



CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
BOMA MEETING PACKET

JUNE 3, 2024
6:00 PM

Board of Mayor and Aldermen:

Jim Hagaman, Mayor
William Pomeroy, Vice Mayor
Matt Fitterer
Kevin Gavigan
Brent Murray
John Canepari
Vincent Fuqua
Trent Linville
Jason Cox

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

Phone 931.486.2252
Fax 931.486.0516
www.springhilltn.org

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
BOMA MEETING AGENDA
JUNE 3, 2024
6:00 PM**

Call Regular Meeting to order

Stipulation of members present

Pledge of Allegiance

Invocation by Mark Rampulla, Southview Church

Approval of the Agenda

Mayor's Comments

Citizen's Academy Recognition

City Administrator/Department Head Comments

Citizen Comments

PUBLIC HEARING

1. **Ordinance 24-07, to amend Ordinance 19-30, to establish water rates for customers of the City of Spring Hill.**
2. **Ordinance 24-08, to amend Ordinance 19-31, to establish sewer rates for customers of the City of Spring Hill.**
3. **Ordinance 24-09, to amend Title 18, Chapter 1, Section 18-108, Water Connection Charge, Spring Hill Code of Ordinances.**
4. **Ordinance 24-10, to amend Title 18, Chapter 1, Section 18-109, Sewer Connection Charge, Spring Hill Code of Ordinances.**
5. **Citizen comments on Public Hearing items.**

VOTING AGENDA

CONSENT ITEMS

1. **Consider Resolution 24-117, to approve a resolution to correct duplicate resolution numbers.**

April Goad, City Recorder

Attachment: [Resolution 24-117_renumber Resolutions.pdf](#)

2. **Consider Resolution 24-127, to authorize the purchase of a vehicle on Government Contract for Administration.**

Pam Caskie, City Administrator

Attachment: [Resolution 24-127_to Authorize the Purchase of a Vehicle on Government Contract for Administration.pdf](#)

Attachment: [Memo - To Authorize the Purchase of a Vehicle on Government Contract for Administration.pdf](#)

3. **Consider Resolution 24-128, to approve a Master Development Agreement with Buckner Lane Partners, LLC and the City of Spring Hill, TN for the development of June Lake.**

Missy Stahl, CIP Director

Attachment: [Resolution 24-128_June Lake master developer agreement for Buckner intersections improvements.pdf](#)

Attachment: [Exhibit A - BLP MDA.pdf](#)

4. **Consider Resolution 24-129, to designate property located at 3035 Reserve Boulevard as a Historically Significant Site. (recommended by the Spring Hill Historic Commission)**

Attachment: [Resolution 24-129_Designation of A P Odil Boatright Terrell Jenkins Home.pdf](#)

Attachment: [SHHC Email Recommendation for BOMA Designation Odil Boatright Terrell Jenkins.pdf](#)

Attachment: [Link: Application Odil](#)

5. **Consider Resolution 24-130, to designate property located at 2468 Depot Street as a Historically Significant Site.**

(recommended by the Spring Hill Historic Commission)

Attachment: [SH BOMA Resolution - Designation of Historically Significant Property Dalton s Store.pdf](#)

Attachment: [SHHC Email Recommendaton for BOMA Designation Dalton s Store.pdf](#)

Attachment: [Application for Designation Dalton s Store Addtl Info Recollections of Alice Pierce.pdf](#)

Attachment: [Application for Designation Dalton s Store Addtl Info Sign and Candler.pdf](#)

Attachment: [Link: Application Dalton](#)

6. Consider Resolution 24-131, to designate property located on Alex Drive commonly known as the Newtown Cemetery as a Historically Significant Site.

(recommended by the Spring Hill Historic Commission)

Attachment: [Resolution 24-131 _ Designation of Newtown Cemetery.pdf](#)

Attachment: [SHHC Email Recommendaton for BOMA Designation Newtown Cemetery.pdf](#)

Attachment: [Application for Designation-Newtown Cemetery.pdf](#)

7. Consider Resolution 24-132, to award a contract for the renovation of office furniiture for the Courtroom at City Hall and approve carryover of budgeted funds for the Courtroom renovation.

Tyler Scroggins, Public Works Director

Attachment: [Resolution 24-132 _approve contract for courtroom renovation and carryforward funds.pdf](#)

Attachment: [Memo Courtroom furniture remodel and budget carryover.pdf](#)

Attachment: [A-Z Office Resource for Courtroom Furniture 2024-05-29.pdf](#)

Attachment: [Link: Bid](#)

8. Consider Resolution 24-133, to authorize the disposal of city vehicles and forfeited vehicles awarded to the Police Department.

Don Brite, Chief of Police

Attachment: [BOMA surplus resolution new.pdf](#)

Attachment: [2023001116 Final State Paperwork.pdf](#)

Attachment: [23001676 Final Car and Other Money State Paperwork.pdf](#)

Attachment: [2022001042 CORVETTE FINAL PAPERWORK.pdf](#)

Attachment: [2022001815 Final State Paperwork.pdf](#)

Attachment: [Link: FSPW 0550](#)

PREVIOUS BUSINESS

1. Consider Second and Final Reading of Ordinance 24-07, to amend Ordinance 19-30, to establish water rates for customers of the City of Spring Hill.

Dan Allen, Assistant City Administrator and Jessica Weaver, Utilities Director

Attachment: [ORD 24-07.pdf](#)

Attachment: [Link: Study](#)

Attachment: [Link: Ord 19-30](#)

2. Consider Second and Final Reading of Ordinance 24-08, to amend Ordinance 19-31, to establish sewer rates for customers of the City of Spring Hill.

Dan Allen, Assistant City Administrator and Jessica Weaver, Utilities Director

Attachment: [ORD 24-08.pdf](#)

Attachment: [Link: Study](#)

Attachment: [Link: Ord 19-31](#)

3. Consider Second and Final Reading of Ordinance 24-09, to amend Title 18, Chapter 1, Section 18-108, Water Connection Charge, Spring Hill Code of Ordinances.

Dan Allen, Assistant City Administrator and Jessica Weaver, Utilities Director

Attachment: [ORD 24-09.pdf](#)

Attachment: [Link: Study](#)

Attachment: [Link: Ord. 19-32](#)

4. Consider Second and Final Reading of Ordinance 24-10, to amend Title 18, Chapter 1, Section 18-109, Sewer Connection Charge, Spring Hill Code of Ordinances.

Dan Allen, Assistant City Administrator and Jessica Weaver, Utilities Director

Attachment: [Ord 24-10.pdf](#)

Attachment: [Link: Study](#)

Attachment: [Link: Ord 19-33](#)

NEW BUSINESS

1. Consider First Reading of Ordinance 24-13, an Ordinance to adopt Budget Amendment #3, FY 2023-2024.

Pam Caskie, City Administrator

Attachment: [FY 24 Budget Amendment_3 updated 5-7-241.pdf](#)

Attachment: [FY 24 Budget Amendment_3 updated 5-7-241 v3.pdf](#)

2. Consider First Reading of Ordinance 24-14, adopting tax rates for the City of Spring Hill for the fiscal year July 1, 2024 through June 30, 2025,

Pam Caskie, City Administrator

Attachment: [Ordinance for Tax rate FY 25 v2.pdf](#)

3. Consider First Reading of Ordinance 24-12, adopting a budget for fiscal year July 1, 2024 through June 30, 2025.

Pam Caskie, City Administrator

Attachment: [Budget Ordinance fy2025 - State Submittal_1_.pdf](#)

WORK SESSION/DISCUSSION

1. Discussion, Ordinance to rezone 720 Beechcroft Road.

Dara Sanders, Development Director

Attachment: [ORD 24-XX RZN 1541-2024_720 Beechcroft_.pdf](#)

Attachment: [PC Resolution 24-51 Recommend denial to BOMA to RZN 1541-2023_C-4 to I-1_signed.pdf](#)

Attachment: [RZN 1541-2023_720 beechcroft_.vm.pdf](#)

2. Discussion, Economic Development Consultant Selection.

Jim Hellier, Economic Engagement Manager

Attachment: [MEMO.pdf](#)

Attachment: [JS_A.Proposal.Review.Reference_.pdf](#)

Attachment: [JS_A.SCOPE.PRICE.PROPOSAL_.pdf](#)

3. Discussion, Development Services Cost Recovery

4. Discussion, Interlocal Agreement, Spring Hill Crossings (Dedicated Taxes)

Pam Caskie, City Administrator; Betsy Knotts, Counsel, Bass, Berry and Sims PLC

Attachment: [CP Redline - Interlocal Agreement - Spring Hill Crossings - Dedicated Taxes-37772994-v2 and Interlocal Agreement.pdf](#)

Attachment: [Interlocal Agreement - Spring Hill Crossings - Dedicated Taxes_37772994_.pdf](#)

5. Discussion, Support Request from The Well, Whole Hog Festival

Attachment: [The Well Email.pdf](#)

6. Discussion, Ordinance (RZN 1567-2024) to amend Ordinance 18-21, the same being the Zoning Ordinance and Official Zoning Map of the City of Spring Hill, by rezoning approximately 126.47 acres of property known as Maury County Tax Map 50, parcels 2.00 and 4.56 from Rural Residential (R-R) and Agricultural District (AG) to Single-Family District (R-1 PUD).

Dara Sanders, Development Director

Attachment: [ORD 24-15 RZN 1567-2024_mahlon moore_.pdf](#)

Attachment: [PC Resolution 24-52 Recommend Approval Application RZN 1567-2024.pdf](#)

Attachment: [RZN 1567-2024_Mahlon Moore Road__vm.pdf](#)

Acknowledgements

Adjourn

Agenda Notes

Attachment: [BOMA Agenda Notes 06-03-2024.pdf](#)

RESOLUTION 24-117

A RESOLUTION TO CORRECT DUPLICATE RESOLUTION NUMBERS

WHEREAS, it has come to the attention of the City Recorder for the City of Spring Hill, TN that certain resolution numbers have been duplicated, resulting in confusion and potential administrative issues; and

WHEREAS, resolutions designating properties as historically significant at the May 6, 2024 Board of Mayor and Aldermen meeting were assigned duplicate numbers; and

WHEREAS, to ensure clarity and accuracy in the City's records and to maintain proper documentation of official actions taken by the Board of Mayor and Aldermen, correction of duplicate resolution numbers is necessary.

NOW THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen, that the resolution numbers listed below, which have been identified as duplicates, shall be amended as follows:

Original Resolution Number 24-103, to designate 511 Maury Hill as a Historically Significant Site
Revised Resolution Number: 24-118

Original Resolution Number 24-104, to designate 5322 Main Street as Historically Significant Site
Revised Resolution Number 24-119

Original Resolution Number 24-105, to designate 5323 Main Street as Historically Significant Site
Revised Resolution Number 24-120

Original Resolution Number 24-106, to designate 5074 Main Street as Historically Significant Site
Revised Resolution Number 24-121

Original Resolution Number 24-107, to designate 716 Beechcroft Road as Historically Significant Site
Revised Resolution Number 24-122

Original Resolution Number 24-108, to designate 4847 Main Street as Historically Significant Site
Revised Resolution Number 24-123

Original Resolution Number 24-109, to designate 1101 School Street as Historically Significant Site
Revised Resolution Number 24-124

Original Resolution Number 24-110, to designate 2486 Depot Street as Historically Significant Site
Revised Resolution Number 24-125

Original Resolution Number 24-110, to designate 2651 Duplex Road as Historically Significant Site
Revised Resolution Number 24-126

BE IT FURTHER RESOLVED that the City Recorder is hereby authorized and directed to update all official records, documents, and databases to reflect the changes above made in accordance with this resolution.

This resolution shall take effect immediately upon its adoption, on the 3rd day of June 2024.

