget and Finance Advisory Committee on October 3, 2016)* John Pewitt, GIS/IT Director

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

Roll call to approve Resolution 16-140: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor Graham, aye; Susan Zemek, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 9/0.

Item #2 Consider First Reading of Ordinance 16-22, to rezone property located on Tom Lunn Road, Maury County Tax Map 043, Parcel 014.00, from R-2, Medium Residential, to R-4, High Density Residential. *(Recommended by the Spring Hill Planning Commission on September 12, 2016)* Dara Sanders, Director of Planning

Motion to approve by Alderman Fitterer; seconded by Vice Mayor Hull.
Alderman Fitterer moved to amend clerical error from 5 to 4. Vote: Unanimous.

Alderman Duda stated that he would not support reading because of compatibility. Alderman Wurth stated she would not support. Alderman Zemek stated that she agrees with Alderman Wurth and Duda. Alderman Williams discussed density. Alderman Williams asked Ms. Sanders about if developer agreed to all conditions the Planning Commission requested. Ms. Sanders stated that they did. Comments by Mr. Fitterer and Mr. Whittenburg.

Roll call to approve First Reading of Ordinance 16-22 as amended: Chad Whittenburg, aye; Matt Fitterer, nay; Keith Hudson, nay; Bruce Hull, aye; Mayor Graham, aye; Susan Zemek, nay; Kayce Williams, aye; Jonathan Duda, nay; Amy Wurth, nay. Motion failed 4/5.

~~1. Consider First Reading of Ordinance 16-23, to rezone property located at 1002 Red Pepper Ridge from B-3, Intermediate Business District to R-4, High Density Residential. *(denial recommended by the Spring Hill Planning Commission on September 12, 2016)* Dara Sanders, Director of Planning.~~ Removed from agenda by Request of owner.

Item #3 Consider Resolution 16-144, to approve Change Order #1 for Interior and Exterior Coating for Southside Water Tank. *(New since Work Session)* Caryl Giles, Water Treatment Superintendent

Motion to approve by Vice Mayor Hull. Seconded by Mayor Graham.

Roll to approve Resolution 16-144: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor Graham, aye; Susan Zemek, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 9/0.

Item #4 Consider Resolution 16-145, to *modify* (should say " upholds") the Planning Commission decision and associated conditions of approval for PPL-230-2016. *(Discussed at Work Session)* Dara Sanders, Director of Planning

Motion to approve by Vice Mayor Hull. Seconded by Alderman Fitterer. Discussion: Vice Mayor Hull moved that appeals be heard at a separate meeting, not necessarily on a separate night. Alderman Wurth asked for clarification. Alderman Fitterer stated that passing the resolution would uphold and affirm the previous decision of the BOMA.
Mr. Duda stated the major thoroughfare plan called for a collector road in between this property between Kings Creek from Kedron Rd to John Lunn. We are abandoning that collector road. We are forgiving of that collector road. I appreciate the presentation but from the City side of things I've seen too many projects that fall on the city that take the city years to complete and become our responsibility with sidewalks and next to a jewel of a park.

Ms. Sanders stated that a yes vote would uphold the decision by the planning commission. This resolution combines all conditions of approval by the PC and also what BOMA has previously approved.

Roll call to approve Resolution 16-145: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor Graham, aye; Susan Zemek, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 9/0.

Item #5 Consider Resolution 16-146, to approve conditions of Utility Cut on Port Royal Road. *(Discussed at Work Session)* Victor Lay, City Administrator

Motion to approve by Vice Mayor Hull. Motion seconded by Alderman Wurth. Alderman Duda moved to amend to fill blank with 30 (days). Seconded by Alderman Fitterer.

Discussion: Vice Mayor Hull discussed the standard of milling a utility cut, asphalt plant closing and opening dates. Mr. Lay and Tom Wolf discussed in further detail the one time extenuating circumstances to connect the utilities to the west side. BOMA directs staff to work with the developer to be clear so that the time between the utility cut, milling and overlay is to be no more than thirty (30) days.

Roll call to amend Resolution 16-146: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor Graham, aye; Susan Zemek, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 9/0.

Roll call to approve Resolution 16-146 as amended: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor Graham, aye; Susan Zemek, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 9/0.

Item #6 Consider Resolution 16-147, to approve 2016-2017 Driver Safety Grant. *(New since Work Session)* April Goad, City Recorder

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

Roll call to approve Resolution 16-147: Chad Whittenburg, aye; Matt Fitterer, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor Graham, aye; Susan Zemek, aye; Kayce Williams, aye; Jonathan Duda, aye; Amy Wurth, aye. Motion carried 9/0.

Concerned Citizens: None.

Motion to adjourn was made by Vice Mayor Hull and seconded by Alderman Wurth.

Meeting was adjourned at 8:43 p.m.

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April Goad, City Recorder Rick Graham, Mayor

CITY OF SPRING HILL
BEER BOARD MEETING MINUTES
MONDAY, OCTOBER 17, 2016
7:00 P.M.

Mayor Rick Graham called the meeting to order at 7:00 p.m.

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

Concerned Citizens: None

1. Consider request from RARE Hospitality International, Inc. d/b/a LongHorn Steakhouse #5567, 2040 Crossings Circle, Spring Hill, TN, for an on premise beer permit.

Motion to approve by Vice Mayor Hull; seconded by Alderman Hudson.

Representatives from the company were present. Alderman Whittenburg welcomed them and asked questions regarding safeguards to prevent underage beer sales, training, etc.

The manager stated that they are trained and required to get an ABC card. They have training every six months. They have been in stings and never been cited. They will be scanning driver's license. They have a zero tolerance policy for servers who sell underage.

Alderman Zemek asked if it is at the discretion of the server or if all are scanned. They stated that it is at the discretion of the server. She suggested it be mandatory for all.

Vote to approve: Unanimous. License Granted.

Motion to adjourn by Alderman Fitterer; seconded by Vice Mayor Hull. The Beer Board meeting adjourned at 7:07 p.m.

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April Goad, City Recorder Rick Graham, Mayor

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL PUBLIC HEARING AGENDA
MONDAY, OCTOBER 3, 2016
6:00 P.M.

Mayor Rick Graham called the Special Call Meeting to order. Mayor Graham explained the process.

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

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

1. Consider Second and Final Reading of Ordinance 16-17, submitted by Wilson and Associates for Southern Springs Development easement, zoned B-1 Office and Limited Retail Commercial Zone District, containing approximately 106.64 acres. Applicant requests to vacate a portion of the existing waterline easement. *(recommended by the Planning Commission on August 8, 2016)* Dara Sanders, Director of Planning

Concerned Citizens: None.

Alderman Fitterer moved to adjourn; seconded by Alderman Zemek. Special Call Public Hearing adjourned at 6:04 p.m.

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April Goad, City Recorder Rick Graham, Mayor

CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL MEETING AGENDA
MONDAY, OCTOBER 3, 2016
6:00 P.M.

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

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

Concerned Citizens: None

1. Consider Second and Final Reading of Ordinance 16-17, submitted by Wilson and Associates for Southern Springs Development easement, zoned B-1 Office and Limited Retail Commercial Zone District, containing approximately 106.64 acres. Applicant requests to vacate a portion of the existing waterline easement. *(recommended by the Planning Commission on August 8, 2016)* Dara Sanders, Director of Planning

   Alderman Keith Hudson arrived at 6:06 p.m.

   Motion to approve by Alderman Wurth; seconded by Vice Mayor Hull. Discussion: Alderman Wurth asked the purpose. Mr. Lay stated that this is needed in order to begin construction. This is a two-reading item. The easement is shifting from one area to another and this will give the city more right of way area. Vote to approve: 7-0.

   Motion to adjourn by Alderman Wurth; seconded by Alderman Fitterer. Meeting adjourned at 6:08 p.m.

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April Goad, City Recorder Rick Graham, Mayor

DEPARTMENTAL REPORTS

DEPARTMENT: Police

AUTHOR: Lt. Kenneth Seibold

DATE: October 31, 2016

RE: Field Operations Monthly Statistics for October, 2016

ATTACHMENTS: None

OVERVIEW:

Field Operations:

- Created 161 incident reports.
- 2,599 Calls for service.
  3,556 Total Officer Responses to calls

Performed 49 arrests

- Male – 33
- Female – 16
- Unknown - 0
- White – 35
- Black – 12
- Other – 2

- Conducted 561 traffic stops

- Wrote 189 citations

  - 229 Total violations

- Conducted 353 property checks

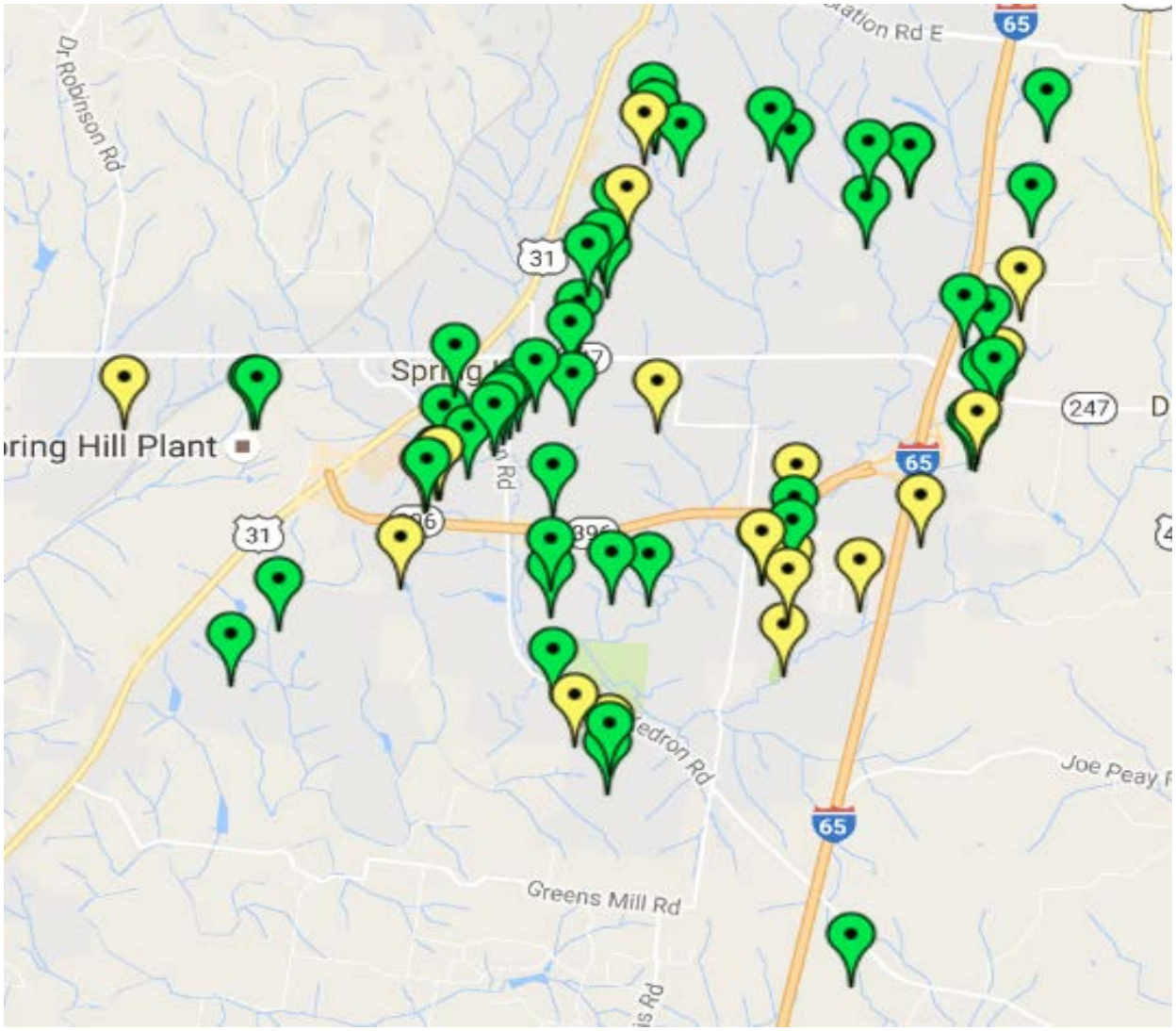
- Responded to 169 Traffic Enforcement requests

- Responded to 72 accidents

  - 52 of the accidents were property damage only.
  - 20 of the accidents involved injuries.
  - 0 accidents resulted in fatality.
  - Total of 27 injuries.

Average number of Police Officers on shift 4.

Location of accidents



Patrol responded to the following incidents:

Type	Description	# Of Calls
8	1 ABDOMINAL PAIN	5
4	10 CHEST PAIN	11
2	1014 ADMINISTRATION	179
210	1031 MISCELLANEOUS	10
211	1032 THREATEN/HARASS	22
212	1037 TRESPASSING / UNWANTED	1
214	1041 MISSING / RUNAWAY / FOUND	15
217	1042 BAR CHECK	3
218	1043 UNKNOWN PROBLEM	4
221	1045 MVA	69
223	1046 MVA W/INJURY	21
224	1049 DRIVING UNDER THE INFLUENCE	6
227	1052 ROBBERY	1
229	1053 HIT AND RUN	13
213	1054 WEAPONS / SHOTS FIRED	9
234	1055 THEFT	31
236	1057 ALARM	86
243	1060 SUICIDE ATTEMPT/THREAT	6
246	1063 ABDUCTION/KIDNAPPING/HOSTAGE	1
324	1064 DEATH	1
254	1067 BURGLARY / HOME INVASION	3
265	1075 VANDALISM	18
267	1077 COMMUNITY POLICING/ VOLUNTARY CONTACT	9
268	1078 FRAUD	18
274	1083 DOMESTIC	35
279	1085 DISTURBANCE	55
285	1087 MENTAL DISORDER	4
286	1088 TRAFFIC STOP	561
287	1089 LEWD ACT	2
288	1090 SUSPICIOUS PERSON / ACTIVITY	156
292	1093 ABUSE / ABANDONMENT / NEGLECT	2
293	1094 ASSAULT / SEX ASSAULT	4
296	1096 PROPERTY CHECK	353
299	12 SEIZURE	9
300	13 DIABETIC PROBLEM	2
304	17 FALLS	17

306	19 HEART PROBLEMS	1
374	2 ALLERGIES/ENVENOMATIONS	1
308	21 HEMORRHAGE/ LACERATION	4
312	26 SICK PERSON	15
314	28 STROKE	4
316	30 TRAUMATIC INJURY	5
317	31 UNCONSCIOUS/ FAINTING	9
318	32 UNKNOWN PROBLEM	2
319	33 TRANSFER PATIENT	17
320	5 BACK PAIN	3
239	52 FIRE ALARMS	12
380	53 CITIZEN ASSIST / SERVICE CALL	5
378	55 ELECTRICAL HAZARD	1
207	57 EXPLOSION	1
321	6 BREATHING PROBLEMS	9
382	60 GAS LEAK/ GAS ODOR	5
219	66 ODOR	1
281	67 OUTSIDE FIRE	18
220	68 SMOKE INVESTIGATION	1
278	69 FIRE	3
284	71 VEHICLE FIRE	2
370	911 HANGUP	18
283	911 MISDIAL	12
327	911 OPEN LINE 911O	39
328	911 TEST 911T	9
329	BOLO	63
330	DUPLICATE	30
332	REPO	7
339	SIG17 TRAFFIC HAZARD	120
343	SIG20 PUBLIC SERVICE	153
342	SIG20A ASSIST AGENCY	19
349	SIG27 TRAFFIC CONTROL	169
352	SIG30 ANIMAL COMPLAINT	35
355	SIG33 FOLLOW-UP	19
357	SIG35 WARRANT SERVICE	3
367	SIG38 CAD REPORT ONLY	13
359	SIG40 DRUG RELATED	6
360	TEST	7
362	TRANSFER MAURY	7
364	TRANSFER OTHER	1
361	TRANSFER THP	3
363	TRANSFER WILLIAMSON	5
	Total	**2599**

- **Traffic Unit**
  - **Christmas parade planning.**
  - **Traffic enforcement resulting in 38 citations.**
  - **Assisted Patrol in answering calls and vehicle accidents.**

- **C.I.R.T: No call out.**

- **S.R.T: No call out.**

DEPARTMENT: **SUPPORT SERVICES**

AUTHOR: **LT. SHAUNA DOOLEY**

DATE: **November 1, 2016**

RE: **October Report**

ATTACHMENTS: **Fleet History Report for October**

New Hire Testing Synopsis

- Officer Evan Bohn has been released from training and is assigned to 2nd shift patrol
- The five new recruits: Ben Gallahaire, Travis Garner, Stefani Sanders, Justin Bowling and Eric Swartz continue with their progress. Ofc. Gallahaire is currently in the Basic Law Enforcement Training Academy. Ofc.'s Sanders, Bowling and Garner will be attending in January 2017.
- Ofc. Swartz and I went before POST Commission on October 21st in order to approve his previous out-of-state certification. This was approved.
- I (Dooley) conducted the July monthly audit on October 17, 2016. I reviewed 10 items from 2016. These are the things I look for:
    - Could I locate the paperwork? Is it completed correctly?
    - Was the computer entry correct? Was the location correct?
    - Could I find the item? Was it packaged correctly?
    - Was policy followed?
- We tested for new applicants on October 4th and 5th. We had a total of 40 applications (see attached). We will have two applicants start on November 28th and four starting January 9th. This will give us Eleven (11) new people since September 12th.
- Officer Bryan Jones' last day will be November 4th.
- Officer Ryan Mangrum resigned in October.
- We have posted for two SRT members to fill the vacant slots.
- We have posted for Field Training Officers, in order to accommodate all the new officers.
- We posted for a Sergeant position since we are going to twelve hour shifts. This requires four shifts; A,B,C,D.
- We completed another week of in-service on Emergency Vehicle Operation October 17-21. We had to use the parking lot of the building behind headquarters. The training had to be conducted after 6pm due to the business being in operation.

PROJECT UPDATES:

- **Two new hires scheduled for November 28th**
- **Four new hires scheduled for January 9th.**

- **Working on in-service training schedule for 2017**

Evidence: Roger & Melissa

- A total of 13 items were submitted to the TBI Lab.
- A total of 89 items were submitted into the Evidence Room.
- We removed 85 pounds of pills from the Prescription Drug Box.
- We returned 85 items from the evidence room to their owners.
- A total of 3 Right of Refusals was issued.
- We destroyed 0 items, however, we destroyed approximately 210 pounds of prescription drugs.
- The September audit revealed a 5.0% error rate.

Fleet Maintenance: Don Greve

- Approximately $1,818.50 maintenance for the month (Attached)
- Eight people were fingerprinted for $160.00.
- Assisted patrol with 2 personal injury accidents.
- Assisted with Night Out Against Crime
- Assisted traffic unit and Chief Brite with the elementary walk to school day.
- Three units' camera system were repaired at On-Duty Depot.
- All Laptop timers are now installed in patrol cars.
- Fire Extinguisher inspections were conducted.
- Worked on budget for new cars and equipment needed for installation.

COPS: Mary Beth Lovett

- Beth assists with Traffic Court every Tuesday.
- October 4th National Night Out Against Crime
- October 8th Touch a Truck Event
- October 10th Safety discussion at Primrose School
- October 18th Senior Adult Advocacy Council Meeting
- October 18th Safety discussion at Spring Hill Elementary
- October 18th Columbia Police Department Community Appreciation Day
- October 21st Domestic Violence Training teaching approximately 25 officers
- October 22nd Drug Take Back Program at Walgreens, we collected approximately 55 pounds of prescription pills.
- October 23rd Campbell Station Fall Festival
- October 29th TriStar ER Event for cubscouts
- Complete 10 School Walk-throughs
- Completed 0 Juvenile Detention Checks
- Conducted 4 car seat inspections with zero replacements.
- Assisted patrol on six calls:

Upcoming:

- **November 3rd Safety Discussion at Rainbow Daycare**
- **November 9th and 10th High School Criminal Justice Competition**
- **November 14th Career and Technical Education Advisory Council**
- **November 15th Daughters of American Revolution Safety Discussion**
- **November 29th Boy Scout Tour**

DEPARTMENT: Police

AUTHOR: Lt. Justin Whitwell

DATE: November 3, 2016

RE: CID Monthly Report for October, 2016

ATTACHMENTS: None

OVERVIEW:

Criminal Investigations:

There were 63 cases assigned to CID this month; up from 61 cases assigned in October 2015.

The predominant crime investigated this month were Theft related offenses with fifteen reported; seven of those are identity thefts.

