

RESOLUTION 22-170

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN TO AUTHORIZE STAFF TO ENTER NEGOTIATIONS TO PURCHASE PROPERTY FOR THE COMMUNITY SERVICES ANNEX

WHEREAS, the City of Spring Hill has experienced significant growth over the last several years, and this growth creates additional demand for city services; and

WHEREAS, the City of Spring Hill adopted a facilities plan for the wastewater treatment plant in 2019, and said plan calls for the relocation of the Public Works Building; and

WHEREAS, the City of Spring Hill must acquire property in order to relocate the Public Works Building so that the wastewater treatment plant can be expanded in order to keep pace with growth and development; and

WHEREAS, the City of Spring Hill has been allocated approximately \$13 million through the American Rescue Plan Act of 2021, and land acquisition for these purposes is an eligible expense that has been verified with the State of Tennessee; and

WHEREAS, American Rescue Plan funding requires that land acquisition be performed in accordance with federal guidelines, and the City of Spring Hill has utilized consultants to prepare the appropriate documents in accordance with these guidelines per Resolution 22-17; and

WHEREAS, The City of Spring Hill has reviewed the property and finds it to appropriately address the site selection criteria adopted in Resolution 22-16; and

WHEREAS, the funding for the property acquisition shall utilize American Rescue Plan funds, and per budget discussions, the final acquisition amount will be amended into the budget negotiations are complete; and

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

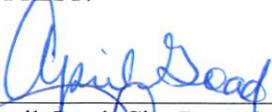
1. Staff to execute the acquisition stage relocation plan prepared in accordance with federal guidelines; and
2. Staff to enter into negotiations and execute an agreement of sale to purchase property for the Community Services Annex.
3. Authorizes funding in the amount of \$11,000,000 from American Rescue Plan funds to acquire property for Community Services Annex.

**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill,
Tennessee on this 1st day of August, 2022.**



Jim Hagaman, Mayor

ATTEST:

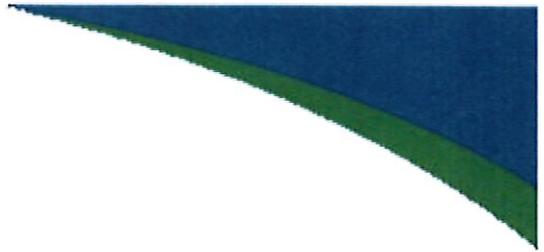


April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



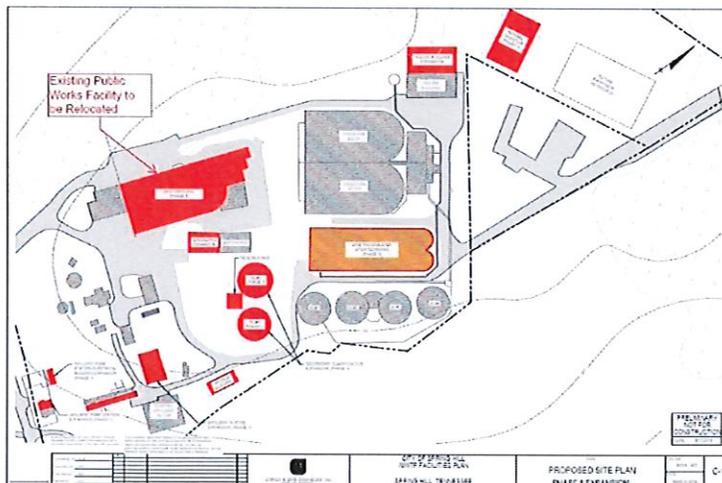
MEMORANDUM

TO: Board of Mayor and Alderman
FROM: Dan Allen, Assistant City Administrator
DATE: July 22, 2022
RE: Land Acquisition for Community Services Annex
REQUEST: Approval of Resolution 22-170

BACKGROUND:

The City of Spring Hill has experienced significant growth over the last several years. Future growth is projected at 1,000 residential units per year. This growth creates additional demands upon city services. Due to this growth, the City of Spring Hill needs to expand the wastewater treatment plant.

A facilities plan for the expansion of the wastewater treatment plant was approved in 2019, and it shows the need to relocate the public works facility to construct additional treatment capacity.

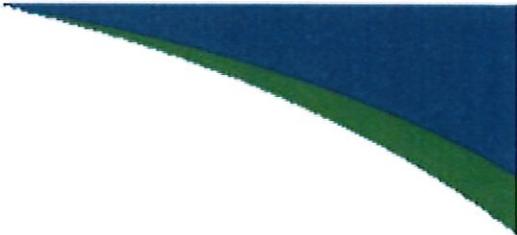


CITY OF SPRING HILL

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In March of 2021, the United States Congress passed the American Rescue Plan Act of 2021. A key provision of this legislation was providing billions of dollars to cities and counties for fiscal recovery related to impacts of Covid-19. These funds can be used across four (4) categories of eligible uses. Those categories are:

- To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
- To respond to workers performing essential work during the Covid-19 public health emergency by providing premium pay to eligible workers;
- For the provision of government services to the extent of the reduction in revenue due to the Covid-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency;
- To make necessary investments in water, sewer, or broadband infrastructure.

The City of Spring Hill will be receiving approximately \$13 million for our local distribution. In October of 2021, the International City Managers Association (ICMA) conducted an extensive survey of nearly 600 town, city, and county managers. 84% of respondents noted Infrastructure as the top investment priority. 75% of those who had Infrastructure as the top investment priority further prioritized the funding for water and sewer investment. Smaller communities are trending towards prioritizing infrastructure as the primary investment with minimal focus on other eligible expenses. Smaller communities are making these decisions based off of Capital Improvement Plans, and notably, only 40% of smaller communities are using strategic plans prepared prior to the passage of the American Rescue Plan. The City of Spring Hill has completed multiple strategic water and sewer plans, and is now in position to advance those plans with this non-recurring federal funding.

The City of Spring Hill has included land acquisition for relocation of the Public Works Building as part of the spend plan for American Rescue Plan funds. Staff has utilized the free consulting and review services provided by the State of TN, and received confirmation through this process that this is an eligible expense under this program.

The American Rescue Plan requires that any acquisition be performed in accordance with the federal Uniform Act. The documents associated with this request have been prepared in accordance with those guidelines.

Due to the Privacy Act preventing individual tract owners and their compensation being publicly discussed prior to the transaction paperwork being filed with the County, staff requests funding of \$11,000,000 be allocated from American Rescue Plan funds. Compensation will be deducted from this allocation once an agreement of sale is executed. This method is consistent with federal acquisition procedures utilized for the Duplex Road and Buckner Lane Widening projects as recommended by the Tennessee Department of Transportation.



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FINANCIAL IMPACT:

Funding will be from the American Rescue Plan fund. Per budget discussions, the final amount of the transaction will be added to the budget through the budget amendment process.

STAFF RECOMMENDATION:

Staff recommends approval of this resolution authorizing execution of the acquisition stage relocation plan, entering into negotiations to execute an agreement of sale to purchase property, and funding \$11,000,000 to acquire property.



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