Jim Hagaman, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

RESOLUTION 24-127

**A RESOLUTION TO AUTHORIZE THE PURCHASE OF A VEHICLE ON
GOVERNMENT CONTRACT FOR ADMINISTRATION**

WHEREAS, the City of Spring Hill Administration Department frequently utilizes city owned vehicles for the purpose of city-related duties; and

WHEREAS, the City would like to purchase a new vehicle on government contract of which it is a member; and

WHEREAS, staff requests authorization to purchase a new vehicle for a not-to-exceed amount of \$25,000; and

WHEREAS, funding for the purchase will be made from the FY24 budget from the Administrative Department.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen authorizes the purchase of a new vehicle on government contract in a not-to-exceed amount of \$25,000.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 3rd day of June, 2024.

Jim Hagaman, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 24-127*
SUBMITTED BY: Pam Caskie, City Administrator
DATE: June 3, 2024
RE: **To Authorize the Purchase of a Vehicle on Government Contract for Administration**

PURPOSE:

The purpose of this resolution is to authorize staff to purchase a vehicle on government contract for Administration Department usage.

BACKGROUND:

The City's Administration Department frequently utilizes a city vehicle to run errands (i.e., post office, stores, etc.) or to attend conferences, meetings, etc. in lieu of using their personal vehicle. The City frequently purchases vehicles under government contract. Staff is confident that a vehicle can be purchased in the amount of \$25,000 that would be adequate to meet needs.

Staff requests authorization from the BOMA to purchase a vehicle under government contract in a not-to-exceed amount of \$25,000.

FINANCIAL IMPACT:

The funding for the purchase will be made from the FY24 budget from the Administrative Department.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 24-127 to authorize the purchase of a vehicle on government contract for Administration.

RESOLUTION 24-128

A RESOLUTION TO APPROVE A MASTER DEVELOPMENT AGREEMENT WITH BUCKNER LANE PARTNERS, LLC AND THE CITY OF SPRING HILL, TN FOR THE DEVELOPMENT OF JUNE LAKE

WHEREAS, the City of Spring Hill recognizes the need to partner with developers within the City to support smart growth and infrastructure improvements benefiting the citizens of Spring Hill;

WHEREAS, Buckner Lane Partners, LLC is developing June Lake which will include single-family housing, multi-family housing, commercial properties, accompanied by a paved walking trail and public amenities; and

WHEREAS, the City desires to enter in to a Master Development Agreement with Buckner Lane Partners, LLC, in which both parties agreed to work collaboratively to achieve the full development of the proposed improvements; and

WHEREAS, the City will complete certain intersection improvements Buckner Lane Partners, LLC are responsible for at the Buckner Lane and Buckner Road intersection that are incorporated into the Buckner Lane North Realignment construction plans that are unable to be installed due to the City's construction of Buckner Lane South Widening project; and

WHEREAS, Buckner Lane Partners, LLC will reimburse the City for the costs of these improvements, as detailed in the Master Developer Agreement, attached hereto as Exhibit A.

NOW THEREFORE, BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen approve the Master Development Agreement with Buckner Lane Partners, LLC for the development of June Lake for intersection improvements at Buckner Lane and Buckner Road set forth in Exhibit A.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 3rd day of June, 2024.

Jim Hagaman, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Exhibit A

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT, entered into this the June 3rd, 2024, by and between BUCKNER LANE PARTNERS, LLC referred to as the "Developer" and the CITY OF SPRING HILL, TENNESSEE, a municipal corporation organized and existing under the laws of the State of Tennessee, hereinafter referred to as "City".

WITNESSETH:

WHEREAS, the City of Spring Hill, is committed to supporting good development through cooperation and long-range planning, and

WHEREAS, the Developer is desirous of completing a development project known as Buckner Lane North Realignment and that this project will require the Developer to construct improvements on property currently owned and maintained by the City; and

WHEREAS, the City and the Developer agree that it is in the best interest of both parties to enter into an agreement so that the improvements may be made in a coordinated and logical fashion.

NOW THEREFORE, in consideration of the mutual covenants and assurances set forth herein, the Developer and City do hereby agree as follows:

1. Recitals

The foregoing Recitals are incorporated into this Agreement and are made a part hereof.

2. Scope of Work/Cost Estimate

The Developer shall cause the installation of the asphalt and final striping improvements with the City performing all duties of construction. All improvements shall meet City, State and Federal construction standards.

3. City Responsibilities

- 3.1. The City will install certain improvements for the intersection of Buckner Lane and Buckner Road that are currently shown on the construction plans for the realignment of Buckner Lane North as part of the June Lake development that are not able to be installed due to current construction of the widening of Buckner Lane South by the City, as shown in Exhibit A attached hereto.

4. Developer Responsibilities

4.1 The Developer will reimburse the City the costs of said improvements in the amount of \$99,999.84, to include:

Tack Coat	\$ 3,532.50
Final Asphalt Paving	\$59,928.22
Final Striping	\$26,539.12
Final Configuration of Traffic Signals	\$10,000.00

5. Compliance with Public Chapter 775 – TCA, Title 12, Chapter 4, Part 1

In accordance with Tennessee Code Annotated, Title 12, Chapter 4, Part 1, the Developer cannot be currently engaged in, and will not for the duration of the contract, engage in a boycott of Israel.

6. Agents for City and Developer

The agent of the City for the purposes of this Agreement is the City Administrator of Spring Hill, Tennessee, or her designee. The agent for the Developer is Don Alexander or his designee.

7. Further Assurances

The Parties each hereby agree to execute and deliver all of the agreements and documents required to be executed and delivered by them in this Agreement and the instruments attached hereto, and to execute and deliver such additional instruments and documents and to take such additional actions as may be reasonably required from time to time in order to effectuate the transactions contemplated by this Agreement and the instruments attached hereto.

7.1. Notices and Communication

All notices or other communications hereunder shall be deemed sufficiently given and shall be deemed given when delivered by hand delivery or mailed by first class, postage prepaid, registered or certified mail and addressed as follows:

Office of City Administrator of Spring Hill, Tn.
ATTN: Pamela S. Caskie
199 Town Center Parkway
Spring Hill, TN 37174

With a copy to:

Patrick Carter, City Attorney
809 South Main Street
Columbia, TN 38401

The mailing address of the Developer for the purposes of notification requirements of this Agreement shall be:

Southeast Venture
ATTN: Don Alexander
4030 Armory Oaks Drive
Nashville, TN 37204

8. Non-Waiver

None of the terms, covenants or conditions of this Agreement shall be deemed waived by any act of either Party unless same is specified in writing executed by all Parties hereto.

9. Liability

The City shall have no liability except as specifically provided in this Agreement.

10. Governing Law

This Agreement shall be construed under and enforced pursuant to the laws of the State of Tennessee.

11. Venue and Jurisdiction

Exclusive venue and jurisdiction for any litigation brought pursuant to or with regard to this Agreement shall be in the Circuit Court for Maury County, Tennessee.

12. Severance

Should any provision of this Agreement be declared invalid, illegal or unenforceable by a court of competent jurisdiction, the invalidity, illegality or unenforceability shall not affect other provisions of this Agreement, which shall remain in full force and effect.

13. Captions

Captions of the sections of this Agreement are for convenience and reference only and shall in no way be held to explain, modify, amplify or aid in the interpretations, construction, or meaning of the provisions of this Agreement.

14. Amendment

This Agreement shall be amended only in writing executed by all Parties hereto.

15. Assignment

This Agreement shall not be assigned by the Developer to a third party without prior written consent of the City, which shall not be unreasonably withheld.

16. Binding Effect

This Agreement shall be binding upon each of the parties hereto, their successors, heirs and assigns and that there are no understandings or agreements between them except as contained in this Agreement.

17. Entire Agreement

This writing constitutes the entire agreement between the Parties and supersedes all previous agreements, if any. No Party to this Agreement makes any representation to the other Party, except as expressly set forth in this Agreement.

18. Attorney's Fees

In the event of a breach in the performance of any of the provisions of this Agreement or any of the documents related thereto by the Contractor, the Contractor shall pay the reasonable attorney's fees and court costs of the City associated with the enforcement of any of the provisions of any such document or this Agreement.

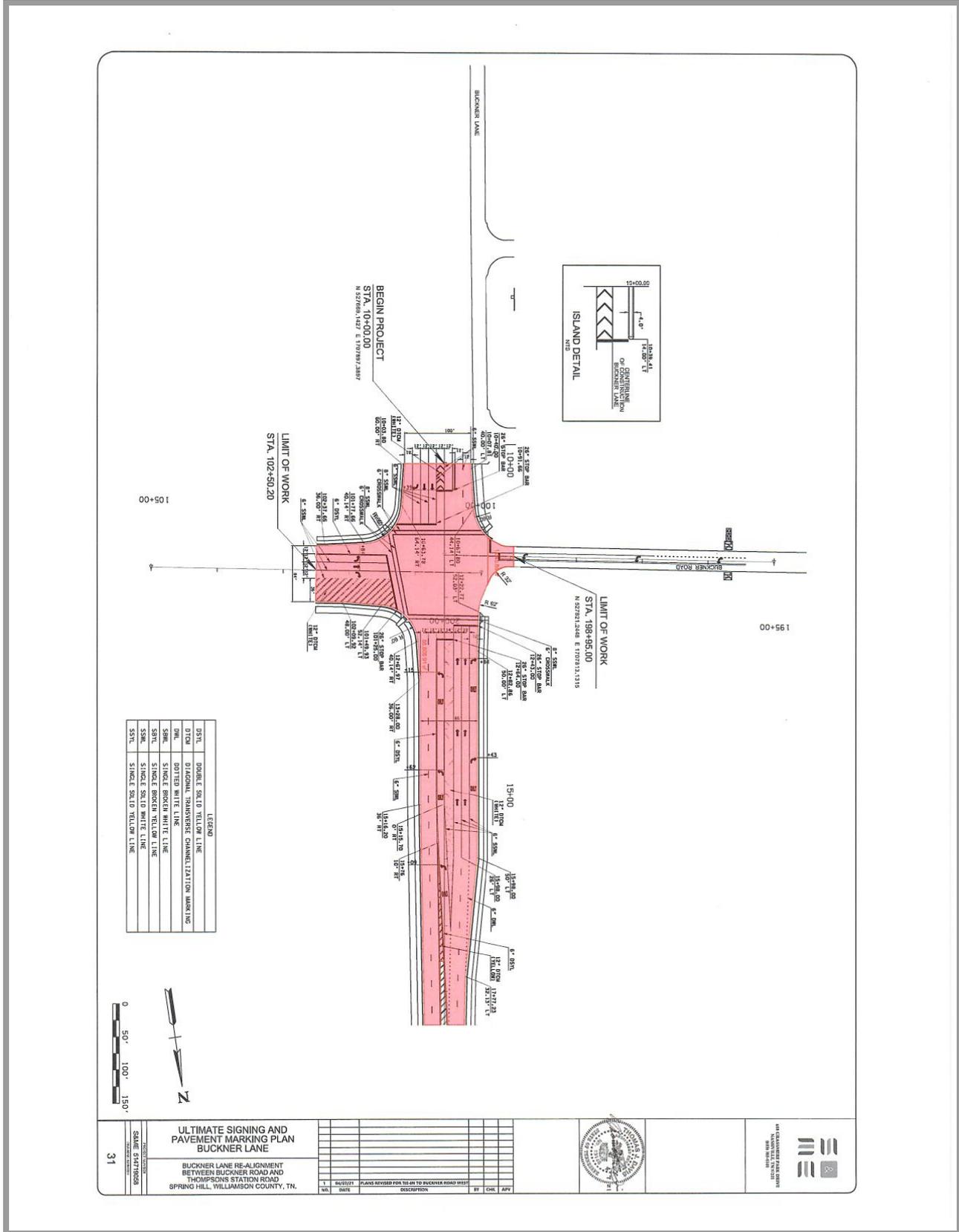
19. Execution

This Agreement may be executed in one or more identical counterparts, each of which shall be deemed to be an original for all purposes, and all of which taken together shall constitute a single instrument.

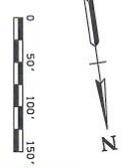
Approved by the City of Spring Hill Board of Mayor and Alderman on _____, 202_.

SO AGREED by the undersigned parties as of the date first given.