CID had one Sex Offender report as required by the TBI during this month. All Sex Offenders residing in the city are in compliance with the Sex Offender Registry Guidelines.

CID was assigned eight background checks for the month; one beer permit, two solicitor permits and five police employment backgrounds checks.

Other crimes assigned to CID:

1 Aggravated Arson
2 Aggravated Domestic Assault
1 Aggravated Robbery
3 Arsons
1 Assault
3 Criminal Simulations
1 Death Investigation
9 Domestic Assaults
1 Fraud
3 Runaways
2 Sexual Assaults
1 Statutory Rape
8 Vandalisms
1 Vehicle Burglary

28 Cases assigned this month were felony related cases.

Of the cases assigned this month 7 have been closed and 10 have been placed in suspended status.

Narcotics Investigations:

There were 14 cases worked this month.

Completed cases as follows:

- 2 School zone Sales Schedule 1 heroin
- 2 Sale of schedule 1 Heroin
- 4 Sale of Schedule 2 Methamphetamine
- 1 Sale of schedule 3 Suboxon
- 2 Attempted Introduction into jail
- 1 Felon in possession of firearms
- 2 Federal case with crystal meth

HIGHLIGHTS:

- October 18-20, 2016, Detective Baker attended the Reid Interview and Interrogation Training. This training was put on by Reid and Associates and hosted by the Metro Nashville Police Department.

- October 2, 2016, an unknown individual(s) purposely set fires at two separate locations in the city. One at 2010 Gweneth drive; the rear exterior door burned on the outside which chard the interior door frame. The residents were at home during this event. The other incident took place at 1939 Portview Dr; the vinyl convertible top of a Toyota Avalon was set on fire; this fire's destruction created what looks to be a total loss in the vehicle's operation. This information was put out to the media and local law enforcement agencies for assistance. This investigation is ongoing.

- October 16, 2016, CID responded to the Exxon Gas Station at 5261 Main St. in regards to an Aggravated Robbery. The suspects entered and brandished handguns at the employees demanding money. The suspects left the store with approximately $500. The suspects are described as two African-Americans one male and one is believed to be a female. One suspect had dreadlocks. Both wore bandannas partially covering their

faces. At least one suspect was wearing latex gloves. The incident was put out to the media and local law enforcement agencies for assistance. This investigation is still ongoing.

- This month Narcotic Investigators assigned to the 22nd Judicial Drug Task Force have been working on several cases involving Meth, Heroin, and Prescription Narcotics. Agents have been working with multiple agencies on the various cases. During this month agents have received more information on the heroin trafficing that is coming into Spring Hill and continue to work on these groups for buys and convictions.

PROJECT/CONTRACT UPDATES:

- None

ACTION ITEMS:

- None

CONCERNS/ISSUES/PROBLEMS:

- None

DEPARTMENT: LIBRARY

AUTHOR: Hulen Bivins

DATE: 11 / 11 / 2016

Director's Report to BOMA for October 2016

HIGHLIGHTS:

- Budget: The Spring Hill Public Library, during the month, filed two major documents with the State. One was the annual Statistical Report which provides patron and collection use data to the State Library. The other report provided the financial documentation needed to show the Library's MOE support for the coming year. Per the directive of the Library Board of Trustees, the MOE, as reported, was the amount awarded by the BOMA for the coming year.
- Buffalo River Regional: The Library Director participated in the Buffalo River Regional Library's CE Tech Workshop on October 7. Both the Library Director and the Assistant Director will participate in another CE opportunity at Buffalo River Regional on November 16.
- Library Board of Trustees: The Library Board had a special called meeting on October 25. The expressed purpose was to further consider documents necessary to create a Library Foundation. At the meeting an Executive Session was also held.
- Newsletter: The reception of the Library's new electronic newsletter sent monthly to library patrons has been positive. Contained in the newsletter is the Library's calendar of events for the month (all age groups), information from the Library's Friends organization, and notice of new programs offered by the Library.
- Staffing problems: The staffing problems at the Library continued during the month. While two employees have accepted an additional 9 hours each to their schedule, the Library remains short of full staff by 21 hours weekly. This is due to the inability of one employee to maintain their 40 hour work schedule. Also, another full-time (40 hour) employee is out on leave as the family welcomes a new baby into their home.

Upcoming Events / Concerns / Issues:

- 2nd Tuesday Adult Program: The programming series for adults in the community in November shall be cancelled due to it being Election Day. The program in December shall be concerning wills and estates
- Library Board of Trustees: The Trustees shall meet on November 15 and the Friends shall meet on November 17.
- The Library shall be closed on the Saturday after Thanksgiving. All employees shall complete a CE training.

Library Report to BOMA for Data of October 2016

Due to computer software problems, use data for the month of October cannot be reported.

MONTHLY WATER REPORT
SPRING HILL WATER DEPARTMENT
MONTH OF OCTOBER 2016

New Customers Added	**292**
Number of New Meters Installed (Builders)	**70**
Irrigation Meters	**9**
Revenue Generated from Water Bill Payments	**$1,127,392.00**
Revenue from Water Taps, Sewer Taps, & Meters Sold	**$197,727.00**
Number of cut-offs	**83**

City of Spring Hill
Municipal Court Revenue
Oct-2016

MONEY COLLECTED IN OCTOBER 2016

COURT REVENUE:	$14,774.64

LESS TAXES/FINES PAID TO STATE FOR OCTOBER 2016

LITIGATION TAXES	$1,608.98
SEAT BELT & CHILD RESTRAINT FINES	$403.75
REGISTRATION & FINANCIAL RESPONSIBILITY FINES	$983.25
	$2,995.98
TOTAL MONTHLY COURT REVENUE	**$11,778.66**

COURT DATES:	10/04/16	10/18/16	10/25/16	TOTALS
# VIOLATIONS ON DOCKET:	116	65	4	185
# VIOLATIONS ASSIGNED TRAFFIC SCHOOL:	12	13	0	25
# VIOLATIONS SET FOR TRIAL:	2	1	0	3
OTHER DISPOSITIONS: (GUILTY, DISMISSED, ETC.)	80	43	3	126
FTA (# VIOLATIONS FOR WHICH DEFEDANTS FAILED TO APPEAR)	22	8	1	31

Department Summary Report
Spring Hill Water Treatment Plant

Wednesday November 9, 2016

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

Attachments: None

Overview:

- ***Running Annual Average MGD 3.197*** *(Chart)*
- *Normandy Reservoir: Current Level: 864.9 feet,*

864.0' on or before December 1 will put the region in a Stage 3 drought

- *Current Release 158 cfs*
- *Winter Pool: 864.0 Summer Pool 875.0*
- *Lowest Reservoir Level Reached to date: 852.0,*
- *Level at start of summer 2014: 875.0, 2015: 875.0, 2016: 870!*
- *Required Instantaneous Flows: 120 cfs winter, 155 cfs summer Shelbyville, 100 cfs Columbia*

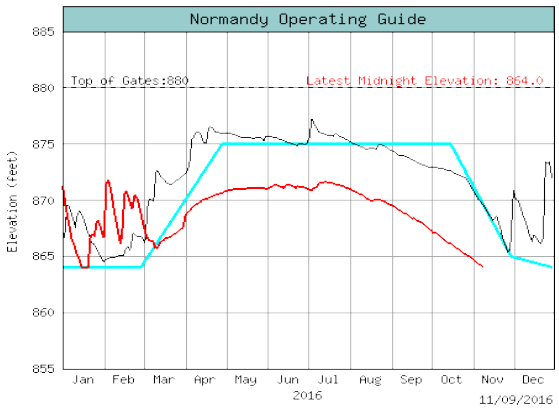
Duck River Agency					
January 2016	$3350.82	67,016,470	July 2016	$4527.13	90,542,676
February 2016	$3051.73	61,034,659	August 2016	$4607.38	92,147,618
March 2016	$2875.00	57,499,979	September 2016	$4984.26	99,685,154
April 2016	$3544.99	70,899,790	October 2015	$3642.37	72,847,336
May 2016	$4255.78	85,115,690	November 2015	$3309.97	66,199,487
June 2016	$5539.28	110,785,684	December 2015	$3016.10	60,321,959

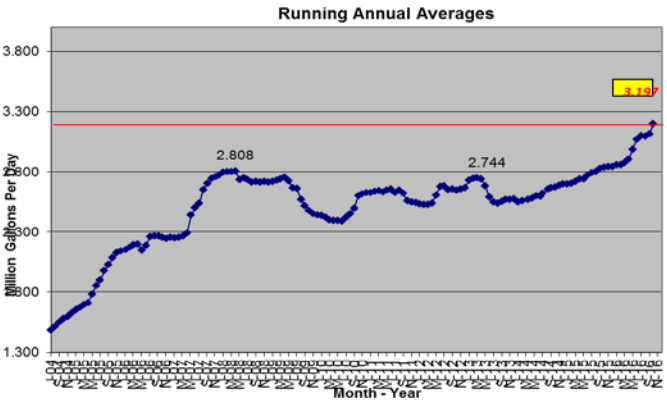
Cost per1000 gal Treated				Average 1/2008 – 10/2016 = $1.288			
Jan 16	1.190	Apr 16	1.176	Jul 16	0.385	Oct 15	0.954
Feb 16	1.422	May 16	3.903	Aug 16	1.114	Nov 15	1.141
Mar 16	1.713	Jun 16	1.726	Sep 16	1.255	Dec 15	1.285

Highlights:

Project/Contract Updates:

Southside Tank Blasting and Painting project is underway, proceeding well and should be online before mid-December.





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

Department: Wastewater Plant

Travis Massey, WWTP Superintendent

November 2, 2016

October Monthly Staff Report

For the month we received 0.24 inches of rain. The average Influent flow was 2.1731 MGD. The Effluent average flow was 1.6425 MGD. Sent 7.529 MGD to golf course. The BOD effluent average was 1.10 mg/l and the permit limit is 3.0 mg/l, the removal was 99.64%. The Ammonia effluent average was 0.01 mg/l and the permit limit is 1.1 mg/l, the removal was 99.94%. The Suspend Solids effluent average was 0.225 mg/l and the permit limit is 30.0 mg/l, the removal was 99.94%. The E-coli average was 1.0 colony per 100 ml and the permit limit is 126 colonies per 100 ml sample. We pressed 345.29 tons in 15 loads for an average of 23.02 tons a load. Effluent Total Nitrogen was 1.48 mg/l which is 19.92 lbs. and Total Phosphorus was 0.55 mg/l which was 7.40 lbs. Influent Total Nitrogen was 50.6 mg/l which is 909.72 lbs. and Total Phosphorus was 6.42 mg/l which is 115.29 lbs. Biomointoring for the 4th quarter was >100%.

COMMITTEE/COMMISSION MINUTES/REPORTS

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY OCTOBER 10, 2016
5:30 P.M.

Chairman Paul Downing called the meeting to order

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

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

Concerned Citizens (Non-Agenda Items) None.

Public Comment (Agenda Items) – No Comments

Approval of September 12, 2016 meeting minutes: Alderman Fitterer made a motion to approve the September 12, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 4/0.

Approval of the agenda:
Commissioner Hairston made a motion to approve the agenda. Motion seconded by Alderman Fitterer. Motion passed 4/0 as amended.

Alderman Fitterer made a motion to move PPL 252-2016 and ADM 247-2016 from the regular agenda to the consent agenda. Motion seconded by Chairman Downing. Motion passed 4/0.

Consent Agenda:

1. Resolution 16-96 Release the Performance Bond for Brixworth Ph 1. Sec 1
   Bond for Brixworth Ph 1. Sec 1
2. Resolution 16-114 Recommend acceptance and dedication of road rights-of-way and public improvements for Brixworth phase 1 sec. 1
3. Resolution 16-98 Establish Maintenance Bond for Shirebrook Ph 2
4. Resolution 16-99 Establish Performance Bond for Shirebrook Ph 2
5. Resolution 16-100 Establish Maintenance Bond for Wades Grove Sect 15A
6. Resolution 16-101 Establish Performance Bond for Wades Grove Sect 15A
7. Resolution 16-102 Establish Maintenance Bond for Wades Grove Sect 17A
8. Resolution 16-103 Establish Performance Bond for Wades Grove Sect 17A
9. Resolution 16-104 Release Maintenance Bond Arbors at Autumn Ridge Ph 2
10. Resolution 16-105 Dedication of Road ROW and Public Improvements In Arbors at Autumn Ridge Ph 2
11. Resolution 16-106 Release Performance Bond Arbors at Autumn Ridge Ph 3 & Ph 4
12. Resolution 16-107 Dedication of Road ROW and Public Improvements In Arbors at Autumn Ridge Ph 3 & Ph 4
13. Resolution 16-108 Release Maintenance Bond Meadowbrook Ph 4 Sec 1
14. Resolution 16-109 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 1

15. Resolution 16-110 Release Maintenance Bond Meadowbrook Ph 4 Sec 2
16. Resolution 16-111 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 2
17. Resolution 16-112 Release Maintenance Bond Meadowbrook Ph 4 Sec 3
18. Resolution 16-113 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 3
19. **PPL 252-2016:** Submitted by Stanford and Associates, Inc for Wades Grove, Section 18. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 25.53 acres. The applicant requests Preliminary Plat approval for 79 single family residential lots.
20. **ADM 247-2016:** Submitted by the Planning Department. The proposal is to amend the Zoning Ordinance to adopt provision for telecommunication towers.

Alderman Fitterer made a motion to approve the amended Consent Agenda. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

1) **CCP-248-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Shirebrook Phase 2. The property is zoned B-4 (Central Business District) and contains approximately 3.422 acres. The applicant requests concurrent plat approve for 36 single family residential lots.

2) **FPL 250-2016**: Submitted by Stanford and Associates, Inc for Wades Grove, Section 17A. The property is zoned R-2 (Medium Density Residential) PUD Planned Unit Development, and contains approximately 9.95 acres. The applicant requests final plat approval for 24 single family residential lots.

3) **FPL 251-2016**: Submitted by Stanford and Associates, Inc for Wades Grove, Section 15A. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 12.96 acres. The applicant requests final plat approval for 29 single family residential lots.

4) **FPL 255-2016:** Submitted by Wes Engineers & Surveyors for Crooked Creek, Section 1. The property is zoned R-2, Medium Density Residential and contains 7.98 acres. The applicant requests final plat approval for 20 single family residential lots.

5) **FPL 256-2016:** Submitted by Wes Engineers & Surveyors for Brixworth, Phase 4, Section 1. The property is zoned R-2, Medium Density Residential and contains 14.42 acres. The applicant requests final plat approval for 35 single family residential lots.

6) **FPL 257-2016:** Submitted by Wes Engineers & Surveyors for Brixworth, Phase 4, Section 2. The property is zoned R-2, Medium Density Residential and contains 21.08 acres. The applicant requests final plat approval for 49 single family residential lots.

Alderman Fitterer made a motion to approve the Consent Agenda addendum. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

Old Business:

1.) **PPL 228-2016:** Submitted by ESP Associates for Southern Springs Phase 3 and 6. The property is zoned B-1 Office and Limited Retail and contains approximately 90.97 acres. The applicant requests preliminary plat approval for 111 single family residential lots.

Engineering Comments:

1. Show roadway and cul-de-sac dimensions on plat
2. Show roadway dimensions
3. Show cul-de-sac radii
4. Show 20' PUDE's
5. Provide a larger scale drawing of that area and to tag slab grades as well as labeling the contours.

Staff Conditions:

1. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
2. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.
3. Grading of lots shall not be permitted within any landscape buffer.
4. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **PPL 228-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

New Business:

1. **SKP 249-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located on Reserve Blvd. The property is zoned B-4 and contains approximately 2.024 acres+. The applicant requests sketch plan approval for one commercial lot.

Engineering Comments:

1. Show ADA ramps at driveway
2. Provide retaining wall design
3. Provide photometric sheet, truck turning movements sheet
4. Provide detail showing AC sections
5. Show proposed detention areas

Staff conditions:

1. Approval of this sketch plan shall remain valid for a period of one (1) year, during which time a site plan application shall be submitted.
2. Modification to this sketch plan approval may require Planning Commission approval prior to the submittal of a site plan application.
3. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **SKP 249-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

2. **PUD 254-2016:** Submitted by Littlejohn for The Villages at Harvest Point. The property is zoned R-2 Medium Density Residential PUD, Planned Unit Development and contains approximately 265 acres. The applicant requests final development plan approval for 557 single family residential lots and 234 multi-family residential townhomes.

Engineering Comments:

1. Show all roadway dimensions and provide AC sections

Staff conditions:

1. All conditions of approval for PUD 199-2016 shall apply.
2. Planning Commission approval of applicable site plan and preliminary plat applications shall be required prior to the issuance of permits for the project boundary.
3. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **PUD 254-2016** with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 4/0.

3. **STP 259-2016:** Submitted by ESP Associates for Southern Springs Phase 3. The property is zoned B-1 Office and Limited Retail and contains approximately 10.6 acres. The applicant requests Site plan approval for 17,814 s/f amenity center.

Engineering:

1. Provide truck turning movement and photometric sheets.
2. All storm water pipe included on the plans is to be 18" minimum.
3. RCP under all roads or paved areas. HDPE, HDPP, or RCP can be used in turf areas.
4. All Storm Water structures are to be concrete as per the city specs.
5. Coordinate all water and sewer with designated City Representative

Staff conditions:

1. Prior to the issuance of permits all engineering and planning revisions requested herein shall be completed.
2. All public rights-of-way and easements shall be dedicated prior to the issuance of a certificate of occupancy.
3. The site plan shall be constructed as approved and conditioned prior to the issuance of certificates of occupancy.
4. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval prior to the issuance of permits or certificates of occupancy.
6. Elevation note be removed and resubmitted.
7. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **STP 259-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

6. **PPL 260-2016:** Submitted by Mullins, LLc for Slayton Cove. The property is zoned R2, Medium Density and R-4, High Density Residential and contains approximately 49.8 acres. The applicant requests preliminary plat approval for 116 single family residential lots.

Engineering Comments:

1. Show roadway and sidewalk dimensions and street names
2. Show PUDE's
3. Confirm offsite improvements to Port Royal

Staff conditions:

1. All conditions of approval for NCP 227-2016 shall apply.
2. Trail construction within Phase One shall be required. The applicant/developer shall coordinate with Planning and Public Works staff to determine the final location in the field.
3. Preliminary plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted for Planning Commission consideration.
4. Modification to the approved preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.
5. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **PPL 260-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

Other Business

2017 Meeting Schedule Calendar

Alderman Fitterer made a motion to approve 2017 Meeting Schedule Calendar with Work Session to be December 28, 2017 and Revision due on January 3, 2018. Motion seconded by Commissioner Hairston. Motion passed 4/0.

Paul Downing, Chairman

Dara Sanders P.C. Secretary

CITY OF SPRING HILL
TRANSPORTATION ADVISORY COMMITTEE
REGULAR MEETING MINUTES
Monday, September 19, 2016
5:30 P.M.

MINUTES

Chair Whittenbur called the meeting of the Spring Hill Transportation Advisory Committee to order at 5:30 p.m in the Court Room at City Hall.

Present were Alderman Whittenburg, Williams and Fitterer. Also present were Mayor Graham, Victor Lay, and a number of citizens and reporters.

Citizen Comments
Williams invited citizens to speak. None accepted.

New Business

1. **Proposed Hwy 31 Widening Plan.**
   Presentation given by Wiser. Presentation to be shared with TDOT on 10/18/2016

2. **HWY 31 Diablo Package**
   10' Lane Concept Design.
   Presentation by Dempsey, Drilling and Associates. Discussion regarding south bound to east bound as Nasdaq.

3. **Update of I-65 Interchange Study**
   Update provided by staff

4. **School Traffic Management Strategy, Review Scope of Work**
   Williams moved to favorably recommend, Whittenburg second. Passed 3-0

Citizen Comments
Whittenburg invited citizens to speak.

Jonathan Duda Stated Hwy 31 is included in MPO plan at 33 million. 19 million dollar estimate by Wiser should be viewed favorably by TDOT.

Bob Ackerman stated only widening 31 within COSH limits would only push problem to Thompson Station. What are they going to do?

Steve Kroger spoke to oppose R turn only at Nasdaq

Donnie Cameron spoke to oppose R turn only at Nasdaq

Kiki Sperling spoke to oppose R turn only at Nasdaq

Bob Brenamill asked why Hwy 31 widening would be stopped at Miles Johnson south bound

Matt Deep spoke to favor widening Hwy 31 north all the way to south Franklin

William Lovett spoke to favor limiting overall growth as a short term fix

Diane Taylor inquired as to interconnectivity policy

David Goodman inquired regarding development on Wilkes Ln

Ixa Dean inquired regarding PD Patrol during peak hours to assist traffic control

Shane McNeil spoke to favor connecting Mercer Ln to Newport. Advocated for down-zoning. Opposed any re-zone of Alexander property until I-65 interchange is under construction.