[To be signed electronically]



LEGEND	
DSYL	DOUBLE SOLID YELLOW LINE
DTYL	DOUBLE YELLOW TRANSVERSE CHANNELIZATION MARKING
DL	DOTTED WHITE LINE
SWL	SINGLE SOLID WHITE LINE
SYL	SINGLE SOLID YELLOW LINE
SSYL	SINGLE SOLID YELLOW LINE



31

ULTIMATE SIGNING AND PAVEMENT MARKING PLAN
BUCKNER LANE

BUCKNER LANE REALIGNMENT
 BETWEEN BUCKNER ROAD AND
 THOMPSONS STATION ROAD
 SPRING HILL, WILLIAMSON COUNTY, TN.

DATE: 04/13/21
 DRAWN BY: CHM
 CHECKED BY: APV

NO.	DATE	DESCRIPTION	BY	CHK.	APP.
1	04/13/21	PLANS REVISED FOR TIE-INS TO BUCKNER ROAD WEST			



RESOLUTION 24-129

A RESOLUTION OF THE CITY OF SPRING HILL, TENNESSEE TO DESIGNATE PROPERTY LOCATED AT 3035 RESERVE BOULEVARD AS A HISTORICALLY SIGNIFICANT SITE

WHEREAS, it is the policy of the City of Spring Hill to promote the preservation and protection of the physical character and quality of life in the city; to promote the educational, cultural civic awareness and general welfare of the city while providing a sense of commitment and continuity between the past and present through the encouragement of preservation and protection of historically significant sites and structures; and to foster civic pride and historic recognition through the preservation of the City’s heritage; and

WHEREAS, Barbara Jenkins, owner of the property at 3025 Reserve Boulevard pursuant to Title 2, Chapter 4, Section 2-405(2)(d) of the City of Spring Hill Municipal Code, have requested that this site be designated by the City of Spring Hill as a Historically Significant Site.

WHEREAS, Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code provides that sites in the City of Spring Hill will be designated as Historically Significant Sites by resolution of the Board of Mayor and Aldermen upon recommendation of the City of Spring Hill Historic Commission; and

WHEREAS, the City of Spring Hill Historic Commission has recommended this site for such designation having met the Criteria for Designation of Historically Significant Sites as defined in Title 2, Chapter 4, Section 2-407 of the City of Spring Hill Municipal Code.

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee that the property located at 3035 Reserve Boulevard and commonly known as the A P Odil-Boatright-Terrell-Jenkins Home is hereby designated as a Historically Significant Site.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 3rd Day of June, 2024.

ATTEST:

Jim Hagaman, Mayor

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

To: April Goad
CC: Pam Caskie, Tony Tolstedt, Patrick Carter, David Huebner

Subject: BOMA Agenda Request from the Historic Commission - Designating 3035 Reserve Blvd Historically Significant

April,

On April 19, 2024, the Historic Commission received a request from Barbara Jenkins to have the city formally designate 3035 Reserve Blvd, Maury County Tax Map 028 Parcel 023.00 as a Historically Significant Site. On May 9, 2024, the City of Spring Hill Historic Commission did consider this request and has recommended that the BOMA designate the property at 3035 Reserve Blvd commonly known as the Odil-Boatright-Terrell-Jenkins Home as a Historically Significant Site.

Pursuant to Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code, as Chairman of the City of Spring Hill Historic Commission, I would request that a resolution be prepared for consideration by the Board of Mayor and Aldermen.

Suggested Agenda Language for each item follows:

1. Consider Resolution 24-129, designating the property at 3035 Reserve Blvd, Maury County Tax Map 028 Parcel 023.00 and commonly known as the Odil-Boatright-Terrel-Jenkins Home as a Historically Significant Site. Request is made by Barbara Jenkins
2. This was recommended by the Historic Commission on May 9, 2024.

Please do not hesitate to contact me with any questions.

Thanks!

Alicia Fitts

Chair

City of Spring Hill Historic Commission

Remote Attachment:

[Link: Application Odil \(https://pl ... 69215b02e524d01792718adfb58b.pdf\) \(LINK\)](https://pl...69215b02e524d01792718adfb58b.pdf)

RESOLUTION 24-130

A RESOLUTION OF THE CITY OF SPRING HILL, TENNESSEE TO DESIGNATE PROPERTY LOCATED AT 2468 DEPOT STREET AS A HISTORICALLY SIGNIFICANT SITE

WHEREAS, it is the policy of the City of Spring Hill to promote the preservation and protection of the physical character and quality of life in the city; to promote the educational, cultural civic awareness and general welfare of the city while providing a sense of commitment and continuity between the past and present through the encouragement of preservation and protection of historically significant sites and structures; and to foster civic pride and historic recognition through the preservation of the City’s heritage; and

WHEREAS, Roman Panczczko owner of the property at 2468 Depot Street commonly known as Dalton’s Store pursuant to Title 2, Chapter 4, Section 2-405(2)(d) of the City of Spring Hill Municipal Code, has requested that this site be designated by the City of Spring Hill as a Historically Significant Site.

WHEREAS, Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code provides that sites in the City of Spring Hill will be designated as Historically Significant Sites by resolution of the Board of Mayor and Aldermen upon recommendation of the City of Spring Hill Historic Commission; and

WHEREAS, the City of Spring Hill Historic Commission has recommended this site for such designation having met the Criteria for Designation of Historically Significant Sites as defined in Title 2, Chapter 4, Section 2-407 of the City of Spring Hill Municipal Code.

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee that the property located at 2468 Depot Street commonly known as Dalton’s Store is hereby designated as a Historically Significant Site.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 3rd day of June, 2024.

ATTEST:

Jim Hagaman, Mayor

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

To: April Goad

CC: Pam Caskie, Tony Tolstedt, Patrick Carter, David Huebner

Subject: BOMA Agenda Request from the Historic Commission - Designating Dalton's Store, 2468 Depot Street as Historically Significant

April,

On March 26, 2024, the Historic Commission received a request from Roman Paneczko to have the city formally designate 2468 Depot Street, Maury County Tax Map 025P Parcel 011.00 as a Historically Significant Site. On May 9, 2024, the City of Spring Hill Historic Commission did consider this request and has recommended that the BOMA designate the property at 2468 Depot Street also known as Dalton's Store as a Historically Significant Site.

Pursuant to Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code, as Chairman of the City of Spring Hill Historic Commission, I would request that a resolution be prepared for consideration by the Board of Mayor and Aldermen.

Suggested Agenda Language for each item follows:

1. Consider Resolution 24-130, designating the property located at 2468 Depot Street, Maury County Tax Map 025P Parcel 011.00, commonly known as Dalton's Store as a Historically Significant Site. Request is made by Roman Paneczko owner of the property. This was recommended by the Historic Commission on May 9, 2024.

Please do not hesitate to contact me with any questions.

Thanks!

Alicia Fitts

Chair

City of Spring Hill Historic Commission

5/24 Recollections of Alice Dalton Pierce

DALTON BROS GROCERY

Depot Street

My first memory of the old store was of my aunt bringing me there before school and the good cold, chocolate milk she always gave me. It was "Kinnard's Grocery" then, run by my dad's sister and her husband and she would go in early to open up. I was the oldest of three and our parents had to do the daily milking and get it out to be picked up. Someone would take me to school closer to the eight o'clock bell. A few years later my parents bought the store and it became "Dalton's Grocery." "Kinnards Grocery" moved uptown.

I remember the layout of the store: a glass candy case (A bar of candy was 5 cents) on the left as you entered, an ice cream box and a drink box further down toward the back, the service counter in between with its adding machine and wooden cash drawer. There was a huge roll of meat-wrapping paper attached to the left end of the counter. We older girls, when we began to help out in the store during our high school days, learned the art of ripping off just the right amount of paper and carefully wrapping a customer's selection of beef or pork. Canned goods and other things were shelved on the right side of the store, along with fresh fruit in baskets on the floor and of little interest to me as a teenager. Racks held fresh bread brought in daily. I recall that the front door had a small Colonial or Taystee sign on it

The meat counter was a visual divide, as well as physical, between the main part of the store and the small area in back that housed a large, mountainously heavy, round of huge tree trunk known as a "meat block" where the meat was cut as it was sold. There was a small coal-burning stove. A dial telephone hung on the wall. To the left of the phone was a door which led into an elongated room on the side of the store that we called the "back room." This room ran the length of the store, front to back and housed delivery items that were yet to be put up, as well as large sacks of feed and bags of flour in the front section. There was a large feed scale close to a small front entrance to the right of the main door. A farmer could back up to the end of the porch and have his feed loaded. People also brought in their eggs to sell and Dad had put an "egg candler" on the wall in there. This was a box with a light bulb inside and two holes in front that he could put the eggs against and check to be sure they were still good.

Back inside the main part of the store was a back door leading onto a stamp-size porch and out into the small yard. The store yard adjoined the yard of the house next door where we lived. When we first bought the store, there was only the store building with its inventory, and a shed. We actually lived in the side or "back room" while the house was being built on the lot next door. (I don't know how! But there were five of us and we did!!!) I was about six; my sisters, five and three.

I remember the sound of the old ceiling fan as it whirred away in the summer; I can recall the smell of the wood floor when Daddy oiled it down and the thrill of us each getting our own

individual candy bar when we first got the store and later, after it became Dalton Bros. and I was old enough to help, sitting on the front porch with Uncle Bruce and sharing snacks. I remember the sound of cars and trucks scrunching on the graveled drive of the store yard on summer nights, as they came, one after the other, to get their groceries for the week. Sounds of the Grand Ole Opry would often carry through the dark. It was a comfortable, casual time when the farmers and their wives drove into town after the week's work to meet up with friends and pick up their groceries for the week to come.

From my perspective, back then, all was right with the world.





Dalton Bros Store - Egg Candler Photo courtesy of Alice Pierce

Remote Attachment:

[Link: Application Dalton \(https:// ... bcc67547697f2a95cb4f2dd16f39f.pdf\) \(LINK\)](https://...bcc67547697f2a95cb4f2dd16f39f.pdf)

RESOLUTION 24-131

**A RESOLUTION OF THE CITY OF SPRING HILL, TENNESSEE TO DESIGNATE
PROPERTY LOCATED ON ALEX DRIVE COMMONLY KNOWN AS THE
NEWTOWN CEMETERY AS A HISTORICALLY SIGNIFICANT SITE**

WHEREAS, it is the policy of the City of Spring Hill to promote the preservation and protection of the physical character and quality of life in the city; to promote the educational, cultural civic awareness and general welfare of the city while providing a sense of commitment and continuity between the past and present through the encouragement of preservation and protection of historically significant sites and structures; and to foster civic pride and historic recognition through the preservation of the City’s heritage; and

WHEREAS, Sandra Buford and Bridgette Lee family members of citizens buried at Newtown Cemetery and whose families are long associated with Newtown pursuant to Title 2, Chapter 4, Section 2-405(2)(d) of the City of Spring Hill Municipal Code, have requested that this site be designated by the City of Spring Hill as a Historically Significant Site.

WHEREAS, Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code provides that sites in the City of Spring Hill will be designated as Historically Significant Sites by resolution of the Board of Mayor and Aldermen upon recommendation of the City of Spring Hill Historic Commission; and

WHEREAS, the City of Spring Hill Historic Commission has recommended this site for such designation having met the Criteria for Designation of Historically Significant Sites as defined in Title 2, Chapter 4, Section 2-407 of the City of Spring Hill Municipal Code.

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee that the property located on Alex Drive and commonly known as the Newtown Cemetery is hereby designated as a Historically Significant Site.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 3rd day of June, 2024.

ATTEST:

Jim Hagaman, Mayor

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

To: April Goad
CC: Pam Caskie, Tony Tolstedt, Patrick Carter, David Huebner

Subject: BOMA Agenda Request from the Historic Commission - Designating Newtown Cemetery, Alex Drive as Historically Significant

April,

On March 15, 2024, the Historic Commission received a request from Sandra Budford and Bridgette Lee to have the city formally designate the Newtown Cemetery, Williamson County Tax Map 167 Parcel 01500 as a Historically Significant Site. On May 9, 2024, the City of Spring Hill Historic Commission did consider this request and has recommended that the BOMA designate the property on Alex Dr known as the Newtown Cemetery as a Historically Significant Site.