Whittenburg moved to adjourn the meeting. Motion seconded by Fitterer. Motion to adjourn passes unanimously. Meeting adjourned at 6:24 p.m.

_____ _____

Alderman Matt Fitterer, Secretary Alderman Chad Whittenburg, Chairman

CITY OF SPRING HILL
TRANSPORTATION ADVISORY COMMITTEE
REGULAR MEETING MINUTES
Monday, September 19, 2016
5:30 P.M.

MINUTES

Chair Whittenburg called the meeting of the Spring Hill Transportation Advisory Committee to order at 5:30 p.m in the Court Room at City Hall.

Present were Alderman Whittenburg, Williams and Fitterer. Also present were Mayor Graham, Victor Lay, and a number of staff, citizens and reporters.

Citizen Comments
Whittenburg invited citizens to speak. Rob Rotten spoke in favor of increasing gasoline taxes at the state level.

New Business

1. **Proposed Hwy 31 Widening Plan.**
   Presentation to be shared with TDOT on 10/18/2016

2. **HWY 31 Diablo Package**
   Discussion regarding south bound to east bound as Nasdaq. Turning movement data has been collected on Nasdaq westbound to south. South bound to east pending. Wilkes data pending.
   At a five lane Hwy 31; right/right movements become a greater safety concern and less of a throughput concern.
   Discussion on rolling out Diablo package one improvement at a time
   Discussion on updating resolution 16-15 due to concerns raised by potential development in corridor.
   Discussion on timing of potential update. November discussed

3. **School Traffic Management Strategy, Review Scope of Work**
   Work is pending. Expecting November deliverable.

Roundtable
Ms Stahl advised neighborhood sidewalk program applicants to be reviewed in November TAC.
Zemek suggested no right on red sign at eastbound Buckner Rd and Hwy 31 during peak hours.

Whittenburg moved to adjourn the meeting. Motion seconded by Fitterer. Motion to adjourn passes unanimously. Meeting adjourned at 6:32 p.m.

Alderman Matt Fitterer, Secretary	Alderman Chad Whittenburg, Chairman

CONSENT AGENDA ITEMS

RESOLUTION 16-148

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR THE ARBORS AT AUTUMN RIDGE PHASE 2

WHEREAS, Developer Autumn Ridge Development Co. has a recorded Final Plat for The Arbors at Autumn Ridge Phase 2 in Williamson County Plat Book P56, Page 96 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 October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for The Arbors at Autumn Ridge Phase 2 be accepted; and

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

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 The Arbors at Autumn Ridge Phase 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for The Arbors at Autumn Ridge Phase 2

DATE: November 2, 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 The Arbors at Autumn Ridge Phase 2, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for The Arbors at Autumn Ridge Phase 2, per PC Resolution 16-105 passed by the Planning Commission on October 10, 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 19 day of March 2013, 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 Arbors @ Autumn Ridge PH II, a Subdivision, having its office and place of business at 1503 Columbia Ave Franklin Tn 37064 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Arbors PH II dated 11-9-2012 and prepared by Anderson, Delk, Epps and

WHEREAS, said plat designates certain public improvements consisting of Roads, R.O.W, water, storm drain & 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 A attached hereto;

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

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

A. The Developer herewith delivers to the City Documents of conveyance for the premises described in Schedule A 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 19 day of March, 2013, 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:

Arbors e Autumn Ridge.

March 19 2013
Date

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 19 day of March 2013, 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 Developer of Arborsch Ridge 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.

LESA J. HAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exp. Date 9-16-2013

Don R Cameron, III
INDIVIDUAL

Schedule A

The Arbors at Autumn Ridge Phase II

Recorded in Plat Book 56 Page 96

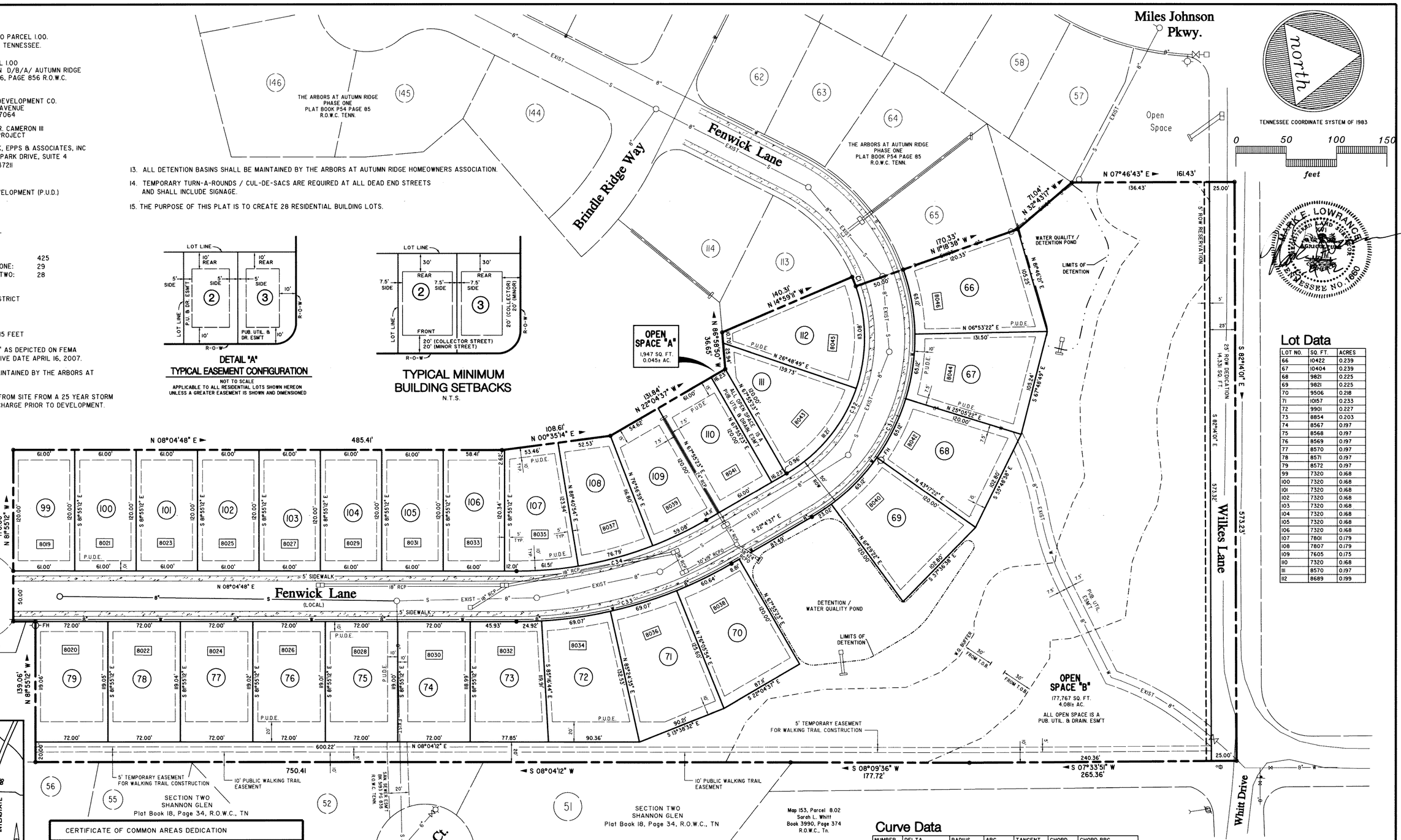
11-9-2012

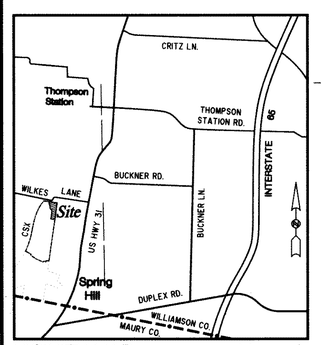
NOTES:

1. SITE IS LOCATED ON PROPERTY MAP 167, P/O PARCEL 1.00. 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
2. DEED REFERENCE: MAP 167, PARCEL 1.00 DON R. CAMERON D/B/A/ AUTUMN RIDGE DEED BOOK 4586, PAGE 856 R.O.W.C.
3. OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT CO. 1503 COLUMBIA AVENUE FRANKLIN, TN 37064 (615) 791-0093 CONTACT: DON R. CAMERON III OWNS 100% OF PROJECT
4. PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
5. EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
6. TOTAL AREA IN SITE: 145.81 Ac.±
   AREA WITHIN PHASE ONE: 10.03 Ac. ±
   AREA WITHIN PHASE TWO: 11.11 Ac. ±
   REMAINING AREA: 124.67 Ac. ±
7. TOTAL NUMBER OF LOTS PROPOSED: 425
   NUMBER OF LOTS PROPOSED WITHIN PHASE ONE: 29
   NUMBER OF LOTS PROPOSED WITHIN PHASE TWO: 28
8. SETBACK REQUIREMENTS - P.U.D. ZONING DISTRICT
   MIN. FRONT YARD : 20 FEET
   MIN. SIDE YARD : 7.5 FEET
   MIN. REAR YARD : 30 FEET
   MIN. DIST. BETWEEN BLDGS : 15 FEET
9. THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA COMMUNITY PANEL 470278 0070E, EFFECTIVE DATE APRIL 16, 2007.
10. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
11. DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
12. FIVE FOOT SIDEWALKS AS SHOWN.
13. ALL DETENTION BASINS SHALL BE MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
14. TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE SIGNAGE.
15. THE PURPOSE OF THIS PLAT IS TO CREATE 28 RESIDENTIAL BUILDING LOTS.

DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL RESIDENTIAL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED

TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.





VICINITY MAP not to scale

Lot Data

LOT NO.	SQ. FT.	ACRES
66	10422	0.239
67	10404	0.239
68	9821	0.225
69	9821	0.225
70	9506	0.218
71	10157	0.233
72	9901	0.227
73	8854	0.203
74	8567	0.197
75	8568	0.197
76	8569	0.197
77	8570	0.197
78	8571	0.197
79	8572	0.197
99	7320	0.168
100	7320	0.168
101	7320	0.168
102	7320	0.168
103	7320	0.168
104	7320	0.168
105	7320	0.168
106	7320	0.168
107	7801	0.179
108	7807	0.179
109	7605	0.175
110	7320	0.168
111	8570	0.197
112	8689	0.199

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	03°40'33"	155.00	9.94	4.97	9.94	N 76°51'06" E
C31	79°14'01"	205.00	283.49	169.69	261.44	S 61°41'37" E
C32	79°14'01"	155.00	214.35	128.30	197.67	S 61°41'37" E
C33	30°09'25"	425.00	223.69	114.50	221.12	S 06°59'54" E
C34	30°09'25"	375.00	197.38	101.03	195.11	S 06°59'54" E

Phase Two
The Arbors at Autumn Ridge

P56/96

CERTIFICATE OF COMMON AREAS DEDICATION

Autumn Ridge Development Co. in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Arbors at Autumn Ridge for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

9-17-2012 Date — Owner

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

"Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "requirements) No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Middle Tennessee Electric Membership Corporation — Date

11/09/2012 - 10:20:43 AM
12049207
1 PGS : AL - PLAT
BATCH: 275737
PLAT BOOK: P56
PAGE: 96

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

H199

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 4586, page 856, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s)
AUTUMN RIDGE DEVELOPMENT CO. — 9-17-2012 Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled :
PHASE 2, THE ARBORS AT AUTUMN RIDGE
has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.
Date : 11-6-12
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled :
PHASE 2, THE ARBORS AT AUTUMN RIDGE
has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.
Date : 11-6-12
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

9-5-12 Date
Registered Land Surveyor — 1660 No.

CERTIFICATE OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date 11-8-12
Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names approved by Williamson County Emergency Communications.

9-17-12
Authorized Approving Agent — Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date 11-6-12
Secretary, City of Spring Hill Planning Commission

CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 11.11 — TOTAL LOTS 28
ACRES ROADWAY 1.21 — ACRES OPEN SPACE 4.13
OWNER AUTUMN RIDGE DEVELOPMENT CO. — ZONING P.U.D. (R-2)
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. — DATE 5-16-12
SCALE: 1" = 50'

04-121

RESOLUTION 16-149

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR THE ARBORS AT AUTUMN RIDGE PHASE 3 AND PHASE 4

WHEREAS, Developer Autumn Ridge Development Co. has a recorded Final Plat for The Arbors at Autumn Ridge Phase 3 and Phase 4 in Williamson County Plat Book P58, Page 66; Plat Book P58 Page 67 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 October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for The Arbors at Autumn Ridge Phase 3 and Phase 4 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.

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 The Arbors at Autumn Ridge Phase 3 and Phase 4 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for The Arbors at Autumn Ridge Phase 3 and Phase 4

DATE: November 2, 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 The Arbors at Autumn Ridge Phase 3 and Phase 4, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for The Arbors at Autumn Ridge Phase 3 and Phase 4, per PC Resolution 16-107 passed by the Planning Commission on October 10, 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 July 20____, 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 THE Arbors At Autumn Ridge PH3, a Sole Proprietor, having its office and place of business at 1503 Columbia AVE, FRANKLIN TN 37064 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled The Arbors at Autm Ridge PH. 3 dated 5-28-13 and prepared by Anderson, Delk, Epps and

WHEREAS, said plat designates certain public improvements consisting of Roads, R.O.W, water, storm drain & 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 A attached hereto;

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

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

A. The Developer herewith delivers to the City Documents of conveyance for the premises described in Schedule A 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:

DON R. CAMERON, III

July 15 2013
Date

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 15 day of July 20 13, 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 WMS. Co; that he is the Owner/ Dev of The Arbors at Auburn Ridge Ph 3 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.

LESA J. HAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
INDIVIDUAL

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 15 day of July 2013, 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 The Arbors At Autumn Ridge PH 4, a Sole proprietor, having its office and place of business at 1503 Columbia Ave hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled The Arbors at Autumn Ridge PH 4 dated 6-4-13 and prepared by Anderson Delk Epps and

WHEREAS, said plat designates certain public improvements consisting of Roads, R.O.W, water, storm drain & 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 A attached hereto;

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

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

A. The Developer herewith delivers to the City Documents of conveyance for the premises described in Schedule A 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 15 day of July, 2013, 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:

Don R. Cameron, III

July 15, 2013
Date

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 15 day of July 2013, 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 Williams Co; that he is the Owner / Dev of The Arbors @ Antin Ridge PHY 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.

LESA J. HAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
INDIVIDUAL

NOTES:

1. SITE IS LOCATED ON PROPERTY MAP 167, P/O PARCEL 1.00.
   4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
2. DEED REFERENCE: MAP 167, PARCEL 1.00
   DON R. CAMERON D/B/A/ AUTUMN RIDGE
   DEED BOOK 4586, PAGE 856 R.O.W.C.
3. OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT CO.
   1503 COLUMBIA AVENUE
   FRANKLIN, TN 37064
   (615) 791-0093
   CONTACT: DON R. CAMERON III
   OWNS 100% OF PROJECT
4. PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC
   618 GRASSMERE PARK DRIVE, SUITE 4
   NASHVILLE, TN 37211
   (615) 331-0809
5. EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
6. TOTAL AREA IN SITE: 145.81 Ac.±
   AREA WITHIN PHASE ONE: 10.03 Ac. ±
   AREA WITHIN PHASE TWO: 11.11 Ac. ±
   AREA WITHIN PHASE THREE: 8.44 Ac. ±
   REMAINING AREA: 116.23 Ac. ±
7. TOTAL NUMBER OF LOTS PROPOSED: 425
   NUMBER OF LOTS PROPOSED WITHIN PHASE ONE: 29
   NUMBER OF LOTS PROPOSED WITHIN PHASE TWO: 28
   NUMBER OF LOTS PROPOSED WITHIN PHASE THREE: 25
8. SETBACK REQUIREMENTS - P.U.D. ZONING DISTRICT
   MIN. FRONT YARD : 20 FEET
   MIN. SIDE YARD : 7.5 FEET
   MIN. REAR YARD : 30 FEET
   MIN. DIST. BETWEEN BLDGS : 15 FEET
9. THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA COMMUNITY PANEL 470278 0070E, EFFECTIVE DATE APRIL 16, 2007.
10. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
11. DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
12. FIVE FOOT SIDEWALKS AS SHOWN.
13. ALL DETENTION BASINS SHALL BE MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
14. TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE SIGNAGE.
15. THE PURPOSE OF THIS PLAT IS TO CREATE 28 RESIDENTIAL BUILDING LOTS.

P58/66

09/24/2013 - 11:05:57 AM
13045118
1 PGS : AL - PLAT
BATCH: 317317
PLAT BOOK: P58
PAGE: 66

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

H469

Lot Data

LOT NO.	SQ. FT.	ACRES
80	8,573	0.197
81	8,574	0.197
82	8,575	0.197
83	8,576	0.197
84	8,576	0.197
85	8,577	0.197
86	8,578	0.197
87	10,737	0.246
88	13,589	0.312

LOT NO.	SQ. FT.	ACRES
89	11,456	0.263
90	12,348	0.283
91	12,619	0.290
92	8,940	0.205
93	8,933	0.205
94	9,613	0.221
95	7,391	0.170
96	7,320	0.168

LOT NO.	SQ. FT.	ACRES
97	7,320	0.168
98	7,320	0.168
126	7,320	0.168
127	7,320	0.168
128	7,430	0.171
129	9,180	0.211
130	8,882	0.204
131	8,673	0.199

Legend

- SANITARY SEWER W/ MANHOLE
- WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT

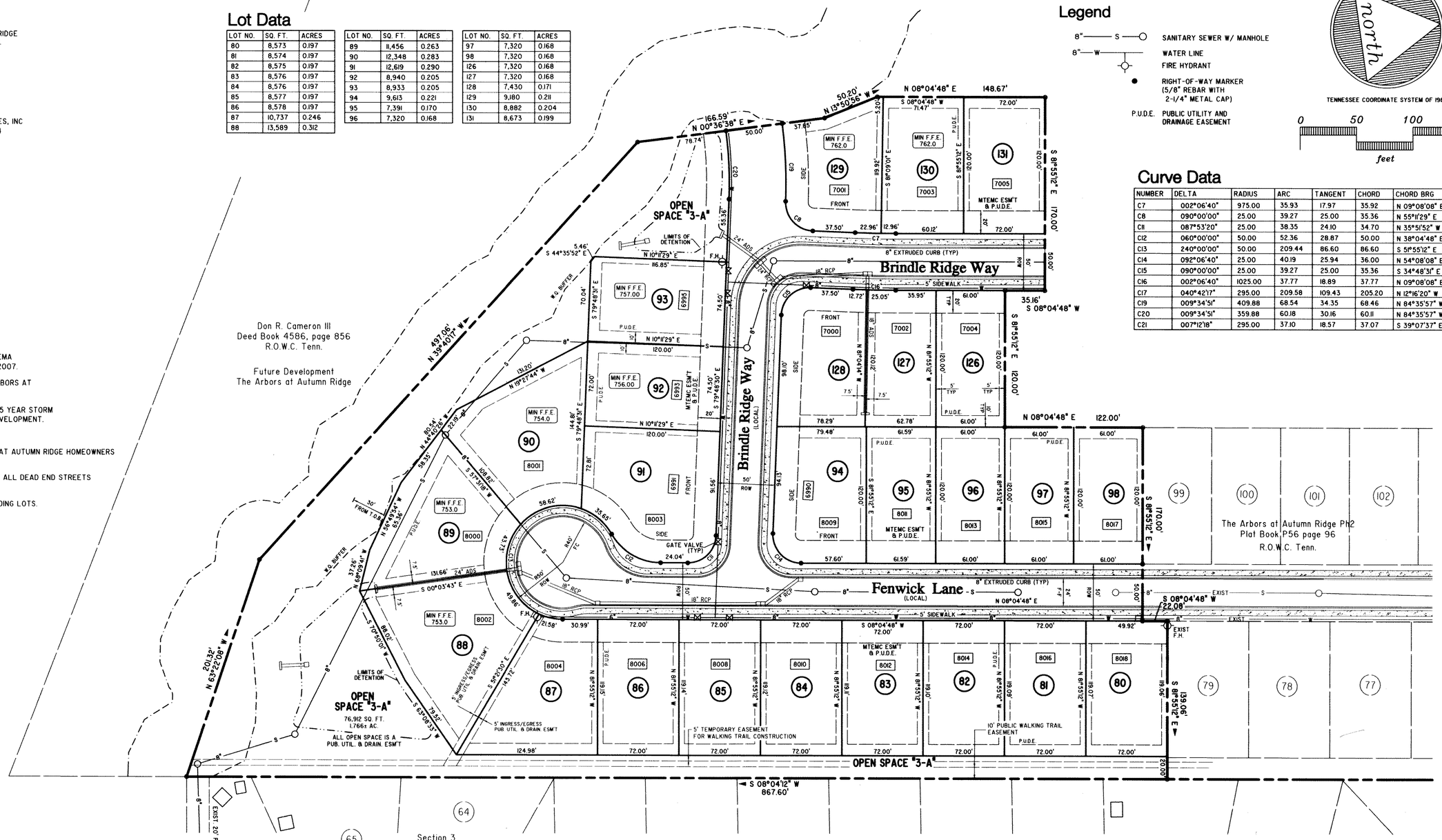
north

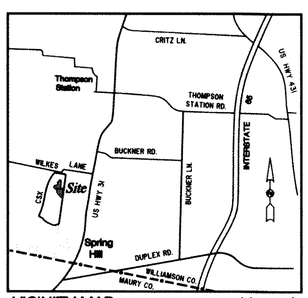
TENNESSEE COORDINATE SYSTEM OF 1983

0 50 100 150
feet

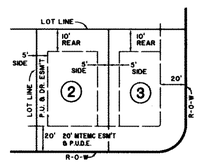
Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C7	002°06'40"	975.00	35.93	17.97	35.92	N 09°08'08" E
C8	090°00'00"	25.00	39.27	25.00	35.36	N 55°11'29" E
C11	087°53'20"	25.00	38.35	24.10	34.70	N 35°51'52" W
C12	060°00'00"	50.00	52.36	28.87	50.00	N 38°04'48" E
C13	240°00'00"	50.00	209.44	86.60	86.60	S 51°55'12" E
C14	092°06'40"	25.00	40.19	25.94	36.00	N 54°08'08" E
C15	090°00'00"	25.00	39.27	25.00	35.36	S 34°48'31" E
C16	002°06'40"	1025.00	37.77	18.89	37.77	N 09°08'08" E
C17	040°42'17"	295.00	209.58	109.43	205.20	N 12°16'20" W
C19	009°34'51"	409.88	68.54	34.35	68.46	N 84°35'57" W
C20	009°34'51"	359.88	60.18	30.16	60.11	N 84°35'57" W
C21	007°12'18"	295.00	37.10	18.57	37.07	S 39°07'37" E

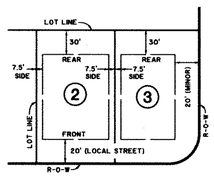




VICINITY MAP not to scale



DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL RESIDENTIAL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

Phase Three
The Arbors at Autumn Ridge

CERTIFICATE OF COMMON AREAS DEDICATION

Autumn Ridge Development Co. in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Arbors at Autumn Ridge for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

9-18-13 Date — Owner

MARK E. LOWRANCE REGISTERED LAND SURVEYOR TENNESSEE NO. 1660

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

"Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "requirements) No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 4586, page 856, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s)
AUTUMN RIDGE DEVELOPMENT CO. — 9-18-13 Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 3, THE ARBORS AT AUTUMN RIDGE

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 9-23-13

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 3, THE ARBORS AT AUTUMN RIDGE

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 9-23-13

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

8-13-13 Date

Registered Land Surveyor — 1660 No.

CERTIFICATE OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date 9-23-13

Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names approved by Williamson County Emergency Communications.

Authorized Approving Agent

9-24-13 Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date 9/23/13

Secretary, City of Spring Hill Planning Commission

CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 8.44 — TOTAL LOTS 25
ACRES ROADWAY 0.68± — ACRES OPEN SPACE 1.77±
OWNER AUTUMN RIDGE DEVELOPMENT CO. — ZONING P.U.D. (R-2)
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. — DATE 5-28-13
SCALE: 1" = 50' — 0 25 50 100 150

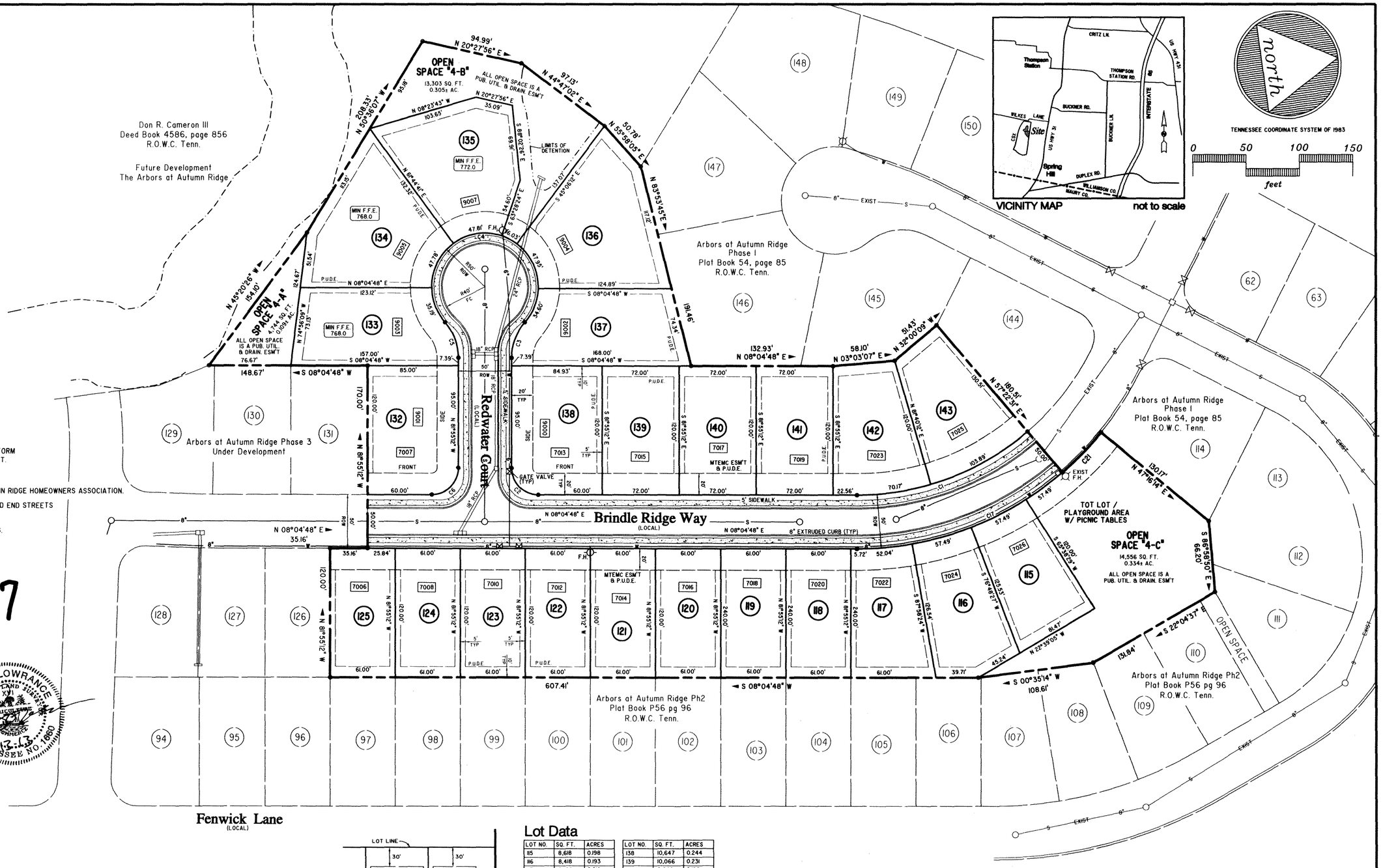
04-121

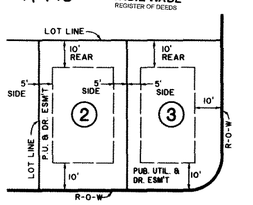
NOTES:

1. SITE IS LOCATED ON PROPERTY MAP 167, P/O PARCEL 1.00. 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
2. DEED REFERENCE: MAP 167, PARCEL 1.00 DON R. CAMERON D/B/A/ AUTUMN RIDGE DEED BOOK 4586, PAGE 856 R.O.W.C.
3. OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT CO. 1503 COLUMBIA AVENUE FRANKLIN, TN 37064 (615) 791-0093 CONTACT: DON R. CAMERON III OWNS 100% OF PROJECT
4. PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
5. EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
6. TOTAL AREA IN SITE: 145.81 Ac.±
   - AREA WITHIN PHASE ONE: 10.03 Ac. ±
   - AREA WITHIN PHASE TWO: 11.11 Ac. ±
   - AREA WITHIN PHASE THREE: 8.44 Ac. ±
   - AREA WITHIN PHASE FOUR: 6.84 Ac. ±
   - REMAINING AREA: 109.39 Ac. ±
7. TOTAL NUMBER OF LOTS PROPOSED: 425
   - NUMBER OF LOTS PROPOSED WITHIN PHASE ONE: 29
   - NUMBER OF LOTS PROPOSED WITHIN PHASE TWO: 28
   - NUMBER OF LOTS PROPOSED WITHIN PHASE THREE: 25
   - NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 23
8. SETBACK REQUIREMENTS - P.U.D. ZONING DISTRICT
   - MIN. FRONT YARD : 20 FEET
   - MIN. SIDE YARD : 7.5 FEET
   - MIN. REAR YARD : 30 FEET
   - MIN. DIST. BETWEEN BLDGS : 15 FEET
9. THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA COMMUNITY PANEL 470278 0070E, EFFECTIVE DATE APRIL 16, 2007.
10. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
11. DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
12. FIVE FOOT SIDEWALKS AS SHOWN.
13. ALL DETENTION BASINS SHALL BE MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
14. TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE SIGNAGE.
15. THE PURPOSE OF THIS PLAT IS TO CREATE 23 RESIDENTIAL BUILDING LOTS.

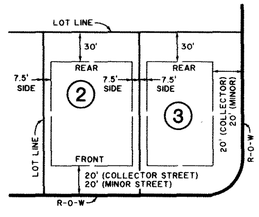
09/24/2013 - 11:05:57 AM
13045119
1 PGS : AL - PLAT
BATCH: 317317
PLAT BOOK: P58
PAGE: 67
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS
H470

P58/67





DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL RESIDENTIAL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

Lot Data

LOT NO.	SQ. FT.	ACRES
115	8,618	0.198
116	8,418	0.193
117	9,144	0.210
118	8,361	0.192
119	7,320	0.168
120	7,320	0.168
121	7,320	0.168
122	7,320	0.168
123	7,320	0.168
124	7,320	0.168
125	7,320	0.168
132	8,640	0.198
133	10,066	0.231
134	10,270	0.236
135	12,829	0.295
136	12,201	0.280
137	13,445	0.309

LOT NO.	SQ. FT.	ACRES
138	10,647	0.244
139	10,066	0.231
140	8,640	0.198
141	8,640	0.198
142	8,640	0.198
143	9,153	0.210

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	063°21'53"	245.00	270.95	151.21	257.35	N 23°36'08" W
C2	090°00'00"	25.00	39.27	25.00	35.36	N 53°04'48" E
C3	041°24'35"	50.00	36.14	18.90	35.36	S 61°12'54" E
C4	262°49'09"	50.00	229.35	56.69	75.00	S 08°04'48" W
C5	041°24'35"	50.00	36.14	18.90	35.36	S 77°22'31" W
C6	090°00'00"	25.00	39.27	25.00	35.36	N 36°55'12" W
C17	040°42'17"	295.00	209.58	109.43	205.20	N 12°16'20" W
C21	010°06'17"	295.00	52.03	26.08	51.96	N 37°40'37" W

Phase Four
The Arbors at Autumn Ridge

CERTIFICATE OF COMMON AREAS DEDICATION

Autumn Ridge Development Co. in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Arbors at Autumn Ridge for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

9-18-13 Date — Owner

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

"Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "requirements) No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 4586, page 856, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s)

AUTUMN RIDGE DEVELOPMENT CO. — 9-18-13 Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 2, THE ARBORS AT AUTUMN RIDGE

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 9-23-13

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 2, THE ARBORS AT AUTUMN RIDGE

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 9-23-13

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

8-13-13 Date

Registered Land Surveyor — 1660 No.

CERTIFICATE OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date 9-23-13

Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names approved by Williamson County Emergency Communications.

9-24-13 Date

Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date 9/23/13

Secretary, City of Spring Hill Planning Commission

CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 6.845 — TOTAL LOTS 23
ACRES ROADWAY 1.103 — ACRES OPEN SPACE 0.758
OWNER AUTUMN RIDGE DEVELOPMENT CO. — ZONING P.U.D. (R-2)
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. — DATE 6-04-13
SCALE: 1" = 50'

RESOLUTION 16-150

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

WHEREAS, Developer Ira T. Adams. has a recorded Final Plat for Brixworth Phase 1 Section 1 in Williamson County Plat Book P37, Page 33 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 October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Brixworth Phase 1 Section 1 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.

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 Brixworth Phase 1 Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Brixworth Phase 1 Section 1

DATE: November 2, 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 Brixworth Phase 1 Section 1, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Brixworth Phase 1 Section 1, per PC Resolution 16-114 passed by the Planning Commission on October 10, 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 28 day of SEPTEMBER 20 16, 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 Smart Living LLC, a LLC, having its office and place of business at 2101 W. Clinton Ave Ste 201, Huntsville AL 35805 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Brixworth Ph 1 Sect 1 dated 6/5/03 and prepared by Mark Lawrence 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 ___ 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:

SmartDining LLC

9/28/16 20___

Date

Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____

Signature

_____ 20_____

_____

Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF ~~TENNESSEE~~ ALABAMA

(COUNTY OF MADISON) SS. 45-5577476

On this 28 day SEPTEMBER of 20 16, before me personally appeared LOUIS W BREEDING, to me known to be one of the firm SMARTLIVING LLC, 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.

PATRICIA ACKER NOTARY PUBLIC ALABAMA STATE AT LARGE

Patricia Acker
CORPORATE

PATRICIA ACKER
Notary Public Alabama At Large
My Commission Expires Apr. 23, 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

NOTES

1. PROPERTY MAP 154, P/O PARCEL 65.02, MAP 166, P/O PARCEL 6.01
11th CIVIL DISTRICT, WILLIAMSON COUNTY

2. OWNER/SUBDIVIDER:
ADAMS BROTHERS
5850 CLOVERLAND DRIVE
BRENTWOOD, TENNESSEE 37027
(615)373-9203

3. PLANNER/SURVEYOR:
ANDERSON-DELK & ASSOC. INC.
618 GRASSMERE PARK DRIVE/SUITE 4
NASHVILLE, TENNESSEE 37211
(615)331-0809

4. EXISTING ZONING: R-2

5. PROPERTY IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) PER F.E.M.A. COMMUNITY-PANEL NO. 470204 0125B, EFFECTIVE DATE APRIL 1, 1981.

6. EACH LOT WILL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES AND 5 FEET ALONG EACH SIDE LOT LINE, UNLESS AN EASEMENT OF GREATER WIDTH IS SHOWN HEREON. (SEE DETAIL "A")

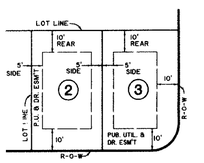
7. ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.

8. THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

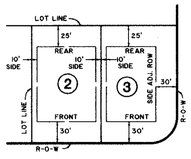
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE TOWN OF SPRING HILL.

10. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRIXWORTH OF RECORD IN DEED BK P , R.O.W.C.

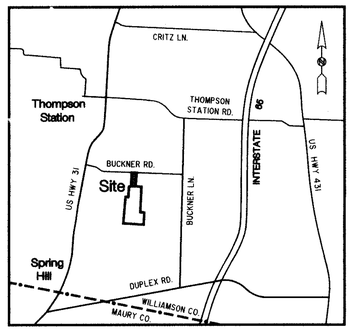
11. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT OPEN SPACES.



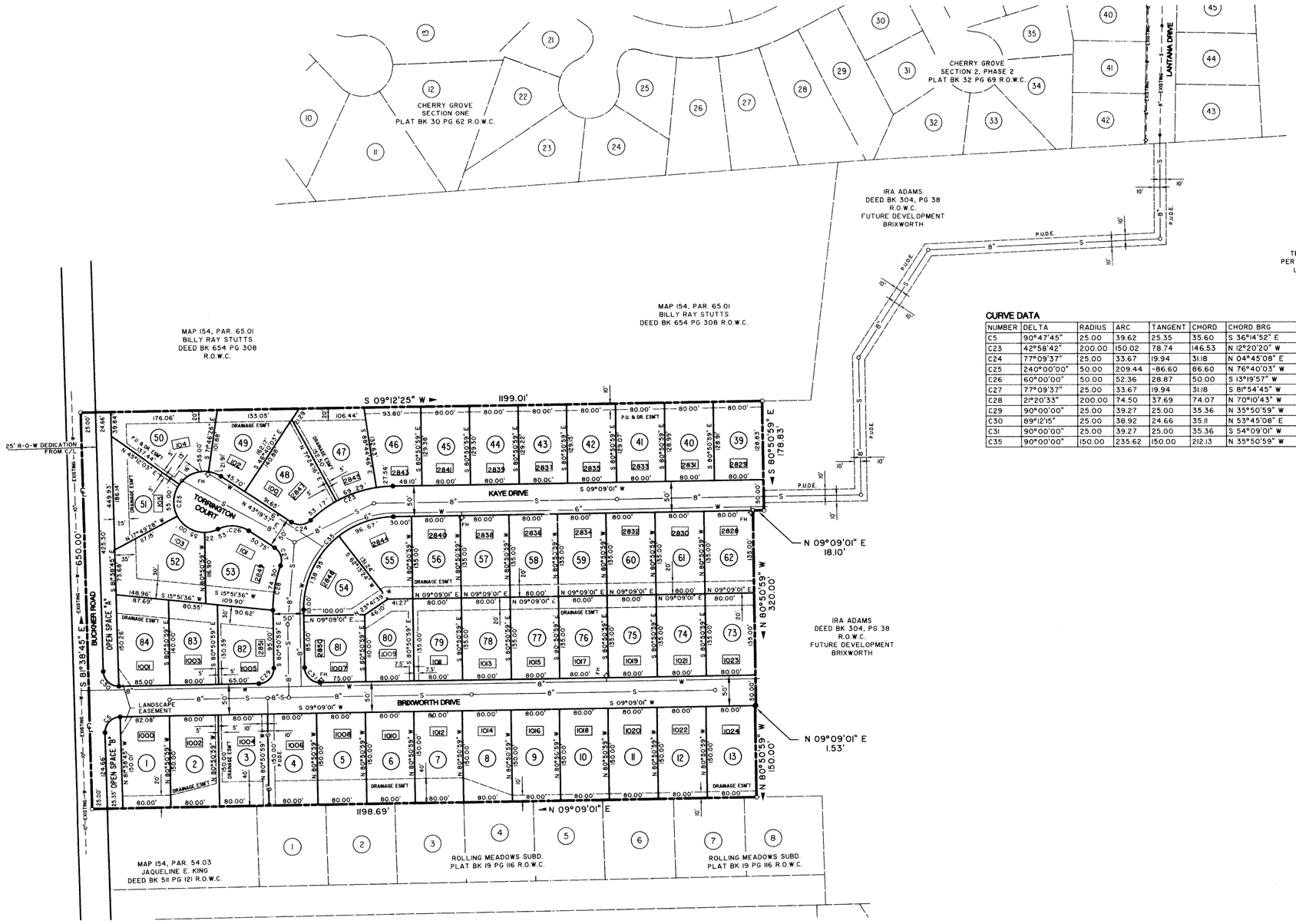
DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL LOTS SHOWN HEREON
UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.
APPLICABLE TO ALL LOTS SHOWN HEREON
UNLESS A GREATER SETBACK IS SHOWN AND DIMENSIONED



VICINITY MAP nts



TENNESSEE COORDINATE SYSTEM OF 1983,
PER GPS SURVEY OF CHERRY GROVE BY CHERRY LAND SURVEYING, DATED MARCH 28, 1999

CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C5	90°47'45"	25.00	39.62	25.35	35.60	S 36°14'52" E
C23	42°58'42"	200.00	150.02	78.74	146.53	N 12°20'20" W
C24	77°09'37"	25.00	33.67	19.94	31.18	N 04°45'08" E
C25	240°00'00"	50.00	209.44	-86.60	86.60	N 76°40'03" W
C26	60°00'00"	50.00	52.36	28.87	50.00	S 13°19'57" W
C27	77°09'37"	25.00	33.67	19.94	31.18	S 81°54'45" W
C28	21°20'33"	200.00	74.50	37.69	74.07	N 70°10'43" W
C29	90°00'00"	25.00	39.27	25.00	35.36	N 35°50'59" W
C30	89°12'15"	25.00	38.92	24.66	35.11	N 53°45'08" E
C31	90°00'00"	25.00	39.27	25.00	35.36	S 54°09'01" W
C35	90°00'00"	150.00	235.62	150.00	212.13	N 35°50'59" W

LOT DATA

LOT NO.	LOT SQ. FT.	ACRES
1	12156	0.279
2	12000	0.275
3	12000	0.275
4	12000	0.275
5	12000	0.275
6	12000	0.275
7	12000	0.275
8	12000	0.275
9	12000	0.275
10	12000	0.275
11	12000	0.275
12	12000	0.275
13	12000	0.275
39	10309	0.237
40	10316	0.237
41	10322	0.237
42	10328	0.237
43	10335	0.237
44	10341	0.237
45	10347	0.238
46	10995	0.252
47	13916	0.319
48	13124	0.301
49	11994	0.275
50	14818	0.340
51	12586	0.289
52	16496	0.379
53	14175	0.325
54	11240	0.258
55	11216	0.257
56	10800	0.248
57	10800	0.248
58	10800	0.248
59	10800	0.248
60	10800	0.248
61	10800	0.248
62	10800	0.248
73	10800	0.248
74	10800	0.248
75	10800	0.248
76	10800	0.248
77	10800	0.248
78	10800	0.248
79	10800	0.248
80	10316	0.237
81	10866	0.249
82	11142	0.256
83	10824	0.248
84	12482	0.287
O.S. "A"	10962	0.252
O.S. "B"	3664	0.084
SEC. ONE	714885	16.412

Legend

- 8" —S— SANITARY SEWER W/ MANHOLE
- 8" —W— WATER LINE
- FIRE HYDRANT
- IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 STREET ADDRESS

REGISTER'S OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY
Received for record the 22 day of Dec.
03 at 1:13 o'clock P M Noted in Note Book
Page and recorded in Plat Book P37 Page 33
Fee $ 17.00
WITNESS MY HAND SADIE WADE Register Sue Way - deputy
#03593701 D-509

P37/33

MARK E. LOWRANCE
TENNESSEE NO. 1660

PHASE ONE
SECTION ONE
Brixworth

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 304, page 38, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s) Date 10/9/2003
Title
Owner(s) Date
Title

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled:
PHASE ONE, SECTION ONE, BRIXWORTH
has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.
Date: 12-19 , 2003
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled:
PHASE ONE, SECTION ONE, BRIXWORTH
has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.
Date: 12-19-03
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than I : 10,000.
Date 10-8-03
Registered Land Surveyor 1660 No.