Pursuant to Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code, as Chairman of the City of Spring Hill Historic Commission, I would request that a resolution be prepared for consideration by the Board of Mayor and Aldermen.

Suggested Agenda Language for each item follows:

1. Consider Resolution 24-131, designating the property located on Alex Drive, Williamson County Tax Map 167 Parcel 01500, commonly known as Newtown Cemetery as a Historically Significant Site. Request is made by Sandra Buford and Bridgette Lee.
2. This was recommended by the Historic Commission on May 9, 2024.

Please do not hesitate to contact me with any questions.

Thanks!

Alicia Fitts

Chair

City of Spring Hill Historic Commission

SPRING HILL HISTORIC COMMISSION AGENDA APPLICATION

Date: 3/15/24

Name of Applicant: Newtown Cemetery Phone: _____

Address: Alex Drive, Newtown Spring Hill

Name of Property Owner: of Sandra Buford Phone: 3609 greens Mill Rd Spring Hill

Address: _____

Maury Co. Williamson Co. Tax Map: 167 Parcel # 01500 000

SECTION 1 - Request for Designation of Historically Significant Site:

I, Sandra Buford
Bridgette Lee, pursuant to Municipal Code Title 2, Chapter 4, Section 2-406, request that the property and/or site located at Alex Drive
Newtown, Spring Hill, be designated by the City of Spring Hill as a Historically Significant Site.

The aforementioned property and/or site is (check all that apply, provide additional detail as necessary):

- Are associated with events that have made a significant contribution to the broad patterns of our history or is associated with the lives of persons significant in our past;
- A birthplace or grave of a historical figure of outstanding importance;
- Embody the distinctive characteristics of a type, period or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction;
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A religious property with historic importance;
- A cemetery; or
- Other (Please specify): _____

This form, along with (7) copies of the description of the property or properties in question must be filed with any applicable fee, fourteen (14) days prior to the Historic Commission meeting in order to be placed on the agenda.

Bridgett Stuart
Applicant's Signature

Date Received by Historic Commission: X Sandra E. Buford
Placed on Historic Commission Agenda for meeting to be held on: May 9
at 6pm p.m.

Recommended Not Recommended

Secretary of Historic Commission

Williamson County Property Assessment Database

Property Details for: ALEX DR

County Number 94

Current Tax Year 2024

Property Owner and Address

Owner CEMETERY SPRING HILL
Address DUPLEX RD
SPRING HILL, TN 37174

Property Location

Address ALEX DR
DI 11 Map 167 Group
Ctri 167 Parcel 01500 PI SI 000

Value Information

Valuation Year 2011

Market Appraisal

Land Market Value	\$0
Improvement Value	\$0
Total Market Appraisal	\$0

Assessment % exempt

Assessment \$0

General Information

Lot Dimensions 0.0 x 0.0 Legal Acreage 0.0000
Property Class 105 Religious
City Spring Hill (701)

Building Information

No buildings on record

Features

No features on record

Sales Information

No sales on record

Newtown Cemetery

WILLIAMSON COUNTY TENNESSEE

Williamson County Online Internet Mapping

Search...

Sign in

Navigation Tasks Analysis

Pan Zoom In Zoom Out Initial View Point

Layers

- Williamson_Map_v10_LATEST2
- Zones
- 2013 Zoning Designations
- 1988 Zoning Designations
- Vote Centers
- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Parcel Dimensions
- Lot Numbers
- Lot Acreage

Still loading Williamson_Map_v10_LATEST2 map data...

NEW Town

Cemetery

Hopkins, Mary
Wife of Troy Hopkins

Born - Unknown
Died - April 25, 1927

Jenkins, Anne

Born - 1871
Died - 1934

Lockridge, Fannie

Born - 1806
Died - July 10, 1880

Grigsby, Charlie

Born - 1872
Died - Oct. 25, 1929

Bond, Lela

Born - Feb 10, 1890
Died - Oct. 18, 1932

Hughes, Wesley

Born - Unknown
Died - May 5, 1920
Spring Hill, TN.

Spring Hill Chamber 4019

Collins, Will

Born - Unknown
Died - June 14, 1920
Spring Hill, TN.

Spring Hill Chamber 4019

McGlothen, Gertrude

Born - Unknown
Died - Oct. 12, 1928
Spring Hill, TN.

Spring Hill Chamber 4019

McGlothen, Lou

Born - Unknown
Died - Unknown

Patterson, Myrtle

Born - July 4, 1902
Died - Nov. 25, 1956

Thompson, Charlotte	Born - Feb. 14, 1899 Died - July 1, 1951
Smith, Peggy Owen	Born - Unknown Died - 1957
Owens, Eliza	Born - Unknown Died - 1959
Polk, Arthur D.	Born - Unknown Died - 1939
TN. SGT. 813 Pioneer INF.	
Wade, Julia	Born - Unknown Died - June 8, 1926
Spring Hill Chamber	4019 Spring Hill, TN.
Steele, Lewis	Born - Unknown Died - Jan. 23, 1927
Lillie of east chamber	-3654 Thompson Station, TN.
Steele, Mattie	Born - Unknown Died - Aug 6, 1922
Lillie of east chamber	-3654 Thompson Station, TN.
Crutcher, Ernest	Born - 1910 Died - 1921
Blair, James	Born - 1894 Died - 1957

Phillips, Mary Born - March 13, 1899
Died - June 28, 1942

Smith, Wille Mae Born - unknown
Died - 1967

Cheirs, Jennie Born - 1866
Died - 1922

Phillips, Thomas Born - unknown
Died - Jan. 7, 19-?

Fuqua, Edger Born - 1892
Died - May 2, 1931

Nelson, Sarah E.M. Born - 1912
Died - 1944

Caldwell, Charlie Born - unknown
Died - unknown

Caldwell, Sarah Born - unknown
Died - unknown

McKissack, Williard. L. Born - Jan. 20, 1926
TN. S1 USNR W.W.-II Died - July 30, 1949

Abernathy, Emily. M. Born - unknown
Died - 1982

Taylor, Malisia Born - 1895
Died - 1960

Butford, Mary	Born - 1867 Died - 1957
Butford, Goldie	Born - June 1861 Died - April 17, 1941
Petway, George Willie	Born - Feb. 25, 1915 Died - Sept. 8, 1942
Moore, Edith	Born - Unknown Died - Feb. 15, 1928
Spring Hill Chamber - 4019 Spring Hill, TN	
Hailey, Virginia	Born - 1906 Died - 1957
ee, Fannie	Born - 1859 Died - 1944
laddox, Bradford	Born - Sept. 6, 1902 Died - Nov. 9, 1954
laddox, Jonnie	Born - Unknown Died - Nov. 17, 1954
heairs, Samuella	Born - Unknown Died - 1964
lynn, Etta	Born - Unknown Died - Oct. 29, 1914
ife of W.J. Wynn	

Caldwell, Martha	Born - 1845 Died - July 2, 1916
Caldwell, Louis	Born - 1841 Died - Dec. 31, 1914
Caldwell, Ben	Born - March 12, 1880 Died - March 4, 1967
McCullam, Neal Aged 76 years old	Born - 1890 Died - April 25, 1966
Caldwell, Sam Ike	Born - unknown Died - unknown
Shy, Dora	Born - unknown Died - unknown
Wade, Sam Chapman Aged 91 years old	Born - 1877 Died - April 4, 1968
Caldwell, Charlie	Born - unknown Died - 1968
Steele, Alice. B.	Born - 1906 Died - 1964
McCullough, Will	Born - unknown Died - Feb. 19 - year unknown
McLaughlin, Earnest	Born - unknown Died - 1967

Haddox, Dave Jr. Born - March 15, 1916
Died - Aug. 22, 1974

Johnson, Lottie Born - Unknown
Died - 1975

Gentry, Reverend Will Born - Unknown
Died - June 12, 1970
Pastor of ST. Marks U.P.B. Spring Hill, TN.

Caldwell, Lena Born - Aug. 10, 1923
Died - Nov. 3, 1963

OWENS, George Born - Unknown
Died - 1965

Smith, Ruby V. Born - June 3, 1917
Died - June 3, 1962

Moore, Dan Born - 1890
Died - 1960

Phillips, Walter Born - 1897
Died - 1952

Colwell, Jim Born - June 29, 1889
Died - Dec. 10, 1971

U.S. Army WW-I

Norton, Jim Born - Unknown
Died - 1971

Glenn, Thomas	Born - 1902
Pastor of ST. Marks U.P.B.	Died - 1974
	Spring Hill, TN.
Vestal, James. Marcus	Born - 1987
	Died - 1987
German, Annie	Born - Unknown
	Died - Jan. 12, 1945
P. A - ?	Born - Unknown
	Died - Unknown
Caldwell, Jonas	Born - Unknown
	Died - 1977
Booker, Sam	Born - 1899
	Died - 1943
Patton, James. F.	Born - Unknown
	Died - Nov. 19, 1920
Buford, Dovie	Born - Unknown
AGE 31 Years	Died - July 5, 1924
Wife of Ben Buford	
Caldwell, Leo	Born - Unknown
	Died - 1968
Steele, Louis. T.	Born - 1903
	Died - 1964

McCullen, Henry	Born - 1883 Died - 1953 Spring Hill, TN.
Pastor of ST. Marks U.P.B.	
McCullen, Robert	Born - 1905 Died - 1950
Jade, Carnel	Born - 1899 Died - May 8, 1923
Powell, Edward	Born - Oct. 13, 1872 Died - Dec. 20, 1954
Pastor of MT. Hope Missionary Baptist Church.	Spring Hill, TN.
Ellison, Lillie	Born - Unknown Died - March 2, 1958
Aldridge, Austine. E.	Born - Sept. 9, 1919 Died - Dec. 13, 1954
Dobbins, ST. Clair	Born - Unknown Died - 1958
Owens, Eliza	Born - Unknown Died - 1959
Coffee, Christopher. Columbus	Born - Unknown Died - Oct. 12, 1957
Buford, Alfred	Born - Unknown Died - 1967

here. He also furnished me most of the information about the church at Newtown Church of Christ. Brother E. Smith, one of the elders at the Spring Hill Church of Christ was helpful in this church history.

OFFICE OF THE HISTORIC PRESERVATION COMMISSION OF NEWTOWN, TENNESSEE

Hollins, Arnan	Born - May 1, 1843 Died - Dec 9, 1934
Coleman, Rev. Luther E.	Born - 1898 Died - Nov. 28, 1955
Powell, Izora Vestal	Born - 1889 Died - Sept. 7, 1955
Glenn, Mary Ellen	Born - Unknown Died - Jan. 9, 1958
Caldwell, Mary	Born - Unknown Died - 1980
Jenkins, Robert	Born - Unknown Died - 1965
ELLison, Viola	Born - Unknown Died - 1968
ELLison, Andy	Born - 1878 Died - OCT. 25, 1925
Lockridge, ELLA	Born - 1877 Died - 1958
Lockridge, Porter	Born - Oct. 16, 1907 Died - Feb. 24, 1946
N. PFC 651 ORD AM Co. WW-II	
Jenkins, Elizabeth	Born - 1903

here. He also furnished me most of the information about the church at Newtown Church of Christ. Brother E. Smith, one of the elders at the Spring Hill Church of Christ was helpful in this church history.

100 W M P...

UNITED METHODIST CHURCH OF NEWTOWN

-137-

Haddox, Plummer

Born - 1918
Died - 1978

PVT U.S. Army W.W.-II

Gentry, Will

Born - 1890
Died - 1970

Ellison, James

Born - Unknown
Died - 1971

Chears, Godkin

Born - Unknown
Died - 1973

Gentry, Melinda. A.

Born - Sept. 3, 1891
Died - Jan. 25, 1982

Fleming, Paul

Born - Unknown
Died - 1973

RESOLUTION 24-132

A RESOLUTION AWARDING A CONTRACT FOR THE RENOVATION OF OFFICE FURNITURE FOR THE COURTROOM AT CITY HALL AND APPROVING THE CARRYOVER OF UNUSED BUDGETED FUNDS FOR THE COURTROOM RENOVATION

WHEREAS, there is a clear and convincing need for renovations of the courtroom at City Hall; and

WHEREAS, Board and Mayor of Aldermen approved \$170,000.00 (110-41800-52661) for courtroom modifications in Ordinance 23-20 on December 4, 2023; and

WHEREAS, budgeted expenses for the courtroom renovation were unable to be encumbered prior to the end of the fiscal year and these funds in the amount of \$170,000.00 are not accounted for in the FY25 budget, the amount needs to be carried forward; and

WHEREAS, the City staff advertised and accepted proposals for office furniture for the courtroom on May 28, 2024, and recommends the contract be awarded to A-Z Office Resource, and

WHEREAS, the vendor selected provided the overall lowest contract cost meeting all required selection criteria; and

WHEREAS, the contract will be valid for a period of six months with anticipations of completing the project sooner;

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Aldermen, awards and approves the contract for office furniture to A-Z Office Recourse.

ALSO BE IT RESOLVED, the Board of mayor Aldermen approve the carry forward of \$170,000.00 (110-41800-52661) that was needed but unencumbered by June 30, 2023.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 3rd day of June, 2024.

Jim Hagaman, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 24-132*
SUBMITTED BY: Tyler Scroggins, Public Works Director
DATE: June 3, 2024
RE: To authorize a contract A-Z Office Resource for furniture for the courtroom remodel and approve the carryover of unused budgeted funds
ATTACHMENTS: Bid and Contract

PURPOSE:

The purpose of this resolution is to recommend the approval of a resolution to award a contract for the renovation of office furniture for the courtroom at City Hall and to approve the carryover of unused budgeted funds for this project.

BACKGROUND:

There is a clear and convincing need for renovations of the courtroom at City Hall to improve functionality and efficiency. The Board of Mayor and Aldermen previously approved \$170,000.00 for courtroom modifications in Ordinance 23-20 on December 4, 2023. The budgeted expenses for the courtroom renovation were unable to be encumbered prior to the end of the fiscal year. These funds, amounting to \$170,000.00, are not accounted for in the FY25 budget and therefore need to be carried forward.

City staff advertised and accepted proposals for office furniture for the courtroom on May 28, 2024. After evaluating the proposals, City staff recommends awarding the contract to A-Z Office

The contract will be valid for a period of six months, with the anticipation of completing the project sooner.

FINANCIAL IMPACT:

The financial impact of this resolution is the carryover of \$170,000.00 from the previous budget, ensuring that the necessary funds are available for the courtroom renovation project without impacting the FY25 budget. The bid from A-Z Office Resource for the courtroom furniture is \$78,356.00 which come from the \$170,000.00 (110-41800-52611) budgeted in FY24.

STAFF RECOMMENDATION:

Staff recommends approval of this resolution for the timely and efficient renovation of the courtroom at City Hall and budget carryover.

SPRING HILL VENDOR SERVICES AGREEMENT

THIS SERVICES AGREEMENT (“Agreement”) is made by and between THE CITY OF SPRING HILL, TENNESSEE (the “City”) and A-Z Office Resource, Inc. (“Vendor”) (collectively as “Parties”), and is entered into on June 3, 2024, and is effective as of the Effective Date set forth herein.

RECITALS:

WHEREAS, the City requires certain services that it is unable to provide internally and seeks to engage a third-party independent contractor to deliver these services for the City's benefit; and

WHEREAS, pursuant to state law, the City issued published a Request for Proposal (RFP) and Vendor submitted a bid; and

WHEREAS, the city has selected Vendor to provide the services it desires.

NOW, THEREFORE, in consideration of the foregoing facts and circumstances, the mutual covenants and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the Parties, the Parties do hereby agree to the following:

1. **EFFECTIVE DATE.** The Effective Date of this Agreement shall be June 3, 2024.
2. **TERM.** The project shall be completed within (90) ninety days from the date of issuance of a Notice to Proceed by the City of Spring Hill. The parties may extend this agreement in writing, with or without medication, as agreed upon by the Parties.
3. **INSURANCE.** Vendor shall maintain in full force and effect, during the entire term of this Agreement, liability insurance, along with commercial general liability, workers’ compensation and automobile insurance, in the minimum limits set forth below, naming City as an additional insured, and shall provide to the City certificates of insurance upon reasonable request.

- a. Commercial general liability, including premises-operations, products/completed operations, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury with a policy limit of not less than One Million Dollars (\$1,000,000), combined single limit, per occurrence;
- b. Business automobile liability for owned vehicles, hired, and non-owned vehicles, with a policy limit of not less than One Million Dollars (\$1,000,000), combined single limit, per occurrence for bodily injury and property damage;
- c. Workers' compensation insurance as required by the State of Tennessee. The Provider agrees to waive, and to obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officers, agents, employees, and volunteers arising from work performed by Provider for the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.

4. VENDOR RESPONSIBILITIES.

- a. Provide all furnishings that were included in the bid submitted on May 28, 2024, no later than 60 days from the effective date of this contract.
- b. Assemble all furnishings upon delivery as approved by the City.

5. CITY'S RESPONSIBILITIES.

- a. No applicable City responsibilities

INDEPENDENT CONTRACTOR. It is expressly agreed and understood that the Vendor is an independent contractor and shall not represent itself, its agents or employees as agents or employees of the City. Nothing herein is to be construed as to create any employer-employee relationship between Vendor and the City; and neither Vendor nor any of its employees shall be deemed to be employees or agents of the City. At all times material to this Agreement, any subcontractors or agents employed by Vendor shall be considered acting under the supervision, direction and control of City.

6. **AMENDMENT AND TERMINATION.** This Agreement may be terminated without cause at any time by either Party through the issuance of a thirty (30) day written notice pursuant to this Agreement. Termination with cause shall not require advance notice.
7. **NO CONFLICT OF INTEREST.** No City official, employee or member of the governing body of the City shall be admitted to any share or part of this Agreement or to any benefit to arise from the same. Likewise, no officer, employee, or member of the governing body of Vendor or who exercises any function or responsibilities in connection with the carrying out of the project to which this Agreement pertains shall have any private interest, direct or indirect, in this Agreement.
8. **ASSIGNMENT; SUBCONTRACTING.** This Agreement may not be assigned by either Party. The Vendor shall not subcontract its responsibility pursuant to this Agreement to a third party.
9. **MODIFICATION.** This Agreement shall not be modified or amended except by an instrument in writing executed by or on behalf of Vendor and the City.
10. **NONDISCRIMINATION.** Consistent with the City's policy and state and federal law that harassment and discrimination are unacceptable conduct, the Vendor agrees that harassment or discrimination directed toward a permit applicant, a city employee, or a citizen by the Vendor or Vendor's employee or subconsultant on the basis of race, religious creed, color, national origin, ancestry, handicap, disability, marital status, sex, age, or sexual orientation will not be tolerated. The Vendor agrees that any and all violations of this provision shall constitute a material breach of this Agreement.
11. **EXECUTION IN COUNTERPARTS.** This Agreement may not be amended, changed, modified, altered or terminated except by instrument in writing signed by the Parties. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.
12. **TIME.** The Contractor shall finish within the agreed upon time frame.

13. **VENUE AND JURISDICTION.** The venue and jurisdiction for any disputes arising pursuant to this Agreement shall be in the Circuit Court for Maury County, Tennessee.
14. **INDEMNITY.** Vendor shall provide a defense, indemnify and hold the City harmless from and against any and all claims arising from Vendor or from the conduct of its business or from any activity, work, or things, including all damages, costs, attorney's fees, expenses and liabilities incurred in the defense of any claim or action arising there from.
15. **APPLICABLE LAW.** This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.
16. **FORCE MAJEURE.** The Parties shall not be liable to each other or be deemed to be in breach of this Agreement for any failure or delay in rendering performance arising out of causes beyond their respective reasonable control and without its fault or negligence. Such causes may include, but are not limited to, acts of God or the public enemy, terrorism, significant fires, floods, earthquakes, epidemics, quarantine restrictions, strikes, freight embargoes, or Governmental Authorities approval delays which are not caused by any act or omission by the parties, and unusually severe weather. The Parties agree to notify each other of the existence and nature of any delay.
17. **BINDING EFFECT.** This Agreement shall inure to the benefit of and shall be binding upon City and Vendor and their respective heirs, administrators, successors and assigns.
18. **SEVERABILITY.** In the event any provision of this Agreement or any instrument delivered in connection herewith shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provisions hereof or thereof.
19. **NOTICES.** All notices or other communications hereunder shall be deemed sufficiently given and shall be deemed given when delivered by hand-delivery or mailed by first class, postage prepaid, registered or certified mail and addressed as follows:

If to Vendor: _____

If to City: Mayor Jim Hagaman
199 Town Center Parkway
P.O. Box 789
Spring Hill, TN 37174

Copy to: Patrick M. Carter, Esq.
Middle Tennessee Law Group, PLLC
d/b/a Wolaver, Carter & Heffington
809 South Main Street, Suite 100
Columbia, TN 38401

City and Vendor may, by notice given hereunder, designate from time to time any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

20. **CAPTIONS.** The paragraph headings in this Agreement are for convenience only, and they form no part of this Agreement and shall not affect its interpretation.

21. **ENTIRE AGREEMENT.** This Agreement represents the entire agreement between Vendor and the City and supersedes all prior negotiations, representations and agreements either written or oral, unless otherwise expressly stated herein.

22. **PAYMENT OF EXPENSES; BREACH.** Each of the Parties to this Agreement shall pay his/her/its own expenses, costs and attorney’s fees associated with the negotiation, preparation, execution and delivery of this Agreement and the documents related thereto and the consummation of the transactions contemplated herein. In the event of a breach in the performance of any of the provisions of this Agreement or any of the documents related thereto, the breaching party shall pay the reasonable attorney’s fees and court costs of the non-breaching party associated with the enforcement of any of the provisions of any such document or this Agreement.

IN WITNESS WHEREOF, Vendor and the City have caused their duly authorized representatives to execute and deliver this Agreement, all as of the day and year first written above.

CITY OF SPRING HILL, a Tennessee municipality

By:

JIM HAGAMAN
Mayor of Spring Hill

Date of Execution: _____

By: _____

VENDOR REPRESENTATIVE

Date of Execution: _____

Remote Attachment:

[Link: Bid \(https://play.champds.co ... edfe7222dc7d4900bfb7f6b722c82.pdf\)](https://play.champds.co ... edfe7222dc7d4900bfb7f6b722c82.pdf) (LINK)

RESOLUTION 24-133

A RESOLUTION TO AUTHORIZE THE DISPOSAL OF CITY VEHICLES AND FORFEITED VEHICLES AWARDED TO THE POLICE DEPARTMENT

WHEREAS, the Spring Hill Police Department desires to sell five (5) seized vehicles that were awarded from the State of Tennessee through the Appeals Divisions of the Tennessee Department of Safety and three (3) existing fleet vehicles with mechanical issues; and

WHEREAS, the Final Order of Forfeiture on all vehicles declare, it is therefore, Ordered that said Property be Forfeited to the Seizing Agency pursuant to T.C.A. 40-33-206 (c) for disposition by law; and

WHEREAS, the City of Spring Hill Board of Mayor and Alderman authorized the Spring Hill Police Department to purchase police vehicles in years past; and

WHEREAS, the vehicles listed below are older model vehicles with high mileage and require extensive mechanical work; and

WHEREAS, the following vehicles are recommended to be sold at auction (Gov Deals).