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.
Date 12-19-03
Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

Subdivision Name and Street Names approved by Williamson County Emergency Communications.
Jennie Irwin 10-10-03
Authorized Approving Agent Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.
Date 12-18-03
Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 16.412 TOTAL LOTS 49
ACRES ROADWAY 3.088 ACRES OPEN SPACE 0.336
OWNER IRA T. ADAMS ZONING R-2
SURVEYOR ANDERSON-DELK & ASSOC. DATE 6-05-03
SCALE: 1" = 100' 0 50 100 200 300

99-116

RESOLUTION 16-151

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 4 SECTION 1

WHEREAS, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 1 in Maury County Plat Book P20, Page 45 & 46 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 October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Meadowbrook Phase 4 Section 1 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.

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 Meadowbrook Phase 4 Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Meadowbrook Phase 4 Section 1

DATE: November 2, 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 Meadowbrook Phase 4 Section 1, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Meadowbrook Phase 4 Section 1, per PC Resolution 16-109 passed by the Planning Commission on October 10, 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 17th day of October 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 Cornerstone Land Company, a Partnership, Suite 300 having its office and place of business at 262 Robert Rose Drive Murfreesboro TN 37129 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Meadowbrook Ph 4 Sec dated 9-26-12 and prepared by Anderson Delk Epps & Assoc 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:

Cornerstone Land Company

October 17th 20 16
Date

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

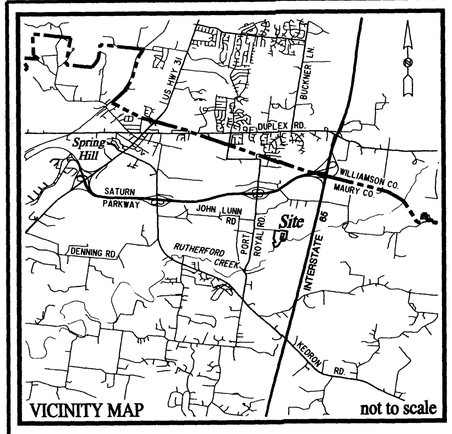
(COUNTY OF Rutherford) SS: –

On this 17th day of October 2016, before me personally appeared John D. Floyd, to me known, who, being by me first duly sworn, did depose and say that he resides in Murfreesboro; that he is the Managing Partner of Cornerstone Land Co. 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.

Kim B. Lockhart
INDIVIDUAL

My commission expires

KIM B. LOCKHART
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY



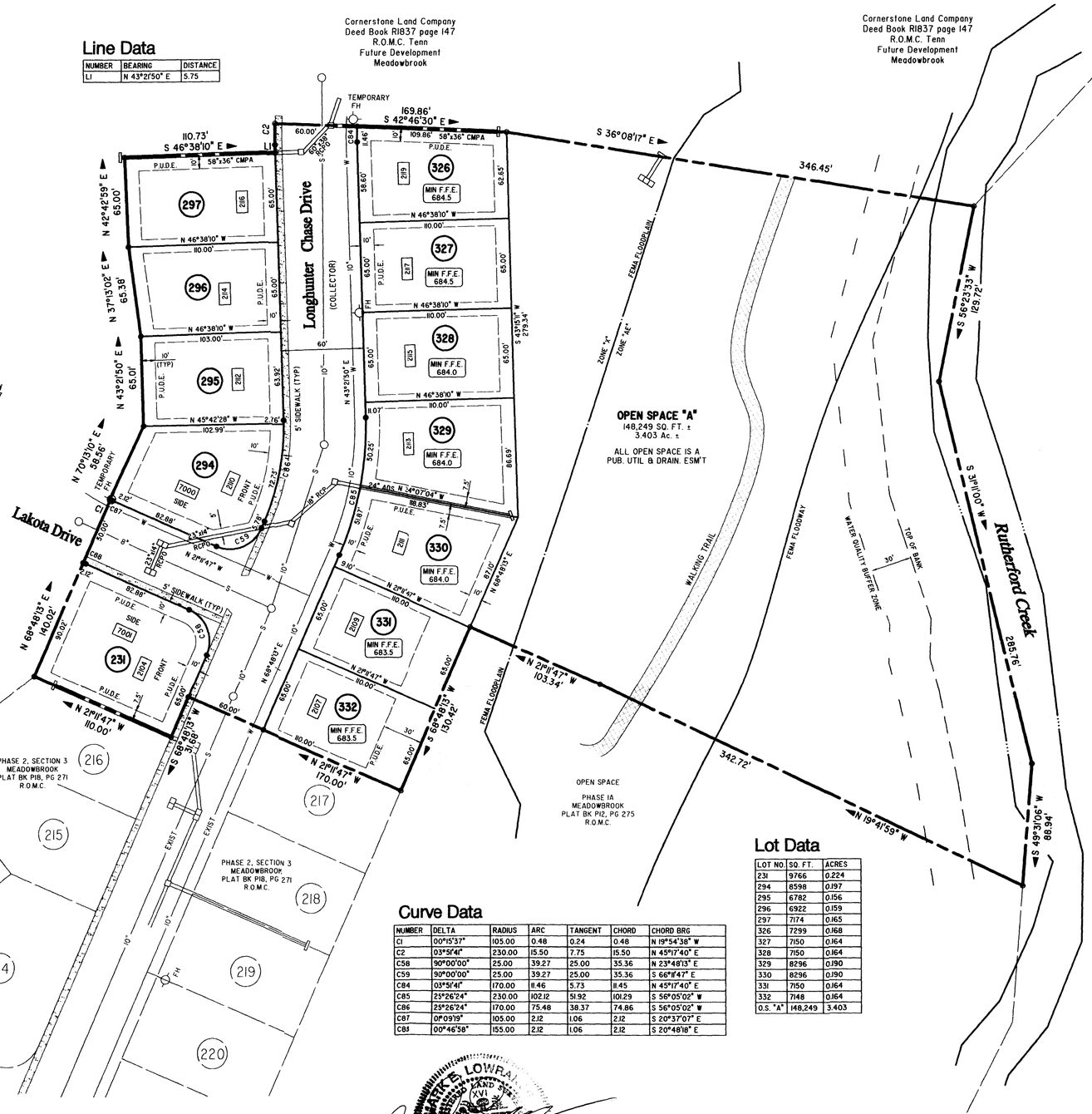
VICINITY MAP

Legend

- 8"—S—○ SANITARY SEWER W/ MANHOLE
- 8"—W— WATER LINE
- FIRE HYDRANT
- ● RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- R IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- [1234] STREET ADDRESS

Line Data

NUMBER	BEARING	DISTANCE
L1	N 43°21'50" E	5.75



Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	00°15'37"	105.00	0.48	0.24	0.48	N 19°54'38" W
C2	03°51'41"	230.00	15.50	7.75	15.50	N 45°17'40" E
C58	90°00'00"	25.00	39.27	25.00	35.36	N 23°48'13" E
C59	90°00'00"	25.00	39.27	25.00	35.36	S 66°11'47" E
C84	03°51'41"	170.00	11.46	5.73	11.45	N 45°17'40" E
C85	25°26'24"	230.00	102.12	51.92	101.29	S 56°05'02" W
C86	25°26'24"	170.00	75.48	38.37	74.86	S 56°05'02" W
C87	0°09'19"	105.00	2.12	1.06	2.12	S 20°37'07" E
C88	00°46'58"	155.00	2.12	1.06	2.12	S 20°48'18" E

Lot Data

LOT NO.	SQ. FT.	ACRES
231	9766	0.224
294	8598	0.197
295	6782	0.156
296	6922	0.159
297	7174	0.165
326	7299	0.168
327	7150	0.164
328	7150	0.164
329	8296	0.190
330	8296	0.190
331	7150	0.164
332	7148	0.164
O.S. "A"	148,249	3.403

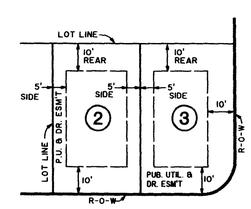
north

TENNESSEE COORDINATE SYSTEM OF 1983

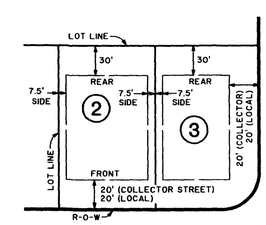
0 50 100 150
feet

NOTES:

1. SITE IS LOCATED ON PROPERTY MAP 44, P/O PARCEL 28, MAURY COUNTY, TENNESSEE.
2. DEED REFERENCE: MAP 44, P/O PARCEL 28 CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES DEED BOOK R1837, PAGE 147 R.O.M.C.
3. OWNER/DEVELOPER: CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES 201 E MAIN STREET, SUITE 300 MURFREESBORO, TN 37130
4. PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
5. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
6. EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
7. AREA WITHIN PHASE FOUR: 36.35 Ac. ±
   AREA WITHIN PHASE FOUR SECTION ONE: 6.25 Ac. ±
   REMAINING AREA PHASE FOUR: 30.09 Ac. ±
8. NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 102
   NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION ONE: 12
9. EXISTING SETBACK REQUIREMENTS
   MIN. FRONT YARD : 20 FEET
   MIN. SIDE YARD : 7.5 FEET
   MIN. REAR YARD : 30 FEET
   MIN. DIST. BETWEEN BLDGS : 15 FEET
10. THIS PROPERTY IS LOCATED IN ZONES "AE" AND "X" AS SHOWN ON F.E.M.A. MAP No. 47119C0185, EFFECTIVE DATE APRIL 16, 2007.
11. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
13. FIVE FOOT SIDEWALK SHALL BE REQUIRED AS SHOWN ON APPROVED MASTER PLAN..
14. ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE PAVEMENT AND SIGNAGE.
16. THE PURPOSE OF THIS RECORDING IS TO CREATE 12 SINGLE-FAMILY RESIDENDIAL BUILDING LOTS.



DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL RESIDENTIAL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

09/30/2013-01:56 PM
13012395
2 PGS : AL - PLAT
SUSIE BATCH: 160849
PLAT BOOK : P20
PAGE : 46
REC $15.00 DP $2.00 ARC $0.00
TOTAL AMOUNT 17.00
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

09/30/2013-01:56 PM
13012395
2 PGS : AL - PLAT
SUSIE BATCH: 160849
PLAT BOOK : P20
PAGE : 45
REC $15.00 DP $2.00 ARC $0.00
TOTAL AMOUNT 17.00
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Phase Four, Section One
Meadowbrook

CERTIFICATE OF COMMON AREAS DEDICATION

Cornerstone Land Company, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Meadowbrook Subdivision for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date _____ Owner _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. R1837, page 147, R.O.M.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s)

CORNERSTONE LAND CO. Date 9/12/13

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled :

MEADOWBROOK, PHASE 4, SECTION ONE

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 9-30-13

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled :

MEADOWBROOK, PHASE 4, SECTION ONE

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 9-26-13

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

9-19-13
Date

Registered Land Surveyor 1660 No.

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date 9-26-2013

Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names and addresses approved by Maury County 911.

9/26/2013
Authorized Approving Agent Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date 9/26/13

Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 6.25 TOTAL LOTS 12
ACRES ROADWAY 0.74 ACRES OPEN SPACE 3.40
OWNER CORNERSTONE LAND COMPANY ZONING R-2 P.U.D.
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 9-26-12
SCALE: 1" = 50' 0 25 50 100 150

06-130

RESOLUTION 16-152

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 4 SECTION 2

WHEREAS, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 2 in Maury County Plat Book P20, Page 47 & 48 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 October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Meadowbrook Phase 4 Section 2 be accepted; and

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

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 Meadowbrook Phase 4 Section 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Meadowbrook Phase 4 Section 2

DATE: November 2, 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 Meadowbrook Phase 4 Section2, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Meadowbrook Phase 4 Section 2, per PC Resolution 16-111 passed by the Planning Commission on October 10, 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 17th day of October 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 Cornerstone Land Company, a Partnership, Suite 300C having its office and place of business at 262 Robert Rose Drive Murfreesboro TN 37129 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Meadowbrook Ph 4 Sec 2 dated 9-26-12 and prepared by Anderson, Delk Epps & Assoc 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 Citv by action of the Board of Mayor and Aldermen on the 1 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:

Cornerstone Land Company

October 17 20 16
Date

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

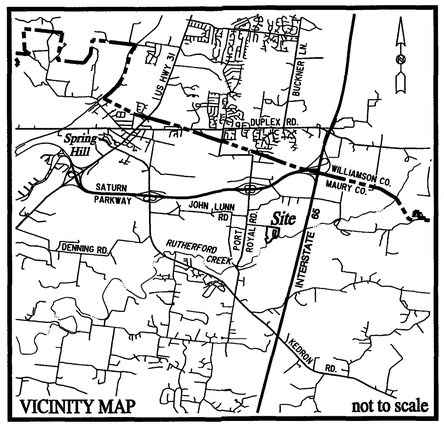
(COUNTY OF Rutherford) SS: –

On this 17th day of October 20 16, before me personally appeared John D. Floyd, to me known, who, being by me first duly sworn, did depose and say that he resides in Murfreesboro; that he is the Managing Partner of Cornerstone Land Co. 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.

Kim B. Lockhart
INDIVIDUAL

My commission expires Sept. 18.

KIM B. LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY



Curve Data

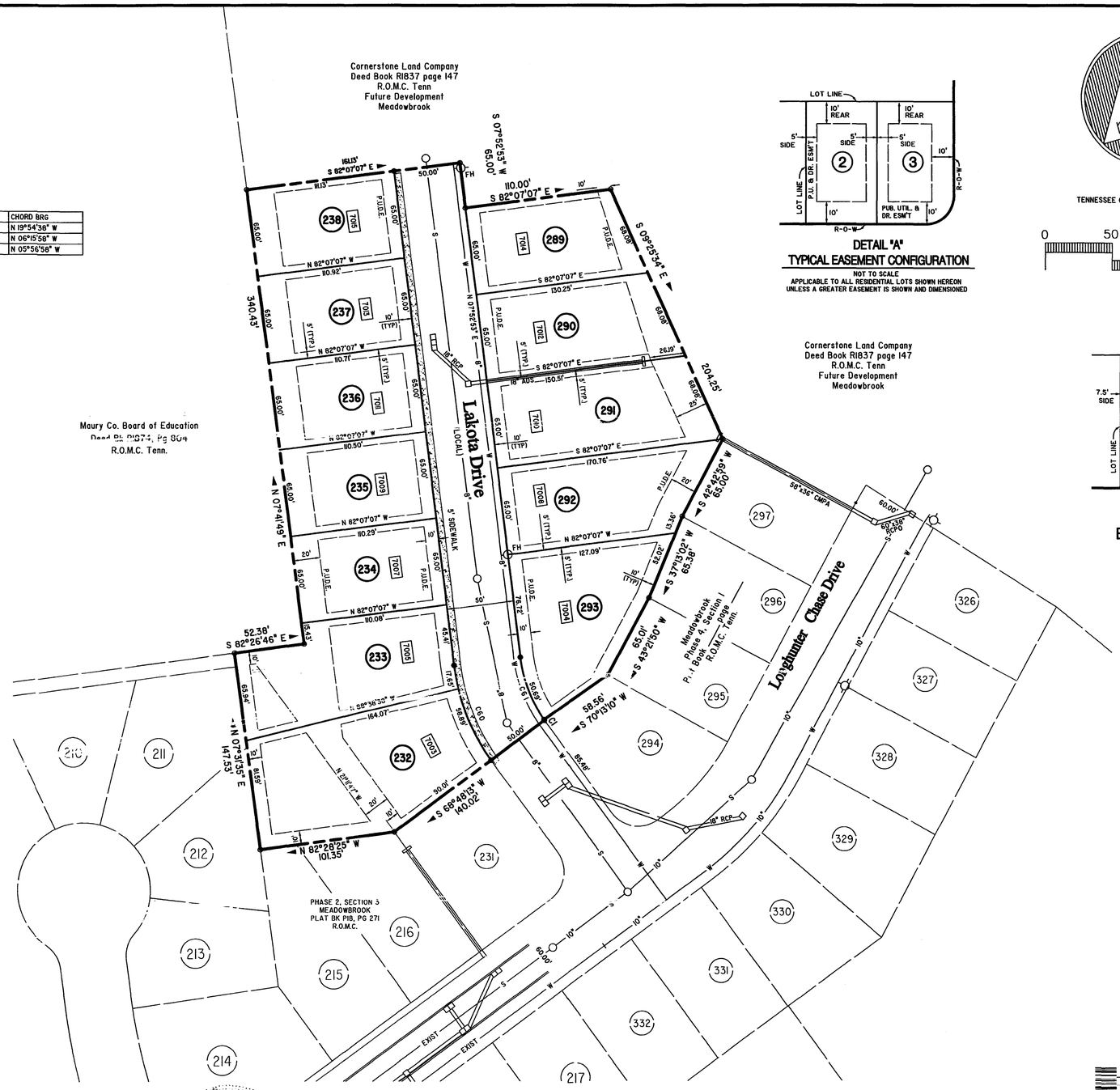
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	00°15'37"	1105.00	0.48	0.24	0.48	N 19°54'36" W
C60	28°17'42"	155.00	76.55	39.07	75.77	N 06°15'56" W
C61	27°39'43"	105.00	50.69	25.85	50.20	N 05°56'58" W

Legend

- 8" S — SANITARY SEWER W/ MANHOLE
- 8" W — WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/2" METAL CAP)
- IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 — STREET ADDRESS

NOTES:

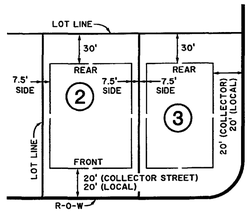
1. SITE IS LOCATED ON PROPERTY MAP 44, P/O PARCEL 28, MAURY COUNTY, TENNESSEE.
2. DEED REFERENCE: MAP 44, P/O PARCEL 28 CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES DEED BOOK R1837, PAGE 147 R.O.M.C.
3. OWNER/DEVELOPER: CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES 201 E MAIN STREET, SUITE 300 MURFREESBORO, TN 37130
4. PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
5. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
6. EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
7. AREA WITHIN PHASE FOUR: 36.35 Ac. ±
   AREA WITHIN PHASE FOUR SECTION ONE: 6.25 Ac. ±
   AREA WITHIN PHASE FOUR SECTION TWO: 2.99 Ac. ±
   REMAINING AREA PHASE FOUR: 27.10 Ac. ±
8. NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 102
   NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION ONE: 12
   NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION TWO: 12
9. EXISTING SETBACK REQUIREMENTS
   MIN. FRONT YARD : 20 FEET
   MIN. SIDE YARD : 7.5 FEET
   MIN. REAR YARD : 30 FEET
   MIN. DIST. BETWEEN BLDGS : 15 FEET
10. THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 47119C0185E, EFFECTIVE DATE APRIL 16, 2007.
11. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
13. FIVE FOOT SIDEWALK SHALL BE REQUIRED AS SHOWN ON APPROVED MASTER PLAN..
14. ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE PAVEMENT AND SIGNAGE.
16. THE PURPOSE OF THIS RECORDING IS TO CREATE 12 SINGLE-FAMILY RESIDENTIAL BUILDING LOTS.



DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL RESIDENTIAL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED

TENNESSEE COORDINATE SYSTEM OF 1983

0 50 100 150
feet



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

Lot Data

LOT NO.	SQ. FT.	ACRES
232	14154	0.325
233	10940	0.251
234	7162	0.164
235	7176	0.165
236	7189	0.165
237	7203	0.165
238	7217	0.166
289	7808	0.179
290	9125	0.209
291	10441	0.240
292	9639	0.221
293	10406	0.239

09/30/2013-01:56 PM
13012396
2 POS : AL - PLAT
SUSIE BATCH: 140849
PLAT BOOK : P20
PAGE : 48
REC $15.00 OP $2.00 ARC $0.00
TOTAL AMOUNT 17.00
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

09/30/2013-01:56 PM
13012396
2 POS : AL - PLAT
SUSIE BATCH: 140849
PLAT BOOK : P20
PAGE : 47
REC $15.00 OP $2.00 ARC $0.00
TOTAL AMOUNT 17.00
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Phase Four, Section Two
Meadowbrook

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. R1837, page 147, R.O.M.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s)
CORNERSTONE LAND CO. Date 9/30/13

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled :
MEADOWBROOK, PHASE 4, SECTION TWO
has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.
Date : 9-30-13
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled :
MEADOWBROOK, PHASE 4, SECTION TWO
has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.
Date : 9-26-13
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.
Date 9-19-13
Registered Land Surveyor No. 1660

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.
Date 9-26-2013
Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names and addresses approved by Maury County 911.
Michelle R Newton 9/30/13
Authorized Approving Agent Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.
Date 9/26/13
Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 2.998 TOTAL LOTS 12
ACRES ROADWAY 0.50 ACRES OPEN SPACE 0
OWNER CORNERSTONE LAND COMPANY ZONING R-2 P.U.D.
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 9-26-12
SCALE: 1" = 50'

06-130

RESOLUTION 16-153

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 4 SECTION 3

WHEREAS, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 3 in Maury County Plat Book P20, Page 173 & 174 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 October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Meadowbrook Phase 4 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.

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 Meadowbrook Phase 4 Section 3 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Meadowbrook Phase 4 Section 3

DATE: November 2, 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 Meadowbrook Phase 4 Section 3, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Meadowbrook Phase 4 Section 3, per PC Resolution 16-113 passed by the Planning Commission on October 10, 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 15th day of July 2014, 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 Cornerstone Land Company, a Partnership, having its office and place of business at 201 E. Main St. Suite 300 Murfreesboro TN 37130 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Meadowbrook Ph. 4 Sec. 3 dated 2-18-14 and prepared by Anderson, Delk, Epps & Assoc. and

WHEREAS, said plat designates certain public improvements consisting of roads water lines, sewer lines, storm drain 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:

Cornerstone Land Company

7/15 20 14

Date

Developer Signature

(CORPORATE SEAL)

KIM B. LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ATTEST: Kim B. Lockhart

Notary Public

My commission expires January

7-15 20 14

FOR THE CITY OF SPRING HILL:

BY:_____

Signature

_____

Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Rutherford) SS:_____

On this 15th day July of 2014, before me personally appeared John D. Floyd, to me known to be one of the firm Cornerstone Land Co., 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.

Kim B. Lockhart
~~CORPORATE~~
My commission expires 10-20-14

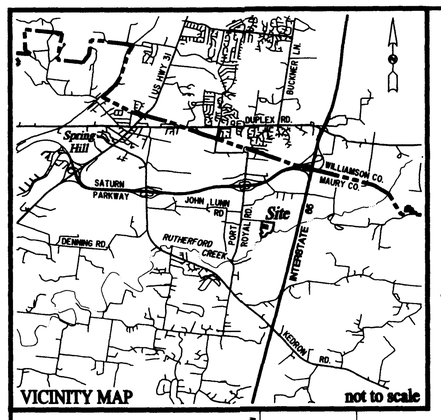
KIM B. LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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



VICINITY MAP

Legend

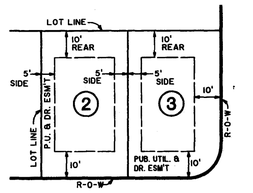
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 STREET ADDRESS
- STREET LIGHT

Curve Data

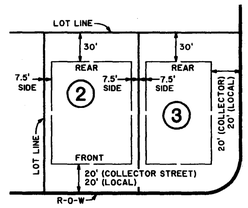
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C62	89°39'10"	75.00	117.36	74.55	105.74	N 52°42'28" E
C63	89°39'10"	25.00	39.12	24.85	35.25	N 52°42'28" E
C64	90°20'50"	25.00	39.42	25.15	35.46	S 37°17'32" E
C65	89°39'10"	25.00	39.12	24.85	35.25	N 52°42'28" E
C66	60°00'00"	50.00	52.36	28.87	50.00	S 22°07'07" E
C67	240°00'00"	50.00	209.44	-66.60	86.60	S 67°52'53" W

Lot Data

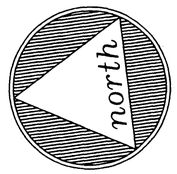
LOT NO.	SQ. FT.	ACRES
239	7230	0.166
240	7244	0.166
241	7257	0.167
242	7271	0.167
243	8017	0.184
244	13596	0.312
245	12302	0.282
246	7593	0.174
247	7150	0.164
248	7150	0.164
249	7150	0.164
250	7150	0.164
272	8637	0.198
273	6793	0.156
274	10230	0.235
275	14514	0.333
276	10108	0.232
277	18027	0.414
278	13278	0.305
279	7643	0.175
280	7150	0.164
281	7150	0.164
282	8423	0.193
283	7150	0.164
284	8359	0.192
285	6930	0.159
286	7150	0.164
287	7150	0.164
288	7150	0.164



DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL RESIDENTIAL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED

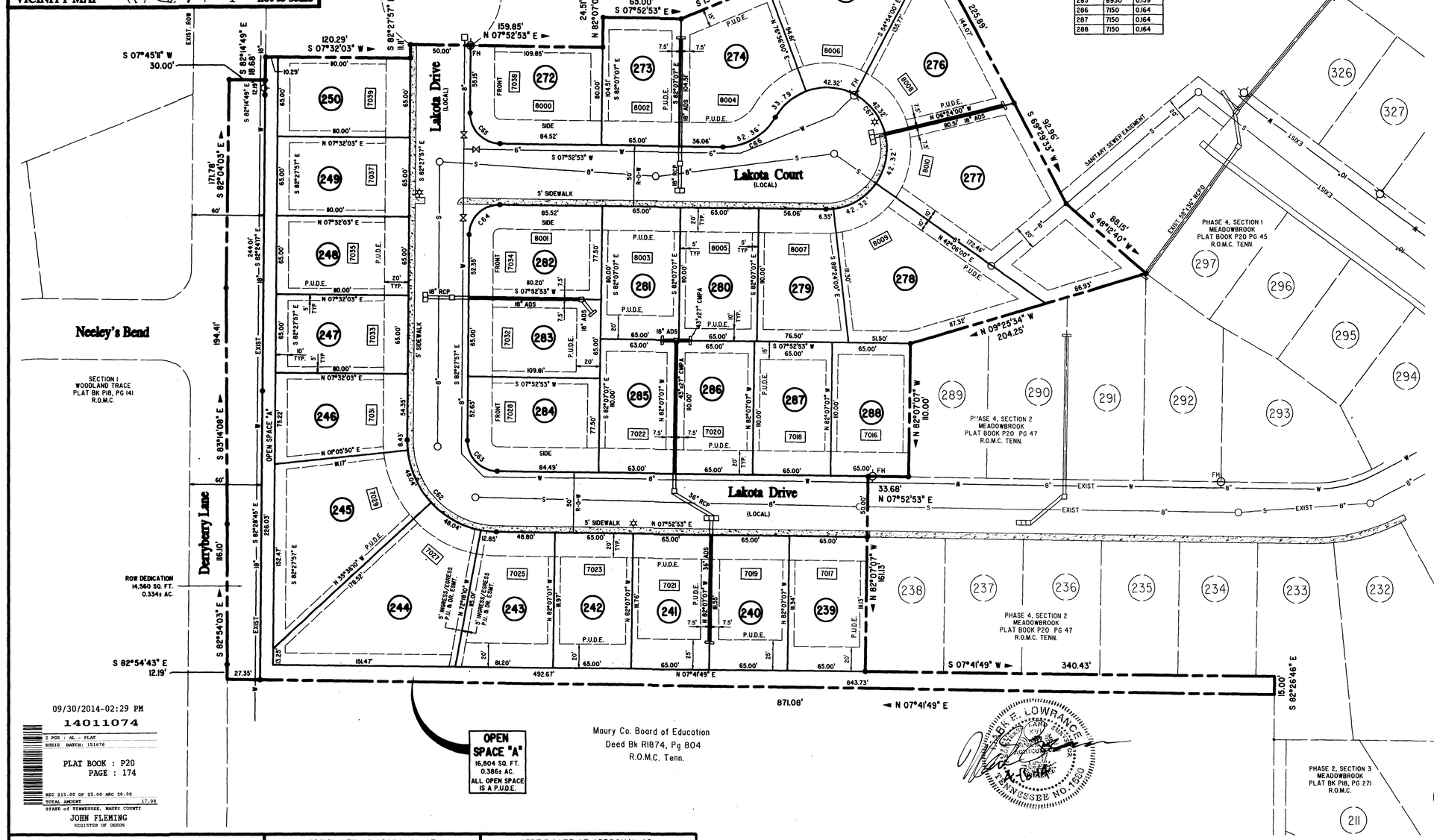


TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.



TENNESSEE COORDINATE SYSTEM OF 1983

0 50 100 150
feet



NOTES:

1. SITE IS LOCATED ON PROPERTY MAP 44, P/O PARCEL 28, MAURY COUNTY, TENNESSEE.
2. DEED REFERENCE: MAP 44, P/O PARCEL 28 CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES DEED BOOK R1837, PAGE 147 R.O.M.C.
3. OWNER/DEVELOPER: CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES 201 E MAIN STREET, SUITE 300 MURFREESBORO, TN 37130
4. PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
5. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
6. EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
7. AREA WITHIN PHASE FOUR: 36.62 Ac. ±
   AREA WITHIN PHASE FOUR SECTION ONE: 6.25 Ac. ±
   AREA WITHIN PHASE FOUR SECTION TWO: 2.99 Ac. ±
   AREA WITHIN PHASE FOUR SECTION THREE: 7.88 Ac. ±
   REMAINING AREA PHASE FOUR: 19.50 Ac. ±
8. NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 102
   NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION ONE: 12
   NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION TWO: 12
   NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION THREE: 29
9. MINIMUM BUILDING SETBACK REQUIREMENTS
   MIN. FRONT YARD : 20 FEET
   MIN. SIDE YARD : 7.5 FEET
   MIN. REAR YARD : 30 FEET
   MIN. DIST. BETWEEN BLDGS : 15 FEET
10. THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 47119C0185E, EFFECTIVE DATE APRIL 16, 2007.
11. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
13. FIVE FOOT SIDEWALK SHALL BE REQUIRED AS SHOWN ON APPROVED MASTER PLAN..
14. ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE PAVEMENT AND SIGNAGE.
16. THE PURPOSE OF THIS RECORDING IS TO CREATE 29 SINGLE-FAMILY RESIDENTIAL BUILDING LOTS.

09/30/2014-02:29 PM
14011074
PLAT BOOK : P20
PAGE : 173
JOHN FLEMING
REGISTER OF DEEDS

Phase Four, Section Three
Meadowbrook

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. R1837, page 147, R.O.M.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s) _____ Date 4/17/14
CORNERSTONE LAND CO.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: MEADOWBROOK, PHASE 4, SECTION THREE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: Sept 19, 2014
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: MEADOWBROOK, PHASE 4, SECTION THREE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: 9/15, 2014
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1: 10,000.

4-16-14
Date
Registered Land Surveyor 1660 No.

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date 9/19/14
Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names and addresses approved by Maury County 911.

8-2014
Authorized Approving Agent Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date 9/19/14
Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 7.877 TOTAL LOTS 29
ACRES ROADWAY 1.63 ACRES OPEN SPACE 0.386
OWNER CORNERSTONE LAND COMPANY ZONING R-2 P.U.D.
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 2-18-14
SCALE: 1" = 50'

06-130

RESOLUTION 16-154

A RESOLUTION TO AUTHORIZE THE PURCHASE OF TWO (2) TRAILER MESSAGE BOARDS

WHEREAS, the Spring Hill Police and Public Works Departments were allocated $30,000.00 for Message Boards in the 2016-2017 fiscal budget; and

WHEREAS, each Department is in need of trailer message boards to deliver public safety messaging on city roads; and

WHEREAS, if awarded, the TML safety grant for $4,000.00 will be used toward the purchase cost of the trailer; and

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

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the purchase of two (2) trailer message Boards from K&K Systems, Inc. from the TDOT State Wide Contract 219 for a total of $26,450.66, as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

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

ATTEST:

_____
Rick Graham, Mayor

_____

April Goad, City Recorder

LEGAL FORM APPROVED:

_____

Patrick Carter, City Attorney

City of Spring Hill
Budget and Finance Committee
Purchase Evaluation Form

Department: ***Police, Public Works***
Presented By: Don Brite, Chief of Police
Date: November 7th, 2016
Department Budget Status:

I. **Purpose/Overview of Purchase: To Purchase two trailer message boards for police and public works to be used on city roads to display messages/warnings to the public during road construction, special events and any other situation warranted.**

II. **Background Information: Message boards were budgeted for each department at $15,000.00 each. (2016-2017) Boards are not only for messaging, but for safety also, by warning the public about roadway conditions, hazards, or give directions. TDOT purchases these boards off state contract from K&K systems. The boards will be shared or used by each department when needed. The boards display 3 lines of text and also can display graphics. Graphics allow for directional arrows and MUTCD symbols which can be benefical during messaging.**

III. **Financial Impact to Budget: Total amount budgeted: ($30,000.00)**
Total cost for both: ($26,450.66)
Less TML safety grant: (-$4000.00)
Total cost after grant, if awarded:($22,450.66)

IV. **Alternative Options: RFP**

V. **Staff Recommendations: Recommend to purchase two trailer message boards off of state contract from K&K systems for a total cost of $26,450.66. (if we receive the TML safety grant for $4,000.00, total cost will be $22,450.66)**

✓

K&K Systems, inc.

Traffic Safety Products Manufacturer

Tel: 888-414-3003
Web: www.k-ksystems.com
Fax: 662-566-7123
Email: Sales@k-ksystems.com

Changeable Message Display
Trailer Mounted

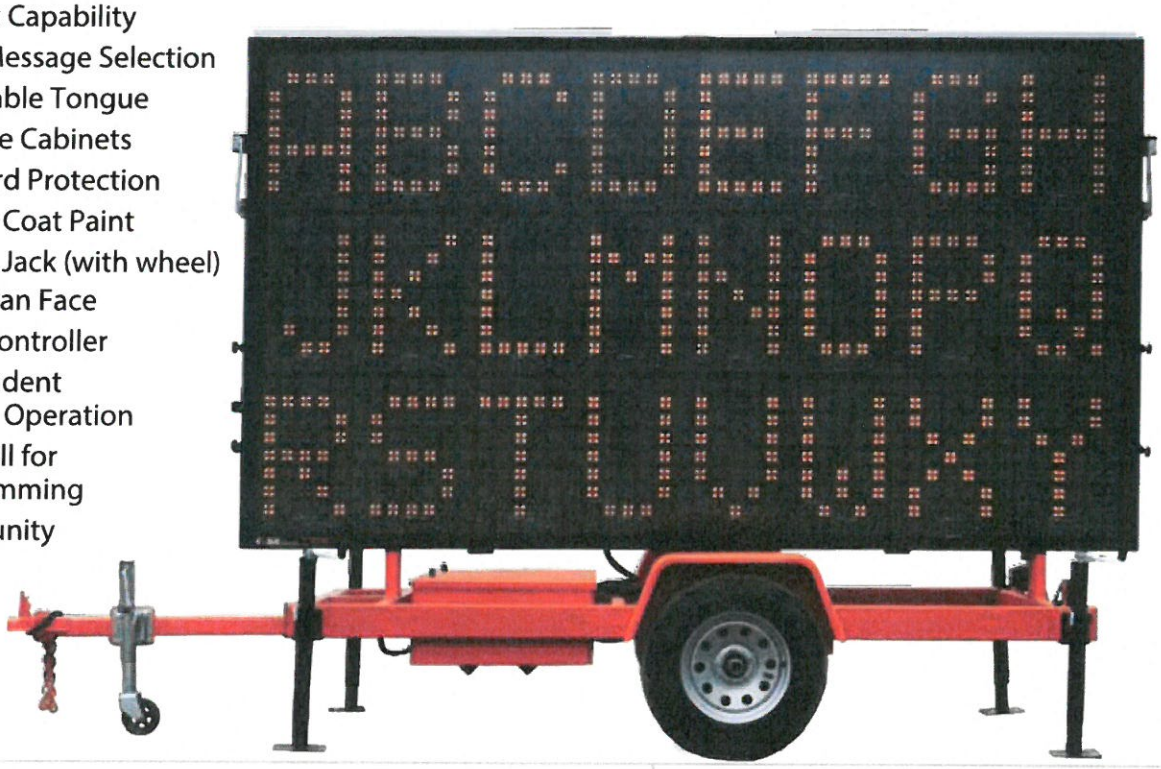
"GET THE MESSAGE ACROSS"

MODEL MB14281

GSA
Since 1997

FEATURES

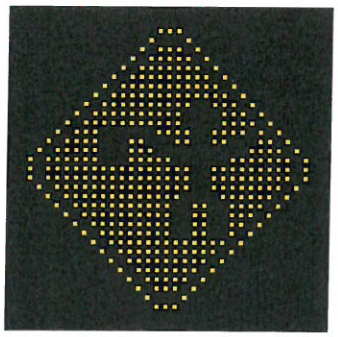
- Graphic Capability
- Quick Message Selection
- Removable Tongue
- Lockable Cabinets
- Password Protection
- Powder Coat Paint
- Tongue Jack (with wheel)
- 1/8" Lexan Face
- NTCIP Controller
- Independent Module Operation
- Photocell for Auto dimming
- RF Immunity



Quick Selection Switch

With K&K Systems' **Quick Message Selection Switch** you are able to switch between the first 16 user defined messages that you have created. This will allow for field workers to have no experience in programming - just turn the thumbwheel to desired message number.

GRAPHIC CAPABILITY



- MUTCD Symbols
- Arrow Board Patterns

K&K Systems, inc.
Traffic Safety Products Manufacturer

Tel: 888-414-3003
Web: www.k-ksystems.com
Fax: 662-566-7123
Email: Sales@k-ksystems.com

GSA
Since 1997

General Specifications for Model MB14281

Solar Powered, Portable Changeable Message Sign. Capable of three lines of alphanumeric 18" high text and graphics/animations, all LED display, self contained on board computer, multiple alphanumeric fonts, powder coat paint system. Display is 142" x 81", with hydraulic style trailer. Supports up to 260 predefined messages (text and graphics). Supports storage of up to 100 changeable messages. System comes standard with eight-(8) 6-volt batteries (totaling 900 12V amps) and 220 watts of solar. NTCIP Compliant.