Year	Make	VIN	Condition/information
2007	Mercury Mariner	4194	Drug Seizure
1998	GMC Sierra	5611	Drug Seizure/ 22 nd JDTF
2014	Chevrolet Corvette	1264	Drug Seizure
2006	Chevrolet Impala	4989	Drug Seizure
2008	Nissan Sentra	8626	Drug Seizure
2011	Chevrolet Tahoe	9224	mechanical
2015	Chevrolet Caprice	3279	mechanical
2016	Chevrolet Caprice	9818	mechanical

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Alderman authorizes the police department to dispose of said vehicles by selling at auction, (Gov Deals) or if the vehicle does not sell, it will be taken to a salvage yard to be sold as scrap metal. Funds from the sale of seized vehicles will be deposited into the Police Departments Drug Fund and City General Fund.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 3rd day of June, 2024

ATTEST:

Jim Hagaman, Mayor

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



Legal Division / Office of General Counsel

OCTOBER 23, 2023

SPRING HILL POLICE DEPT
THOMAS GOETZ
199 TOWN CNTR PKWY-PO BOX 789
SPRING HILL, TN 37174-0789

RE: ORDER FOR TDOHS No.: 02640-N-2023-M

Enclosed is an Order of Administrative Forfeiture (No Petition). If you have any questions or concerns, please do not hesitate to contact the Legal Division Middle - Tel: 615-251-5296.

Legal Division

Enclosures
CC: File

Department of Safety – Legal/Middle • 1150 Foster Avenue • Nashville, TN 37243
Tel: 615-251-5296 • Fax: 615-253-2098 • tn.gov/safety

CASE NUMBER: 02640-N-2023-M
S.A. NUMBER: TN0600300
VEHICLE: 2008 NISSAN SENTRA
VIN: 3N1AB61E78L718626
PROPERTY: \$671 IN US CURRENCY
SEIZED FROM: HAYDEN HUMPHREY
SEIZED BY: SPRING HILL POLICE DEPT
SEIZED ON: JULY 2, 2023

ORDER OF ADMINISTRATIVE FORFEITURE
(NO PETITION)

This matter is before the Appeals Division, sitting at Nashville, Tennessee, pursuant to the Order of Delegation issued January 22, 2019 and Rule 1340-02-02-.21(4). Based upon the agency record in this case, the CAPTIONED PROPERTY was seized pursuant to T.C.A. §53-11-201 and §40-33-201, et seq.; a judicial forfeiture warrant was obtained as required by T.C.A. §40-33-204; a notice of seizure and issuance of the warrant was given or reasonably attempted as required by T.C.A. §§40-33-203 and 204; and NO PETITION has been filed by any person asserting a claim to, or proof of a security interest in, the CAPTIONED PROPERTY within thirty (30) days of such notice(s) as required by T.C.A. §§40-33-205 and 206, et seq. Therefore, it is hereby

ORDERED that said CAPTIONED PROPERTY be FORFEITED to the SEIZING AGENCY pursuant to T.C.A. §40-33-206(c) for disposition as provided by law.

23 October 2023
Entry Date

Dustin
Brandon

Digitally signed by Dustin Brandon
DN: cn=Dustin Brandon, o, ou,
email=claudette.brown@tn.gov,
c=US
Date: 2023.10.20 08:36:02 -05'00'

Dustin Brandon
Appeals Division
Commissioner Designee
Tennessee Department of Safety
1150 Foster Avenue
Nashville, TN 37243-4400

DELEGATION ORDER ON FILE IN APPEALS DIVISION AND IS AVAILABLE ON REQUEST.

Case Number: 02640-N-2023-M

Notice of Legal Rights Regarding This Administrative Order of Forfeiture

Within fifteen (15) days of the Entry Date of this Order, you may file a written request for a hearing to contest this Order, stating legal and factual reasons for your position. Such request must be filed with the Appeals Division at:

Tennessee Department of Safety and Homeland Security, Appeals Division
1150 Foster Avenue
Nashville, TN 37243

The request must be received at the Department of Safety & Homeland Security within this fifteen (15) day period. Date of postmark will not be accepted.

Within thirty (30) days of receipt of your request, the Department will schedule a hearing date on your request. This hearing will be held before an Administrative Judge from the Secretary of State's office. You will receive notification of the hearing date and location from the Department of Safety and Homeland Security.

Certificate of Service

Comes now the Legal Division of the Department of Safety, by its undersigned counsel, and certifies that a true and correct copy of the above notice of legal rights and the Order of Administrative Forfeiture entered by the Appeals Division in the above captioned case has been mailed, first class United States postage prepaid, to all known interested parties

on this the 23rd day of October, 2023



TDOSHS Staff

SPRING HILL POLICE DEPT
THOMAS GOETZ
199 TOWN CNTR PKWY-PO BOX 789
SPRING HILL, TN 37174-0789

HAYDEN HUMPHREY
6953 CROSS KEYS RD
COLLEGE GROVE, TN 37046



Legal Division / Office of General Counsel

NOVEMBER 30, 2023

SPRING HILL POLICE DEPT
THOMAS GOETZ
199 TOWN CNTR PKWY-PO BOX 789
SPRING HILL, TN 37174-0789

RE: ORDER FOR TDOHS No.: 03020-N-2023-M

Enclosed is an Order of Administrative Forfeiture (No Petition). If you have any questions or concerns, please do not hesitate to contact the Legal Division Middle - Tel: 615-251-5296.

Legal Division

Enclosures
CC: File

Corey Kudo

Department of Safety – Legal/Middle • 1150 Foster Avenue • Nashville, TN 37243
Tel: 615-251-5296 • Fax: 615-253-2098 • tn.gov/safety

CASE NUMBER: 03020-N-2023-M
S.A. NUMBER: TN0600300
VEHICLE: 2007 MERCURY MARINER
VIN: 4M2CU97187KJ14194
PROPERTY: \$355 IN US CURRENCY
SEIZED FROM: COREY KUCLO
SEIZED BY: SPRING HILL POLICE DEPT
SEIZED ON: SEPTEMBER 20, 2023

ORDER OF ADMINISTRATIVE FORFEITURE
(NO PETITION)

This matter is before the Appeals Division, sitting at Nashville, Tennessee, pursuant to the Order of Delegation issued January 22, 2019 and Rule 1340-02-02-.21(4). Based upon the agency record in this case, the CAPTIONED PROPERTY was seized pursuant to T.C.A. §53-11-201 and §40-33-201, et seq.; a judicial forfeiture warrant was obtained as required by T.C.A. §40-33-204; a notice of seizure and issuance of the warrant was given or reasonably attempted as required by T.C.A. §§40-33-203 and 204; and NO PETITION has been filed by any person asserting a claim to, or proof of a security interest in, the CAPTIONED PROPERTY within thirty (30) days of such notice(s) as required by T.C.A. §§40-33-205 and 206, et seq. Therefore, it is hereby

ORDERED that said CAPTIONED PROPERTY be FORFEITED to the SEIZING AGENCY pursuant to T.C.A. §40-33-206(c) for disposition as provided by law.

30 November 2023
Entry Date

Dustin
Brandon

Digitally signed by Dustin Brandon
DN: cn=Dustin Brandon, o, ou,
email=claudette.brown@tn.gov,
c=US
Date: 2023.11.21 14:00:31 -0500

Dustin Brandon
Appeals Division
Commissioner Designee
Tennessee Department of Safety
1150 Foster Avenue
Nashville, TN 37243-4400

DELEGATION ORDER ON FILE IN APPEALS DIVISION AND IS AVAILABLE ON REQUEST.

Case Number: 03020-N-2023-M

Notice of Legal Rights Regarding This Administrative Order of Forfeiture

Within fifteen (15) days of the Entry Date of this Order, you may file a written request for a hearing to contest this Order, stating legal and factual reasons for your position. Such request must be filed with the Appeals Division at:

Tennessee Department of Safety and Homeland Security, Appeals Division
1150 Foster Avenue
Nashville, TN 37243

The request must be received at the Department of Safety & Homeland Security within this fifteen (15) day period. Date of postmark will not be accepted.

Within thirty (30) days of receipt of your request, the Department will schedule a hearing date on your request. This hearing will be held before an Administrative Judge from the Secretary of State's office. You will receive notification of the hearing date and location from the Department of Safety and Homeland Security.

Certificate of Service

Comes now the Legal Division of the Department of Safety, by its undersigned counsel, and certifies that a true and correct copy of the above notice of legal rights and the Order of Administrative Forfeiture entered by the Appeals Division in the above captioned case has been mailed, first class United States postage prepaid, to all known interested parties

on this the 30th day of November, 2023

BR
TDOSHS Staff

SPRING HILL POLICE DEPT
THOMAS GOETZ
199 TOWN CNTR PKWY-PO BOX 789
SPRING HILL, TN 37174-0789

COREY KUCLO
2712 DICKERSON PIKE, LOT 130
NASHVILLE, TN 37207

CASSIE KUCLO
2712 DICKERSON PIKE, LOT 130
NASHVILLE, TN 37207



Legal Division / Office of General Counsel

SEPTEMBER 11, 2023

SPRING HILL POLICE DEPT
THOMAS GOETZ
199 TOWN CNTR PKWY-PO BOX 789
SPRING HILL, TN 37174-0789

RE: ORDER FOR TDOHS No.: 02072-N-2023-M

Enclosed is an Order of Administrative Forfeiture (No Petition). If you have any questions or concerns, please do not hesitate to contact the Legal Division Middle - Tel: 615-251-5296.

Legal Division

Enclosures
CC: File

Department of Safety – Legal/Middle • 1150 Foster Avenue • Nashville, TN 37243
Tel: 615-251-5296 • Fax: 615-253-2098 • tn.gov/safety

CASE NUMBER: 02072-N-2023-M
S.A. NUMBER: TN0600300
VEHICLE: 2014 CHEV CORVETTE
VIN: 1G1YM2D70E5131264
PROPERTY: WHITNEY DE LA CRUZ
SEIZED FROM: SPRING HILL POLICE DEPT
SEIZED BY: MAY 18, 2023
SEIZED ON:

**ORDER OF ADMINISTRATIVE FORFEITURE
(NO PETITION)**

This matter is before the Appeals Division, sitting at Nashville, Tennessee, pursuant to the Order of Delegation issued January 22, 2019 and Rule 1340-02-02-.21(4). Based upon the agency record in this case, the CAPTIONED PROPERTY was seized pursuant to T.C.A. §53-11-201 and §40-33-201, et seq.; a judicial forfeiture warrant was obtained as required by T.C.A. §40-33-204; a notice of seizure and issuance of the warrant was given or reasonably attempted as required by T.C.A. §§40-33-203 and 204; and NO PETITION has been filed by any person asserting a claim to, or proof of a security interest in, the CAPTIONED PROPERTY within thirty (30) days of such notice(s) as required by T.C.A. §§40-33-205 and 206, et seq. Therefore, it is hereby

ORDERED that said CAPTIONED PROPERTY be FORFEITED to the SEIZING AGENCY pursuant to T.C.A. §40-33-206(c) for disposition as provided by law.

11 September 2023
Entry Date

Dustin
Brandon
Dustin Brandon
Appeals Division
Commissioner Designee
Tennessee Department of Safety
1150 Foster Avenue
Nashville, TN 37243-4400

Digitally signed by Dustin Brandon
DN: cn=Dustin Brandon, o.ou,
email=claudette.brown@tn.gov,
c=US
Date: 2023.09.06 13:03:39 -0500'

DELEGATION ORDER ON FILE IN APPEALS DIVISION AND IS AVAILABLE ON REQUEST.

Case Number: 02072-N-2023-M

Notice of Legal Rights Regarding This Administrative Order of Forfeiture

Within fifteen (15) days of the Entry Date of this Order, you may file a written request for a hearing to contest this Order, stating legal and factual reasons for your position. Such request must be filed with the Appeals Division at:

Tennessee Department of Safety and Homeland Security, Appeals Division
1150 Foster Avenue
Nashville, TN 37243

The request must be received at the Department of Safety & Homeland Security within this fifteen (15) day period. **Date of postmark will not be accepted.**

Within thirty (30) days of receipt of your request, the Department will schedule a hearing date on your request. This hearing will be held before an Administrative Judge from the Secretary of State's office. You will receive notification of the hearing date and location from the Department of Safety and Homeland Security.