Trailer

Width: 79"
Length with tongue: 172"
Length without tongue: 120"
Transport Height: 112.5"
Operating Height: 167"
Salt Spray: 1,000 hours
Paint: Powder Coat
Main frame: 2"x5"x1/8"
Front/Rear Cross members: 2"x3"x1/8"
Wheels: 5 lug-P205/75R15
Axle: Straight tubular steel 3500 pounds
Fenders: 16 gauge steel
Jacks: Adjustable 15" jacks (2000 lbs. capacity) on each corner of the trailer. Tongue jack.
Hitch: 2" hitch, 1/4" safety chains with hooks

Display Modules

Pixel Matrix: 27x48 Pixel Arrangement
LED Module: Each is 6x9 matrix
LED's Per Pixel: 4
LED Type: Agilent amber 592NM
Viewing Angle: 30 degrees
Visibility: 4800 feet
Hours: 100,000 hour LED
Lines: Displays 3 lines of text and also displays **Graphics**
Characters per line: 8 (12 characters optional)
Character Height: 18"
***If one module fails the remainder of board is unaffected.**

Options

Locking lug nuts
Cell Modem
Radar
Pintle ring or bulldog hitch
Electric or hydraulic brakes
Custom Paint
Other Options available

Display Enclosure

Construction: Extruded Aluminum 6063 alloy with a T5 temper.
Length: 142" **Width:** 81" **Depth:** 6"
Paint: Powder coat paint, flat black finish
Salt Spray: 1000 hours
UV Resistant: 500 hours
Seal: Weather resistant
Venting: Vented top and bottom
Front face: .125 thick polycarbonate with UV matt finish
Raising and lowering of display: Electro-hydraulic
Secondary raise and lowering: Manual hand pump
Mounting Studs: constructed of .080 aluminum
Back skin: constructed of .080 aluminum

Power and Charging

Batteries: (6) 6 volt batteries, combined 675 amps
Battery Charger: 110 Volt, 1000 watt, 60amp
Recharge: 24 hours
Onboard diagnostics to monitor: Solar, battery, and load
Solar: (2) 110 watt Solar panels
Regulator: 30 amp regulator with low voltage & high voltage disconnect.

Controller

Preprogrammed Messages: 260 also includes arrow and MUTCD symbols
User programmable: 100
Message Timing: Slow, medium, fast
Dimming: Auto or Manual
Protection: Password
Quick Message Selection: Thumbwheel to quickly select between 16 user programmable messages.
Controller Display: LCD
Data Entry: Mini Keyboard
Memory: Non volatile
***Pre-wired to accommodate radar, cell modem, and PC**
***"Auto Resume" after power failure**

K&K Systems

Systems

QUOTATION

687 Palmetto Road
Tupelo, MS 38801
www.k-ksystems.com

email: cphillips@k-ksystems.com
Phone: Office 662-566-2025, Cell: 662-542-3182
Fax: 662-566-7123 TollFree: 888-414-3003

Quotation #: *Q161012CP-2*
Quotation Date: *10/12/2016*
Customer Type: Your Cost

Customer Contact: *Admin. Sgt. Charlie Spires*
Quote Valid: 45 days
Prepared by: ***Chip Phillips***

Bill To:		Ship To: (Update if different than Bill To address)	
Name:	Admin. Sgt. Charlie Spires	Name:	Admin. Sgt. Charlie Spires
Company Name:	Springhill Police Department	Company Name:	Springhill Police Department
Street Address:	3636 A Royal Park Blvd.	Street Address:	3636 A Royal Park Blvd.
Address 2:		Address 2:	
City, ST ZIP Code	Springhill, TN 37174	City, ST ZIP Code	Springhill, TN 37174
Tel:		Tel:	
Cell:	931-384-0687	Cell:	931-384-0687
Fax:		Fax:	
email:	cspires@springhilltn.gov	email:	cspires@springhilltn.gov

Product

Model #	Description	Base Price
MB14281	Solar Powered, Portable Changeable Message Sign. Capable of three lines of alphanumeric 18" high text and graphics/animations, all LED display, self contained on board computer, multiple alphanumeric fonts, powder coat paint system. Display is 142" x 81", with hydraulic style trailer. Supports up to 260 predefined messages (text and graphics). Supports storage of up to 100 changeable messages. System comes standard with six (6) 6-volt batteries (totaling 675 12V amps) and 220 watts of solar. NTCIP Compliant.	***$13,225.33***

Packaging K&K Delivers --- ---

Options and Accessories - PER UNIT

QTY per Unit	Item #	Description	Price Each	Price per Unit

2-3 UNITS CONTRACT DISCOUNT PRICE

Special Notes

TDOT Contract SWC 219.

Terms of Purchase

FOB:	Tupelo, MS 38801	*Per System Total:*		**$13,225.33**
Delivery (weeks):	4-6 Weeks	*Total QTY of Systems:*	2	**$26,450.66**
Warranty:	1 year limited warranty, Factory Depot	*Total Shipping Costs:*		**Included**
		Taxes:		
		GRAND TOTAL:		**$26,450.66**
Sales Person Signature:	Chip Phillips	*Work Order#*		**ENTER WO #**
Sales Manager Signature:	Timothy Keith	*Client PO#*		**ENTER PO #**

Please note: The above specifications and quotation does not include shipping, permits, or taxes unless otherwise stated. The freight charge is an approximate estimate for your reference; the actual charge may vary.There will be an additional 3% charge on all credit card orders unless otherwise stated *Lead-time committed is based on the date Purchase Order is received by K&K Systems and deposit made and/or credit approved. Lead time is not based on the date quoted.

Products:

Solar Flashing Beacons
ECO Solar Flasher Beacons
Sign Alert Systems
Rectangular Rapid Flash Beacons
Radar Speed Monitors
Arrow Boards
Changeable Message Displays
Mini Messenger
Specialty Lights
System Components
Rental and Used Units

MB14281
Hydraulic Trailer Mounted Message Boards

Overview General Specifications Options FAQ's Videos

Brochure Manuals & Specs

Question: How do you prevent the unit from being stolen?

Answer: We have three safety features that prohibit theft of the units: 1) The tongue is able to be taken out of trailer once setup into place, 2) The tongue can be left in and a padlock can be placed into the hitch receiver, or 3) You can get the optional wheel locks that keep unit from being transported.

Question: How hard are they to program?

Answer: Our Portable Message Signs are very easy to program. Please see our instructions for programming under "support documents" for each model.

Question: How long will they run?
Answer: This depends on how the systems will be run & how much sun they will receive each day. Our Systems should run year round 24/7 in most cases and the battery bank should let the unit run for about 21-30 days without solar.

Question: What can you display on the message signs?
Answer: You will be able to display any text you would like to put on them and also put graphics and arrow symbols on our full matrix models. They come with at least 215 preprogrammed messages when you receive your unit.

Question: How many characters will fit on them?
Answer: Our standard system will display three lines of eight characters per line. Our full matrix message signs will display three lines of optional 10-12 characters per line, if needed.

Question: How many batteries do you use?
Answer: Please see specifications on each model under "support documents" on the website.

Question: How much sun do I need to run this?
Answer: Our standard system should be just fine in most cases. When you get into your more northern states then you may require additional solar and batteries, but it also depends on how long the system will be run.

Question: What size message board do I need in my state?
Answer: Every state is different on their needs but we basically have two models to choose from for state roadways. The full matrix (can display text and graphics) and the character matrix (displays text only). You will have to check with your State Department to find exactly which type you will need. All models will work perfectly for any county or city streets.

Question: What options are available for these?
Answer: There are tons of options for these message signs, but some of the most popular are: radar, cell modem, GPS, Central Software Management, and much more. Just go to our "options" tab for each model to see available options.

Question: Do you rent these or just sell them?
Answer: K&K currently just manufacturers them to sell. If we have older, refurbished units on hand, we will rent to our local market.

Question: How many messages will they hold?
Answer: Our systems come with 215-260 preprogrammed messages and 100 user changeable slots that you can place multiple messages in.

Question: If the batteries run down, how long will it take to recharge them?
Answer: If hooked up to the internal AC charger, this charging process should not take over 24 hours.

Question: What is the quick selection switch?
Answer: K&K Systems' quick message selection switch allows users to create their 16 most used messages. Selecting the correct message is easy; just turn the thumb wheel to desired number.

Question: Why do I need the solar to tilt and rotate?
Answer: The solar tilt and rotate is designed to allow user to gain as much energy as possible from the sun. This works well in those winter months where there is not a lot of sunlight. (not available for all models)

Question: Do they meet all highway regulations?
Answer: Yes, our changeable message signs meet highway regulations.

Question: Do you carry parts for these?
Answer: Yes, we are the manufacturer and have spare parts available.

Question: Is there a way I can recharge the batteries myself if I need to?
Answer: Yes, our systems come with an AC battery charger that has an external plug for you to plug your extension cord into. The plug is located on the side of the control cabinet in newer models.

Question: Why do I need it to show graphics?
Answer: Graphics come in handy when trying to display a message as simple as possible followed by text. An example of this is a graphic of an "arrow left" followed by text message "merge left".

Question: How high will the display rise up and why do I need it to rise?
Answer: The display will rise to 7 feet to bottom of display. The display needs to be raised so drivers can see behind the unit in case there are pedestrians on the other side and to meet MUTCD guidelines.

Question: How do I raise it up and down?
Answer: There is a toggle switch located inside the control cabinet to raise and lower the changeable message display. You must also release the break located on the center mast pole before raising display.

Question: Do the messages flash?
Answer: They can be programmed to flash.

RESOLUTION 16-155

A RESOLUTION TO AUTHORIZE THE PURCHASE OF POLICE VEHICLES

WHEREAS, the Spring Hill Police Department was allocated to purchase new police vehicles in the current 2016-17 budget; and

WHEREAS, the Spring Hill Police Department is requesting to purchase a 2017 Chevrolet Silverado 1500 and 2017 Chevrolet Traverse through the State Contract with GM of Murfreesboro; and

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

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the purchase of a Chevrolet Silverado 1500 and Chevrolet Traverse through the State Contract with GM of Murfreesboro, for $55,921.88 as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

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

_____

Rick Graham, Mayor

ATTEST:

_____

April Goad, City Recorder

LEGAL FORM APPROVED:

_____

Patrick Carter

City of Spring Hill
Budget and Finance Committee
Purchase Evaluation Form

Department: Police
Presented By: Don Brite, Chief of Police
Date: November 7th, 2016
Department Budget Status:

I. **Purpose/Overview of Purchase: To Purchase two new vehicles for police department to be used for day to day police operations.**

II. **Background Information: Police department was allocated funding for new vehicles, 2016-17 fiscal budget. Requesting to purchase a Chevrolet Traverse and Chevrolet Truck for Detectives and Admin. This will allow us to equip two Chevrolet Caprices, that are presently being used as admin vehicles, into patrol division. Traverse state contract price- $24,066.00 and the Chevrolet Truck state contract price- $31,855.88. **** <u>The remaining vehicles, 7 Caprices, will take 9 months to a year before we receive them due to Caprices being built in Australia. ****</u>**

III. **Financial Impact to Budget: Total amount budgeted: ($415,500.00)**
Total cost for both: ($55,921.88)

IV. **Alternative Options: RFP**

V. **Staff Recommendations: Recommend to purchase the Chevrolet Traverse and Chevrolet 1500 Truck from GM of Murfreesboro off of State Contract for a total cost for vehicles, $55,921.88.**

RESOLUTION 16-157

A RESOLUTION TO AUTHORIZE THE PURCHASE OF CARGO VEHICLE FOR THE GIS/IT DEPARTMENT

WHEREAS, the GIS/IT Department needs a cargo/utility type vehicle; and

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

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

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes the purchase of a 2017 Chevrolet City Express FWD LT for the state contract amount of $21,675.40 from Wilson County Motors, Lebanon, TN.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

REQUEST: ***Approval of Resolution 16-XX***
SUBMITTED BY: **John Pewitt, GIS/IT Director**
DATE: **10/31/16**
RE: **Purchase of 2017 Chevrolet City Express Cargo Van**
ATTACHMENTS: **Wilson County Motors State Bid Quote**

PURPOSE:
Purchase compact utility van for IT department.

BACKGROUND:
The IT Department needs a vehicle it can outfit to serve as a mobile IT shop. Having tools, spare computer parts, cables and other accessories on hand at the various city sites will increase efficiency and productivity.

FINANCIAL IMPACT:
Staff received state bid for this vehicle from Wilson County Motors.
State bid is under budget at $21,675.40 and this is a budgeted item for the GIS/IT Dept.

STAFF RECOMMENDATION:
Favorable recommendation for purchase.

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):
BFAC recommendation to BOMA to approve Resolution 16-XX to authorize expenditure of funds to purchase 2017 Chevrolet City Express compact cargo van.

John B. Pewitt,
GIS/IT Director

TN VEHICLE QUOTE TEMPLATE

Dealer	**Wilson County Motor Co - Chevrolet**
Specifications	**2017 City of Spring Hill City Express 15T60**

For internal TN use only

Specification Summary	
Brief Description	*2017 City Express 15T60*
Delivery location(s)	*Spring Hill, TN*
Delivery Region	*Region 3*
Volume Required	*1*
Delivery Date	*60 to 150 Day Estimate*

	Contract Details			
	Destination Charges	Dealer Profit	Prompt Pay Discount	Dealer After Market Svc. Fee
Region 1				
Region 2	$ 1,195.00	$ 730.00	0%	10.00%
Region 3	$ 1,195.00	$ 678.00	0%	10.00%
Region 4	$ 1,195.00	$ 769.00	0%	10.00%

INSTRUCTIONS FOR VENDORS

- Before completing this worksheet, please ensure you have reviewed the Detailed Vehicle Specifications included in addition to this worksheet
- For all cells highlighted in green, dealer shall provide a pricing or descriptive response based on the Detailed Vehicle Specification
- Blue cells are calculations that cannot be changed directly
- **In addition to this worksheet, dealer must submit a detailed specification sheet for the make/model being proposed**

Description	Price	Incentives	Notes
Vehicle Base Invoice	$ 21,633.80		
Invoice pricing for all optional equipment (as required)	$ 836.60		
Fleet incentive (enter as negative number)	$ (2,468.00)		Varies---The minimum is based on the vehicle base invoice and may be increased with the additional manufacturer incentives or vehicle options.
Cost of after market add-ons	$ -		Calculated from details below
Dealer after market service fee	10.00%	0%	If able to reduce after market service fee, enter percentage reduction here (enter as positive number)
Destination Charges	$ 995.00	$ 200.00	If able to reduce destination charge, enter amount of reduction here (enter as positive number)
Dealer Profit	$ 678.00	$ -	If able to reduce dealer profit, enter amount of reduction here (enter as positive number)
Vehicle Cost	**$ 21,675.40**		
Prompt Pay Discount (NET 30)	0%	0%	If able to increase prompt pay discount, enter additional discount here (enter as positive number)
TOTAL VEHICLE COST (LESS DISCOUNT)	**$ 21,675.40**		
Number Vehicles Purchased	1		

TOTAL EXTENDED COST	**$ 21,675.40**

Dealer Notes - Last Page

DEALER NOTES:

RESOLUTION 16-158

A RESOLUTION TO AUTHORIZE THE PURCHASE OF DISASTER EQUIPMENT

WHEREAS, the Spring Hill Fire Department wishes to purchase 6-50 Person Shelter Kits to have on hand in the case of an emergency disaster; and

WHEREAS, Spring Hill Fire Department request to purchase the 6-50 Person Shelter Kit, to be paid for from the Departments Budget; and

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

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the purchase of 6-50 Person Shelter Kit, from Pro-Pac in the amount of $13,942.30 as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

REQUEST: ***Approval of Resolution 16-158***

SUBMITTED BY: **Terry W Hood, Fire Chief**
City Staff, Department and Title

DATE: **11/01/2016**

RE: **6-50 Person Shelter Kit**

ATTACHMENTS: **Quote from PRO-PAC**

PURPOSE:

To have on hand in the case of an emergency disaster

BACKGROUND:

In case of a natural disaster, we will be able to put up 300 people with bedding and hygiene material. These kits have no shelf life and can be stored in a trailer indefinitely.

FINANCIAL IMPACT:

The bid came in at $13,942.30

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

RESOLUTION 16-159

A RESOLUTION TO AUTHORIZE MOLD REMEDIATION AT FIRE STATION 3

WHEREAS, the Spring Hill Fire Department is in need of mold remediation at Station 3; and

WHEREAS, Spring Hill Fire Department request permission to obtain the services of Environmental Protective Solutions to perform mold remediation services at Station 3; and

WHEREAS; City staff advertised and received proposals for this project on October 14, 2016.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the services of Environmental Protective Solutions to perform mold remediation services at Station 3 for the amount of $5,540.00, as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

REQUEST: ***Approval of Resolution 16-159***

SUBMITTED BY: **Terry W Hood, Fire Chief**
City Staff, Department and Title

DATE: **11/01/2016**

RE: **Mold Remediation of Station 3**

ATTACHMENTS: **Quote from Environmental Protective Solutions**

PURPOSE:

Mold remediation of Station 3.

BACKGROUND:

Due to the poor air circulation of the air system, mold keeps accumulating in the ventilation and around the air vents in the station due to excess moisture.

FINANCIAL IMPACT:

The bid came in at $5,540. This is to come out of our Fire Department budget. This was not accounted for in the budget.

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

REQUEST: ***Approval of Resolution 16-160***

SUBMITTED BY: **Terry W Hood, Fire Chief**
City Staff, Department and Title

DATE: **11/01/2016**

RE: **Replacement of HVAC and Ductwork due to Mold Remediation at Station 3**

ATTACHMENTS: **Quote from Copeland & Son Air Conditioning and Heating Services**

PURPOSE:

Mold remediation of Station 3.

BACKGROUND:

Due to the poor air circulation of the air system, mold keeps accumulating in the ventilation and around the air vents in the station due to excess moisture. To prevent this from happing again, we need a new air system in the station and insulation in the attic.

FINANCIAL IMPACT:

The bid came in at $51,100. This is to come out of our Fire Department budget. This was not accounted for in the budget.

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

RESOLUTION 16-162

A RESOLUTION TO AUTHORIZE THE INSTALLATION OF DIGESTER EQUIPMENT FOR THE WASTEWATER TREATMENT PLANT

WHEREAS, the Wastewater Treatment Department is in need of new Digester Equipment for the purpose of odor control; and

WHEREAS, city staff advertised and received proposals on September 27, 2016; and

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

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes the installation of Digester Equipment from W & O Construction in the amount of $424,800.00.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

REQUEST: **Approval of Resolution 16-162**

SUBMITTED BY: **Travis Massey, Wastewater Treatment Plant Superintendent**

DATE: **10-26-2016**

RE:

ATTACHMENTS: **Bid Form**

PURPOSE:

That we put on hold the blower project and use the money that was budgeted for blower on the digester aerators project.

BACKGROUND:

The digester project is to reduce the odor issues that we have had in the past. We had budgeted $100,000 for blower and the lowest bid was $133,000. We budgeted $360,000 for digester project and the lowest bid was $424,800.

FINANCIAL IMPACT:

I would take the $100,000 from the blower project and use it to get the digester project done now. If after first of the year you all want to amend the budget to do the blower project that's fine or I can put it in my CIP for next year.

STAFF RECOMMENDATION:

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

City of
SPRING HILL
TENNESSEE

WASTE WATER TREATMENT PLANT
DIGESTER AERATORS/MIXER SYSTEM

Bid Form

Attention: April Goad, City Recorder

The undersigned bidder declares that they have examined the invitation for Bids, Specifications, performed a site visit and has informed their self fully in regard to all the terms and conditions pertained thereto, and has satisfied their self relative to the work to be performed.

The Bidder proposes and agrees if their bid is accepted, within ten (10) days to enter into a contract to:

Furnish all materials, equipment, labor and supervision to supply and install a four (50 horsepower) floating aerators with combination blower/mixer (7.5 horsepower) at the waste water treatment plant's digester. The aerators/mixers installation shall include electrical and wiring, cables, guiderail assemblies, walkways, starter and control panels, startup, training and all required appurtenances to provide a complete and operable system. Digester aerators/mixers system is to be installed at the digester within the waste water treatment plant located at 3893 Mahlon Moore Road, Spring Hill, TN 37174. Project is to be completed within thirty (30) calendar days from the Award of Contract in accordance with the invitation for Bids and Specifications at the following price. Consideration will be given to the contractor for equipment order and shipment time.

Base Bid: $ 424,800

Four hundred twenty four thousand eight hundred dollars
(words)

RESPECTFULLY SUBMITTED,

W & O Construction Co., Inc.
CONTRACTOR (signed)

BY RL Oakley, Jr

150 Construction Drive

Livingston, TN 38570
ADDRESS

931-403-1000
TELEPHONE NUMBER

DATE: September 27, 2016

EMAIL ADDRESS: rloakley@wocc.com

CONTRACTOR'S CURRENT TENNESSEE LICENSE NUMBER: 8039

PREVIOUS BUSINESS

ORDINANCE 16-23

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING MAURY COUNTY TAX MAP 028, PARCEL 001.25, FROM B-3, INTERMEDIATE BUSINESS DISTRICT, TO R-4, HIGH DENSITY RESIDENTIAL

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Maury County Tax Map 028, Parcel 001.25, from B-3, Intermediate Business District, to R-4, High Density Residential; and

WHEREAS, said property to be rezoned from B-3 to R-4 is located within the corporate limits of the City of Spring Hill; and

WHEREAS, this Ordinance was not recommended by the Spring Hill Municipal Planning Commission on September 12, 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 028, Parcel 001.25, from B-3 to R-4, which amendment shall take effect from and after its adoption, the public welfare requiring it.

BE IT FURTHER ORDAINED, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____

Patrick Carter, City Attorney

Passed on First Reading: (on agenda October 17, 2016)

Passed on Second Reading:

SUBJECT: ORD 16-23 (Maury County Tax Map 028 Parcel 001.25)

DATE: October 3, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner

STAFF MEMORANDUM

Property description: This property is located at the northwest corner of Stephen P. Yokich Parkway and Red Pepper Ridge, at the entrance of The Laurels at Town Center and south of City Hall. The current zoning designation of the subject property is B-3, Intermediate Business District. The surrounding land use and zoning is as follows:

North: Vacant, B-3, Intermediate Business District
South: Vacant, B-3, Intermediate Business District
East: Vacant, B-4, Central Business District
West: Single-family residential, R-2 Planned Unit Development

Request: The applicant requests rezoning approval to R-4, High Density Residential, to allow for 16 townhomes. Staff has calculated the required lot area for 16 dwelling units on this 1.24-acre tract and has determined that sufficient area exists.

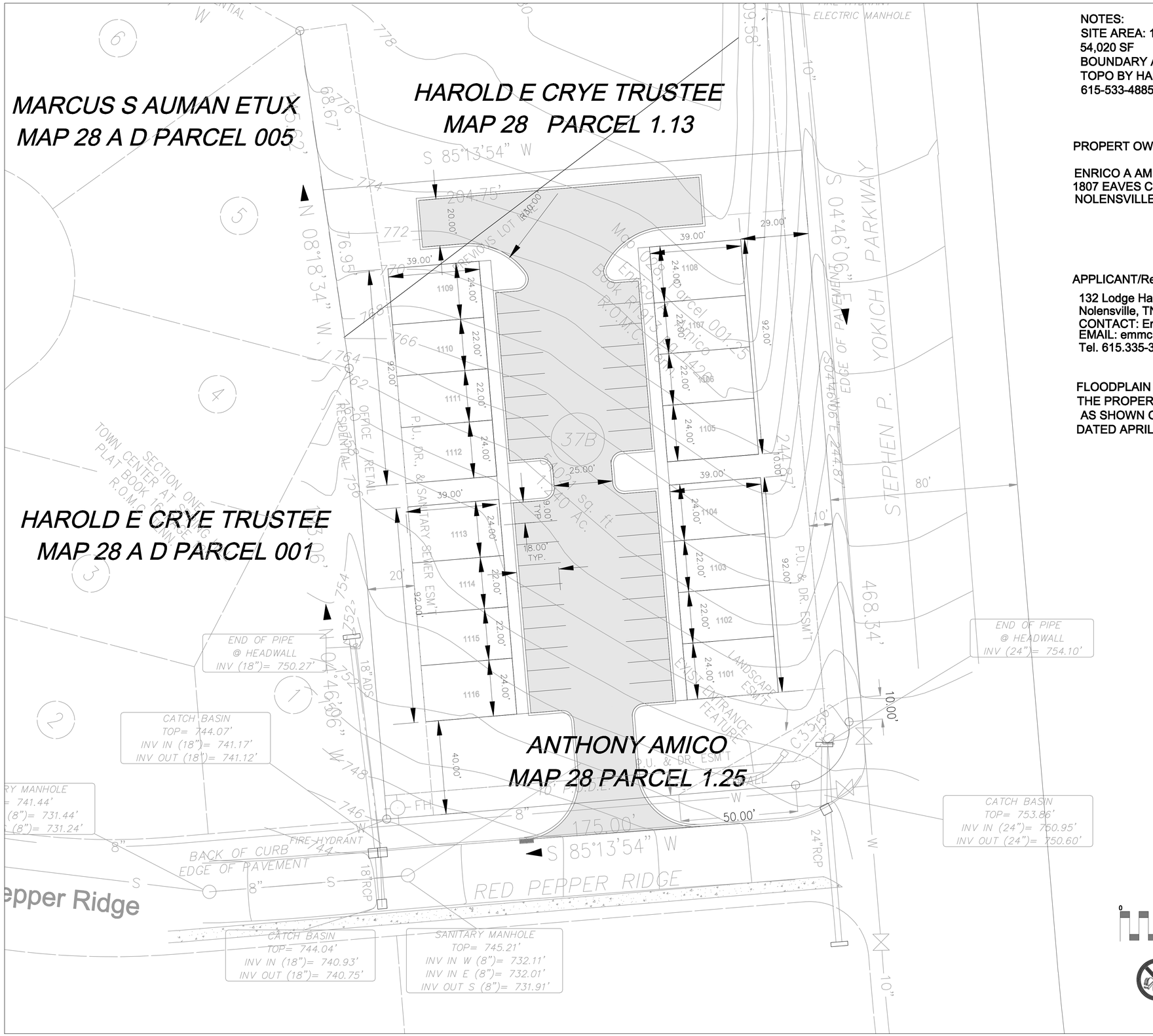
This application is accompanied by the required plan showing the proposed development of the property, including proposed access, building location, and building design.

Spring Hill Rising 2040: The future land use designation of this property is Downtown/City Center, which is characterized by a compact, walkable environment typical of town centers. Development creates and promotes our sense of place and community, and it encourages active living and community interaction. Future Development emphasizes connectivity and uses that generate a high level of activity. These are not developments that are designed to accommodate the automobile and related services. Buildings are typically two or more stories and reinforce traditional pedestrian scale. They have shallow setbacks and are used to frame the street.

Discussion: The submitted plans indicate access via Red Pepper Ridge. Concerns regarding the traffic to be generated and its effect on Red Pepper Ridge were expressed by the public. The possibility of access being on Steven P. Yokich Parkway, a limited access road, was discussed. Also, the possibility of an additional shared access point with the property located to the north, via Steven P. Yokich Parkway, near the intersection with Kedron Parkway, was discussed. The Planning Commission determined that the traffic generated by the 16 proposed townhomes is not sufficient to warrant any type access directly on to Steven P. Yokich Parkway.

The developer is aware of buffer and sidewalk requirements, the details of which, will be discussed at a later date.

Recommendation: On September 12, 2016, the Planning Commission forwarded this request to the Board of Mayor and Aldermen with a recommendation for denial. Should the BOMA deicide to act on the prepared ordinance to approve the R-4 zoning district, which is not in accordance with the Planning Commission's recommendation, approval would require a majority vote of the BOMA membership instead of a majority vote of those present.



NOTES:
SITE AREA: 1.24 ACRES =
54,020 SF
BOUNDARY ANDERSON DELK AND EPPS
TOPO BY HARRAH AND ASSOCIATES
615-533-4885

PROPERT OWNERS:

ENRICO A AMICO AND ANTHONY AMICO
1807 EAVES COURT
NOLENSVILLE, TN 37135

APPLICANT/Representative: McNeely Civil Engineering

132 Lodge Hall Road
Nolensville, TN 37135
CONTACT: Eric McNeely
EMAIL: emmcneely@hotmail.com
Tel. 615.335-3172

FLOODPLAIN NOTE:
THE PROPERTY LIES IN A FLOOD ZONE "X"
AS SHOWN ON FEMA MAP 47119CO180E
DATED APRIL 16, 2007

McNeely
Civil
Engineering

132 Lodge Hall Road
Nolensville, TN 37135

Permit-Seal:

Client/Project:

BARLOW COMMONS
BARLOW BUILDERS, LLC
1804 WILLIAMSON COURT
BRENTWOOD, TN 37027

ANTHONY AMICO
1807 EAVES STREET
NOLENSVILLE, TN 37135

Revisions:

Item:	Date:

Project No. :
2016-005

Designed By:
Drawn By:
Checked By: E. MCNEELY
Date:

Scale:

Title:
RE-ZONING CONCEPT PLAN

Drawing No. C0.1

Sheet: of

NEW BUSINESS

RESOLUTION 16-156

A RESOLUTION TO AUTHORIZE THE PURCHASE OF ANCILLARY LIGHTS AND EQUIPMENT FOR POLICE VEHICLES

WHEREAS, the Spring Hill Police Department was allocated to purchase new police vehicles with equipment in the current 2016-2017 budget; and

WHEREAS, the Spring Hill Police Department is requesting to purchase ancillary lights and equipment for police vehicles; and

WHEREAS, City staff has reviewed quotes from state contract vendors and provides the following recommendation to the Budget and Finance Advisory Committee:

Vendor	Amount	Source
Lawrenceburg Communications	$1,087.50	(State Wide Contract)
Trucker's Lighthouse	$19,477.40	(State Wide Contract)
(Installation-Lawrenceburg Com)	$2,360.00	(Quote)
(Installation-Trucker's Lighthouse	$1,304.00	(Quote)
Turnkey Mobile	$8,170.00	(Quote)
AutoTrim Design	$1,500.00	(Quote)
GPS City	$ 263.99	(Quote)
Stalker Radar	$3,390.00	(State Contract)

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the purchase of ancillary lights and equipment from state contract and quotes for total cost of $37,552.89, as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

City of Spring Hill
Budget and Finance Committee
Purchase Evaluation Form

Department: Police
Presented By: Don Brite, Chief of Police
Date: November 7th, 2016
Department Budget Status:

I. **Purpose/Overview of Purchase:** This purchase is for new equipment for new vehicles purchased in current budget and to outfit 2 caprices in administration that will be rotated into patrol.

II. **Background Information:** Current budget is allocated for purchase of new vehicles and equipment. Equipment purchased is for outfitting these vehicles with ancillary lights and other equipment for operation of vehicles.

III. **Financial Impact to Budget:** Ancillary lights and other equipment will be purchased from state contract and quotes from trucker's lighthouse and other vendors. Total cost for equipment is $37,552.89.

Radios- state contract, $1,087.50
Lights, equipment- Truckers Lighthouse, $19,477.40
Install- Lawrenceburg Communications & Trucker's Lighthouse, $3,664.00
MDT/ doc station/printer- Turnkey Mobile, $8,170.00
Wrap- auto trim design, $1,500.00
AVL antenna- GPS City, $ 263.99
Radars- Stalker, $3,390.00

IV. **Alternative Options:** RFP

V. **Staff Recommendations:** I recommend ancillary lights and equipment be purchased off state contract and or quotes from trucker's lighthouse and other vendors to outfit vehicles for use in police duties.

RESOLUTION 16-160

A RESOLUTION TO APPROVE REPLACEMENT OF HVAC AND DUCTWORK IN CONCURRENCE WITH MOLD REMEDIATION AT FIRE STATION 3

WHEREAS, the Spring Hill Fire Department detected mold in Station 3 and is required to replace HVAC unit and ductwork; and

WHEREAS, City Staff advertised and accepted proposals from qualified contractors on October 14, 2016 has made a recommendation.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the replacement of HVAC and Ductwork in Fire Station 3 from Copeland and Son Heating and Air in the amount of $51,100.00, as recommended by the Budget and Finance Advisory Committee on on November 7, 2016.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

REQUEST: ***Approval of Resolution 16-160***

SUBMITTED BY: **Terry W Hood, Fire Chief**
City Staff, Department and Title

DATE: **11/01/2016**

RE: **Mold Remediation of Station 3 Part 2**

ATTACHMENTS: **Quote from Copeland & Son Air Conditioning and Heating Services**

PURPOSE:

Mold remediation of Station 3.

BACKGROUND:

Due to the poor air circulation of the air system, mold keeps accumulating in the ventilation and around the air vents in the station due to excess moisture. To prevent this from happing again, we need a new air system in the station and insulation in the attic.

FINANCIAL IMPACT:

The bid came in at $51,100. This is to come out of our Fire Department budget. This was not accounted for in the budget.

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

RESOLUTION 16-161

A RESOLUTION TO HAVE DMD CONSULTANTS INC SANDLBAST/PAINT 153 HYDRANTS

WHEREAS, the Spring Hill Fire Department is in need of sandblasting/painting of 153 hydrants; and

WHEREAS, Spring Hill Fire Department request permission to obtain the services of DMD Consultants to sandblast/paint 153 hydrants, to be paid for from the Departments Budget of the Fire Department and the Public Works Department; and

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

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the services of DMD Consultants to sandblast/paint 153 hydrants for the amount of $19,890.00 as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

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

_____
Rick Graham, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

REQUEST: ***Approval of Resolution 16-161***

SUBMITTED BY: **Terry W Hood, Fire Chief**
City Staff, Department and Title

DATE: **11/01/2016**

RE: **Hydrant Sandblasting/Painting**

ATTACHMENTS: **Quote from DMD Consultants Inc**

PURPOSE:

To have 153 hydrants sandblasted, primer coated, and then painted. This will be a yearly rotation.

BACKGROUND:

The hydrants in the City are in need of repainting. The Fire Department has been the ones painting these hydrants but the paint that was used was not the right type for hydrants, hence the chipping and fading paint.

FINANCIAL IMPACT:

The bid came in at $130 per hydrant for a total of $19,890. This is to be split between the water department and the fire department.

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

RESOLUTION 16-163

A RESOLUTION STATING COMMITMENT TO DEVELOPING POLICE PURSUIT VEHICLES WITH GENERAL MOTORS

WHEREAS, Spring Hill has enjoyed GM Manufacturing to be a valuable corporate citizen, significant employer and valuable community partner for over 30 years; and

WHEREAS, Spring Hill's Police department is currently outfitted with GM vehicles and Spring Hill wishes to continue this tradition; and

WHEREAS, General Motor's elimination of the Impala Police Package Vehicle (PPV) and Caprice PPV has challenged and stretched the allocated budget for police vehicles in the 2016/2017 budget year; and

WHEREAS, Spring Hill seeks solutions for future sedan/crossover PPV options to be manufactured by General Motors.

NOW, THEREFORE BE IT RESOLVED, the Spring Hill Board of Mayor and Alderman is committed to partnering with GM to assist in the development and early adoption of PPV options.

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

ATTEST:

_____
Rick Graham, Mayor

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Patrick Carter, City Attorney

ORDINANCE 16-24

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY AMENDING ARTICLE IV (GENERAL PROVISIONS), SECTION 8.1, DEVELOPMENT CATEGORIES, AND BY CREATING ARTICLE IV (GENERAL PROVISIONS), SECTION 21, PROVISIONS FOR TELECOMMUNICATION TOWERS, TO INCLUDE PROVISIONS FOR TELECOMMUNICATION TOWERS

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

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

WHEREAS, the Spring Hill Municipal Planning Commission has recommended to the Board of Mayor and Aldermen on the 10th day of October, 2016 to amend Zoning Ordinance 86-47 of the City of Spring Hill, as hereafter described;

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

Section 1. That Article IV (General Provisions), Section 8.1, Development Categories, is repealed and replaced as attached hereto.

Section 2. That Article IV (General Provisions), Section 21, Provisions for Telecommunication Towers, is created as attached hereto.

Section 3. That Article (Exceptions), Section 4 be amended to strike transmission towers from the height limit exceptions.

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

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

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading:

Passed on Second Reading:

Article IV, General Provisions

Section 8.1, Development Categories

(b)(1)(e) Telecommunication towers or structures

Section 21, Telecommunication Towers or Structures

21.1 Purpose

The purpose of this section is to provide guidelines for the regulation of telecommunication towers, antennae and associated structures.

21.2 Definitions

As used in this ordinance, the following terms shall have the meanings set forth below:

(a) Antenna - An apparatus designed for telephone, data, radio, or television communications.

(b) Cell - The area served by one communication tower.

(c) Co-location - The use of one tower to support more than one wireless communications provider.

(d) FAA – The Federal Aviation Administration.

(e) FCC – The Federal Communications Committee.

(f) Stealth Tower - A tower constructed with concealed antennae and designed to blend in with its surroundings.

(g) Tower – Any structure designed to support one or more antennas.

21.3 Applicability

All new towers are subject to these regulations, except for the following:

(a) AM, FM and television towers

(b) Pre-existing towers

21.4 General Requirements

(a) Height: The maximum height of any tower shall not exceed 200 feet. Maximum height is measured from the finished grade of the base to the highest point of the tower, including any component that is placed at the top of the tower (ex. antennae, lightning rod, etc.).

(b) Aesthetics: All new towers shall be of stealth type construction. This requirement may be appealed to the Board of Zoning Appeals. The design of buildings and related structures at the tower site shall blend in with the natural surroundings or with surrounding structures. Any approved tower shall be

painted to blend in with its surroundings or when appropriate Tennessee Sky Blue.

(c) Co-location: To reduce the number of towers in the community, co-location is strongly encouraged.

(d) Lighting: Towers shall not be artificially lighted unless required by the FAA or other applicable authority.

(e) State and Federal Requirements: All towers must meet or exceed current standards and regulations of the FAA and FCC.

(f) Siting Preferences:

1. Placement on existing towers, structures or buildings
2. Co-location on an existing tower
3. Stealth tower design

21.5 Submittal Requirements

The applicant must demonstrate why the chosen location is the most suitable site for the tower or why co-location is not possible is not possible. The following items must be submitted:

(a) Tower specifications

(b) Site plan

(c) Landscape plan

(d) Fencing plan

(e) Location map indicating the proposed site and all existing towers within a five-mile radius

(f) Co-location analysis

(g) Fall zone analysis

(h) Coverage and capacity map

(i) FCC/FAA information

(j) Antenna owner information

(k) Renderings of the proposed tower and accompanying structures at the tower site indicating color and typical appearance from nearby streets

21.7 Abandonment

Any tower, not continuously operated for a period of six (6) months, shall be considered abandoned and the owner shall remove the tower within 90 days of notification.

Article XI, Exceptions and Modifications

Section 4, Exception of Height Limits – strike radio towers and transmission towers

SUBJECT: ORD 16-24 (Provisions for Telecommunication Towers)

DATE: November 7, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, Planning Director

STAFF MEMORANDUM

Proposal: Due to the absence of basic criteria in the Zoning Ordinance, the Planning Department was directed by the Mayor and City Administration to draft provisions to govern new telecommunications towers in Spring Hill. Our neighboring municipalities and jurisdictions have adopted a variety of different types of telecommunications towers and various levels of provisions.

Staff has proposed minimal provisions that would govern the tower height, tower design, and the submittal information that must be provided when a property owner/applicant is proposing a new site. The details of the proposal are attached to this report, and below is a summary of staff's proposal:

Section	Proposal
Article IV, Section 8.1	Require that all new telecommunication towers or structures obtain Planning Commission approval of a site plan application prior to construction
Article IV, Section 21	Add a new section outlining the requirements of telecommunication towers or structures
	List new AM, FM, and television towers as exempt from these regulations
	Limit new towers to 200 feet in height and require stealth towers (see attached exhibit)
	Require information indicating the tower specifications, identifying existing surrounding towers, justifying the need for an additional tower, and showing the fall zone should the tower collapse
	Adopt an abandonment clause that authorizes the City to require the removal of abandoned towers
Article XI, Section 4	Strike radio and transmission towers from the height limit exceptions

Planning Commission recommendation: On October 10, 2016, the Planning Commission forwarded this request to the Board of Mayor and Aldermen with a recommendation for approval.

Ordinance 16-25, Budget Amendment Ordinance will be available over the weekend.