Certificate of Service

Comes now the Legal Division of the Department of Safety, by its undersigned counsel, and certifies that a true and correct copy of the above notice of legal rights and the Order of Administrative Forfeiture entered by the Appeals Division in the above captioned case has been mailed, first class United States postage prepaid, to all known interested parties

on this the 11th day of September, 2023


TDOSHS Staff

SPRING HILL POLICE DEPT
THOMAS GOETZ
199 TOWN CNTR PKWY-PO BOX 789
SPRING HILL, TN 37174-0789

WHITNEY DE LA CRUZ
200 HARRIS PATTON CT
FRANKLIN, TN 37064

LUIS DE LA CRUZ
200 HARRIS PATTON CT
FRANKLIN, TN 37064

CUMBERLAND AUTO SALES AND BODY SHOP
5483 MURFREESBORO RD
LA VERGNE, TN 37086



2022001815

Legal Division / Office of General Counsel

JANUARY 30, 2023

SPRING HILL POLICE DEPT
THOMAS GOETZ
199 TOWN CNTR PKWY-PO BOX 789
SPRING HILL, TN 37174-0789

RE: ORDER FOR TDOHS No.: 04482-N-2022-M

Enclosed is an Order of Administrative Forfeiture (No Petition). If you have any questions or concerns, please do not hesitate to contact the Legal Division Middle - Tel: 615-251-5296.

Legal Division

Enclosures
CC: File

Department of Safety – Legal/Middle • 1150 Foster Avenue • Nashville, TN 37243
Tel: 615-251-5296 • Fax: 615-253-2098 • tn.gov/safety

CASE NUMBER: 04482-N-2022-M
S.A. NUMBER: TN0600300
VEHICLE: 2006 CHEVROLET IMPALA
VIN: 2G1WB58K569334989
PROPERTY:
SEIZED FROM: COURNEY CYPERT
SEIZED BY: SPRING HILL POLICE DEPT
SEIZED ON: NOVEMBER 10, 2022

ORDER OF ADMINISTRATIVE FORFEITURE
(NO PETITION)

This matter is before the Appeals Division, sitting at Nashville, Tennessee, pursuant to the Order of Delegation issued January 22, 2019 and Rule 1340-02-02-.21(4). Based upon the agency record in this case, the CAPTIONED PROPERTY was seized pursuant to T.C.A. §53-11-201 and §40-33-201, et seq.; a judicial forfeiture warrant was obtained as required by T.C.A. §40-33-204; a notice of seizure and issuance of the warrant was given or reasonably attempted as required by T.C.A. §§40-33-203 and 204; and NO PETITION has been filed by any person asserting a claim to, or proof of a security interest in, the CAPTIONED PROPERTY within thirty (30) days of such notice(s) as required by T.C.A. §§40-33-205 and 206, et seq. Therefore, it is hereby

ORDERED that said CAPTIONED PROPERTY be FORFEITED to the SEIZING AGENCY pursuant to T.C.A. §40-33-206(c) for disposition as provided by law.

30 January 2023
Entry Date

Dustin
Brandon/ C.B
Digitally signed by Dustin
Brandon/ C.B
DN: cn=Dustin Brandon/ C.B, o.ou,
email=Dustin.Brandon@tn.gov,
c=US
Date: 2023.01.26 15:36:32 -0600
Dustin Brandon
Appeals Division
Commissioner Designee
Tennessee Department of Safety
1150 Foster Avenue
Nashville, TN 37243-4400

DELEGATION ORDER ON FILE IN APPEALS DIVISION AND IS AVAILABLE ON REQUEST.

Case Number: 04482-N-2022-M

Notice of Legal Rights Regarding This Administrative Order of Forfeiture

Within fifteen (15) days of the Entry Date of this Order, you may file a written request for a hearing to contest this **Order**, stating legal and factual reasons for your position. Such request must be filed with the Appeals Division at:

Tennessee Department of Safety and Homeland Security, Appeals Division
1150 Foster Avenue
Nashville, TN 37243

The request must be received at the Department of Safety & Homeland Security within this fifteen (15) day period. **Date of postmark will not be accepted.**

Within thirty (30) days of receipt of your request, the Department will schedule a hearing date on your request. This hearing will be held before an Administrative Judge from the Secretary of State's office. You will receive notification of the hearing date and location from the Department of Safety and Homeland Security.

Certificate of Service

Comes now the Legal Division of the Department of Safety, by its undersigned counsel, and certifies that a true and correct copy of the above notice of legal rights and the Order of Administrative Forfeiture entered by the Appeals Division in the above captioned case has been mailed, first class United States postage prepaid, to all known interested parties

on this the 30th day of January, 2023



TDOSHS Staff

SPRING HILL POLICE DEPT
THOMAS GOETZ
199 TOWN CNTR PKWY-PO BOX 789
SPRING HILL, TN 37174-0789

COURNEY CYPERT
4020 KRISTEN ST
SPRING HILL, TN 37174

COURTNEY CYPERT
3665 GREENS MILLS RD
SPRING HILL, TN 37174

Remote Attachment:

[Link: FSPW 0550 \(https://play.cham ... 879092b5419d40c4aa1533a7b6196.pdf\) \(LINK\)](https://play.cham...879092b5419d40c4aa1533a7b6196.pdf)

ORDINANCE 24-07

AN ORDINANCE TO AMEND ORDINANCE 19-30 TO ESTABLISH WATER RATES FOR CUSTOMERS OF THE CITY OF SPRING HILL

WHEREAS, the Board of Mayor and Aldermen of the City of Spring Hill desire to set equitable rates for water for the customers of Spring Hill; and

WHEREAS, it has been determined by a rate study completed by Raftelis, and by City staff, that water rates should be adjusted in order to cover operational costs incurred by the system, and is in the best interest of the City of Spring Hill and its residents; and

WHEREAS, it is recommended that rates be adjusted in a phased, multi-year increase; and

WHEREAS, the rates will be structured and increased per the schedule noted below;

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, that the following water rates be established and take effect as follows.

Section 1. The water rates will increase on July 1, 2024 as follows:

Base Charge		Volume Charge	
Category	Base Charge	Use Type	Volume Charge per 1,000 gal
Water Inside	\$ 12.25	Residential	
Water Outside	\$ 23.09	Tier 1 (0-4 Kgal)	\$ 4.13
1 inch	\$ 54.04	Tier 2 (4-10 Kgal)	\$ 5.16
1-1/4" or 1-1/2"	\$ 72.00	Tier 3 (10+ Kgal)	\$ 6.19
2 inch	\$ 89.98	Non-Residential	\$ 4.61
3 inch	\$ 115.13	Irrigation	\$ 6.19
8 inch	\$ 808.73		
33 Minimums	\$ 607.91		

* Water Base Charges Apply to Irrigation Meters as well. Multi-Unit Rate same as inside c

Section 2. The water rates will increase on July 1, 2025 as follows:

Base Charge		Volume Charge	
Category	Base Charge	Use Type	Volume Charge per 1,000 gal
Water Inside	\$ 15.93	Residential	
Water Outside	\$ 30.02	Tier 1 (0-4 Kgal)	\$ 5.37
1 inch	\$ 70.25	Tier 2 (4-10 Kgal)	\$ 6.71
1-1/4" or 1-1/2"	\$ 93.60	Tier 3 (10+ Kgal)	\$ 8.05
2 inch	\$ 116.97	Non-Residential	\$ 5.99
3 inch	\$ 149.67	Irrigation	\$ 8.05
8 inch	\$ 1,051.35		
33 Minimums	\$ 790.28		

* Water Base Charges Apply to Irrigation Meters as well. Multi-Unit Rate same as inside c

Section 3. The water rates will increase on July 1, 2026 as follows:

Base Charge		Volume Charge	
Category	Base Charge	Use Type	Volume Charge per 1,000 gal
Water Inside	\$ 20.71	Residential	
Water Outside	\$ 39.03	Tier 1 (0-4 Kgal)	\$ 6.98
1 inch	\$ 91.33	Tier 2 (4-10 Kgal)	\$ 8.72
1-1/4" or 1-1/2"	\$ 121.68	Tier 3 (10+ Kgal)	\$ 10.47
2 inch	\$ 152.06	Non-Residential	\$ 7.79
3 inch	\$ 194.57	Irrigation	\$ 10.47
8 inch	\$ 1,366.76		
33 Minimums	\$ 1,027.39		

*Water Base Charges Apply to Irrigation Meters as well. Multi-Unit Rate same as inside c

Section 4. The water rates will increase annually starting on July 1, 2027 by the greater percentage of either three percent or the percent increase in the Consumer Price Index.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 3rd day of June, 2024.

Jim Hagaman, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

PASSED ON 1ST READING: May 20th, 2024

PASSED ON 2nd READING: June 3rd, 2024

Remote Attachment:

[Link: Study \(https://play.champds. ... c101b42ba7339c6849cab0c40e3f2.pdf\) \(LINK\)](https://play.champds. ... c101b42ba7339c6849cab0c40e3f2.pdf)

Remote Attachment:

[Link: Ord 19-30 \(https://play.cham ... bd6bcab6258ab7b9ec00255ef1658.pdf\) \(LINK\)](https://play.cham...bd6bcab6258ab7b9ec00255ef1658.pdf)

ORDINANCE 24-08

AN ORDINANCE TO AMEND ORDINANCE 19-31 TO ESTABLISH SEWER RATES FOR CUSTOMERS OF THE CITY OF SPRING HILL

WHEREAS, the Board of Mayor and Aldermen of the City of Spring Hill desire to set equitable rates for sewer for the customers of Spring Hill; and

WHEREAS, it has been determined by a rate study completed by Raftelis, and by City staff, that sewer rates should be adjusted in order to cover operational costs incurred by the system, and is in the best interest of the City of Spring Hill and its residents; and

WHEREAS, it is recommended that rates be adjusted in a phased, multi-year increase; and

WHEREAS, the rates will be structured and increased per the schedule noted below;

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, that the following sewer rates be established and take effect as follows.

Section 1. The sewer rates will increase on July 1, 2024 as follows:

Sewer Base Charge (all customers): \$15.09
Sewer Volume Charge (per 1,000 gallons): \$5.65

Section 2. The sewer rates will increase on July 1, 2025 as follows:

Sewer Base Charge (all customers): \$19.62
Sewer Volume Charge (per 1,000 gallons): \$7.35

Section 3. The sewer rates will increase on July 1, 2026 as follows:

Sewer Base Charge (all customers): \$25.51
Sewer Volume Charge (per 1,000 gallons): \$9.56

Section 4. The sewer rates will increase annually starting on July 1, 2027 by the greater percentage of either three percent or the percent increase in the Consumer Price Index.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 3rd day of June, 2024.

Jim Hagaman, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

PASSED ON 1ST READING: May 20th, 2024

PASSED ON 2ND READING: June 3rd, 2024

Remote Attachment:

[Link: Study \(https://play.champds. ... 9bd10000a0a98662aee27c403ed56.pdf\) \(LINK\)](https://play.champds. ... 9bd10000a0a98662aee27c403ed56.pdf)

Remote Attachment:

[Link: Ord 19-31 \(https://play.cham ... 6a37cb93752c500a6cfd6786d6562.pdf\) \(LINK\)](https://play.cham...6a37cb93752c500a6cfd6786d6562.pdf)

ORDINANCE 24-09

**AN ORDINANCE TO AMEND TITLE 18, CHAPTER 1, SECTION 18-108
WATER CONNECTION CHARGE, SPRING HILL CODE OF ORDINANCES**

WHEREAS, the Board of Mayor and Aldermen adopted Ordinance 86-42 that governed requests for connections to the City of Spring Hill Water and Sewer Systems; and

WHEREAS, the Board of Mayor and Aldermen subsequently amended the Spring Hill Code of Ordinances and associated charges for water and sewer connections referenced therein with the adoption of Ordinance 96-11, Ordinance 97-20, Resolution 02-17, Ordinance 07-29, Ordinance 07-48, Ordinance 10-16, Ordinance 12-20, and Resolution 19-78; and

WHEREAS, Title 18, Chapter 1, Section 18-108, Water Connection Charge, established as amended from time to time charges for each connection made to the City of Spring Hill water system based upon the size of the water meter; and

WHEREAS, the Board of Mayor and Aldermen adopted Ordinance 03-03 and Ordinance 03-40 relative to the installation requirements and construction standards for the installation of a fire sprinkler system in residential and non-residential structures; and

WHEREAS, the Board of Mayor and Aldermen adopted Ordinance 11-11 to amend Title 7, Chapter 2, Section 7-205 relative to fees charged for Owner/Developer and City-installed fire sprinkler system connections; and

WHEREAS, the City of Spring Hill engaged Jackson Thornton to prepare a Utility Cost of Service and System Development Fees study that was completed in 2019 and presented to the Board of Mayor and Aldermen; and

WHEREAS, a contribution of capital towards existing or planned future plant and distribution system facilities is necessary to meet the service needs of new customers to which such fees apply; and

WHEREAS, charges are intended to provide funds to be used to finance all or part of capital improvements necessary to serve new customers; and

WHEREAS, Jackson Thornton utilized an Incremental Cost Method for determining water system development fees in which an Equivalent Residential Unit (ERU) using 12 months of financial data was calculated along with the number of ERU's of capacity being added based upon approved capital improvement projects to determine an incremental cost reflecting the average investment per ERU on the additional capacity to the water system being added; and

WHEREAS, Raftelis worked with City staff to update established methodology from 2019 to generate a new Average Investment per Equivalent Residential Unit calculation as the basis for recommended adjustments in the water system development charges; and

WHEREAS, it is recommended that charges be adjusted in a phased, multi-year increase; and

WHEREAS, the charges will be structured and increased per the schedule noted below;

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, that the following water connection charges be established and take effect as follows.

Section 1. Amend the Water System Development Charge Table in Title 18, Chapter 1, Section 18-108 Water Connection Charge as follows. These charges will increase on July 1, 2024 as follows:

Water System Development Charges		
Average Investment/ERU	\$	1,554.00
Meter Size	Multiplier	System Development Charge
5/8" M25	1.00	\$ 1,554.00
3/4" M25	1.20	\$ 1,864.80
1" M170	1.60	\$ 2,486.40
1.5" M120	2.40	\$ 3,729.60
2" Turbo Series	3.20	\$ 4,972.80
2" Compound	3.20	\$ 4,972.80
3" Turbo Series	4.80	\$ 7,459.20
3" Compound	4.80	\$ 7,459.20
4" Turbo Series	6.40	\$ 9,945.60
4" Compound	6.40	\$ 9,945.60
6" Turbo Series	9.60	\$ 14,918.40
6" Compound	9.60	\$ 14,918.40
8" Combo	12.80	\$ 19,891.20
10" Turbo Series	16.00	\$ 24,864.00
12" Turbo Series	19.20	\$ 29,836.80

Section 2. Amend the Water System Development Charge Table in Title 18, Chapter 1, Section 18-108 Water Connection Charge as follows. These charges will increase on July 1, 2025 as follows:

Water System Development Charges		
Average Investment/ERU	\$	2,020.00
Meter Size	Multiplier	System Development Charge
5/8" M25	1.00	\$ 2,020.00
3/4" M25	1.20	\$ 2,424.00
1" M170	1.60	\$ 3,232.00
1.5" M120	2.40	\$ 4,848.00
2" Turbo Series	3.20	\$ 6,464.00
2" Compound	3.20	\$ 6,464.00
3" Turbo Series	4.80	\$ 9,696.00
3" Compound	4.80	\$ 9,696.00
4" Turbo Series	6.40	\$ 12,928.00
4" Compound	6.40	\$ 12,928.00
6" Turbo Series	9.60	\$ 19,392.00
6" Compound	9.60	\$ 19,392.00
8" Combo	12.80	\$ 25,856.00
10" Turbo Series	16.00	\$ 32,320.00
12" Turbo Series	19.20	\$ 38,784.00

Section 3. Amend the Water System Development Charge Table in Title 18, Chapter 1, Section 18-108 Water Connection Charge as follows. These charges will increase on July 1, 2026 as follows:

Water System Development Charges		
Average Investment/ERU		\$ 2,230.00
Meter Size	Multiplier	System Development Charge
5/8" M25	1.00	\$ 2,230.00
3/4" M25	1.20	\$ 2,676.00
1" M170	1.60	\$ 3,568.00
1.5" M120	2.40	\$ 5,352.00
2" Turbo Series	3.20	\$ 7,136.00
2" Compound	3.20	\$ 7,136.00
3" Turbo Series	4.80	\$ 10,704.00
3" Compound	4.80	\$ 10,704.00
4" Turbo Series	6.40	\$ 14,272.00
4" Compound	6.40	\$ 14,272.00
6" Turbo Series	9.60	\$ 21,408.00
6" Compound	9.60	\$ 21,408.00
8" Combo	12.80	\$ 28,544.00
10" Turbo Series	16.00	\$ 35,680.00
12" Turbo Series	19.20	\$ 42,816.00

Section 4. The charges will increase annually starting on July 1, 2027 by the greater percentage of either three percent or the percent increase in the Consumer Price Index.

Section 5. Phases or Sections of Subdivisions or Planned Unit Developments that received preliminary plat and construction plan approval and are under construction prior to the effective dates noted above in this Ordinance will pay the water system development charge in effect at the time construction plan approval was granted by the City of Spring Hill.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 3rd day of June, 2024.

Jim Hagaman, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

PASSED ON 1ST READING: May 20th, 2024

PASSED ON 2ND READING: June 3rd, 2024

Remote Attachment:

[Link: Study \(https://play.champds. ... 23647375d57e0b1daa9764189b4cf.pdf\)](https://play.champds. ... 23647375d57e0b1daa9764189b4cf.pdf) (LINK)

Remote Attachment:

[Link: Ord. 19-32 \(https://play.cha ... c4bb59e824a8ae3c2d6016df65ae5.pdf\) \(LINK\)](https://play.cha...c4bb59e824a8ae3c2d6016df65ae5.pdf)

ORDINANCE 24-10

**AN ORDINANCE TO AMEND TITLE 18, CHAPTER 1, SECTION 18-109
SEWER CONNECTION CHARGE, SPRING HILL CODE OF ORDINANCES**

WHEREAS, the Board of Mayor and Aldermen adopted Ordinance 86-42 that governed requests for connections to the City of Spring Hill Water and Sewer Systems; and

WHEREAS, the Board of Mayor and Aldermen subsequently amended the Spring Hill Code of Ordinances and associated charges for water and sewer connections referenced therein with the adoption of Ordinance 96-11, Ordinance 97-20, Resolution 02-17, Ordinance 07-29, Ordinance 07-48, Ordinance 10-16, Ordinance 12-20, and Resolution 19-78; and

WHEREAS, Title 18, Chapter 1, Section 18-109, Sewer Connection Charge, established as amended from time to time charges for each connection made to the City of Spring Hill Sewer system based upon the Table of Water/Wastewater Loads referenced in Appendix C of the Spring Hill Code of Ordinances; and

WHEREAS, the City of Spring Hill engaged Jackson Thornton to prepare a Utility Cost of Service and System Development Fees study that was completed in 2019 and presented to the Board of Mayor and Aldermen; and

WHEREAS, a contribution of capital towards existing or planned future plant and collection system facilities is necessary to meet the service needs of new customers to which such fees apply; and

WHEREAS, charges are intended to provide funds to be used to finance all or part of capital improvements necessary to serve new customers; and

WHEREAS, Jackson Thornton utilized an Incremental Cost Method for determining water system development fees in which an Equivalent Residential Unit (ERU) using 12 months of financial data was calculated along with the number of ERU's of capacity being added based upon approved capital improvement projects to determine an incremental cost reflecting the average investment per ERU on the additional capacity to the sewer system being added; and

WHEREAS, Raftelis worked with City staff to update established methodology from 2019 to generate a new Average Investment per Equivalent Residential Unit calculation as the basis for recommended adjustments in the water system development charges; and

WHEREAS, it is recommended that charges be adjusted in a phased, multi-year increase; and

WHEREAS, the charges will be structured and increased per the schedule noted below;

BE IT THEREFORE ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, that the following sewer connection charges be established and take effect as follows.

Section 1. Amend the Sewer System Development Charge Table in Title 18, Chapter 1, Section 18-109 Sewer Connection Charge as follows. These charges will increase on July 1, 2024 as follows:

Sewer System Development Charges			
Average Investment/ERU		\$	2,115.00
Meter Size	Multiplier	System Development Charge	
5/8"	1.00	\$	2,115.00
3/4"	1.20	\$	2,538.00
1"	1.60	\$	3,384.00
1.5"	2.40	\$	5,076.00
2"	3.20	\$	6,768.00
3"	4.80	\$	10,152.00
4"	6.40	\$	13,536.00
6"	9.60	\$	20,304.00
8"	12.80	\$	27,072.00
10"	16.00	\$	33,840.00
12"	19.20	\$	40,608.00

Section 2. Amend the Sewer System Development Charge Table in Title 18, Chapter 1, Section 18-109 Sewer Connection Charge as follows. These charges will increase on July 1, 2025 as follows:

Sewer System Development Charges			
Average Investment/ERU		\$	2,750.00
Meter Size	Multiplier	System Development Charge	
5/8"	1.00	\$	2,750.00
3/4"	1.20	\$	3,300.00
1"	1.60	\$	4,400.00
1.5"	2.40	\$	6,600.00
2"	3.20	\$	8,800.00
3"	4.80	\$	13,200.00
4"	6.40	\$	17,600.00
6"	9.60	\$	26,400.00
8"	12.80	\$	35,200.00
10"	16.00	\$	44,000.00
12"	19.20	\$	52,800.00

Section 3. Amend the Sewer System Development Charge Table in Title 18, Chapter 1, Section 18-109 Sewer Connection Charge as follows. These charges will increase on July 1, 2026 as follows:

Sewer System Development Charges			
Average Investment/ERU		\$	3,035.00
Meter Size	Multiplier	System Development Charge	
5/8"	1.00	\$	3,035.00
3/4"	1.20	\$	3,642.00
1"	1.60	\$	4,856.00
1.5"	2.40	\$	7,284.00
2"	3.20	\$	9,712.00
3"	4.80	\$	14,568.00
4"	6.40	\$	19,424.00
6"	9.60	\$	29,136.00
8"	12.80	\$	38,848.00
10"	16.00	\$	48,560.00
12"	19.20	\$	58,272.00

Section 4. The charges will increase annually starting on July 1, 2027 by the greater percentage of either three percent or the percent increase in the Consumer Price Index.

Section 5. Phases or Sections of Subdivisions or Planned Unit Developments that received preliminary plat and construction plan approval and are under construction prior to the effective dates noted above in this Ordinance will pay the water system development charge in effect at the time construction plan approval was granted by the City of Spring Hill.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 3rd day of June, 2024.

Jim Hagaman, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

PASSED ON 1ST READING: May 20th, 2024

PASSED ON 2nd READING: June 3rd, 2024

Remote Attachment:

[Link: Study \(https://play.champds. ... dfa3beae5f085abfbc05719cf5c9.pdf\)](https://play.champds. ... dfa3beae5f085abfbc05719cf5c9.pdf) (LINK)

Remote Attachment:

[Link: Ord 19-33 \(https://play.cham ... 675963ed8aa7e6be9d65540297757.pdf\) \(LINK\)](https://play.cham...675963ed8aa7e6be9d65540297757.pdf)

Spring Hill BOMA
 FY24 Budget Amendment #2
 First Reading 3/18/24
 Second Reading 4/2/24

GL Code	R/E	Division	Description	Amount	Notes	Expenses	Effect	Revenue	Effect
410-52405-59125	E	Sewer Inflow and Infiltration	Capital Site Construction	50,000		\$50,000	Increase Expenses		
410-52405-59125	E	Sewer Inflow and Infiltration	Capital Site Construction	60,000		\$60,000	Increase Expenses		
410-52308-59201	E	June Lake Water Tank	Capital Building Construction	32,000		\$32,000	Increase Expenses		
410-52210-52621	E	Waste Water Treatment Plant	Repairs and Maintenance Machinery and Equipment	55,396		\$55,396	Increase Expenses		
410-52010-55112	E	Utilities Administration	PEP Insurance Coverage	204,000		\$204,000	Increase Expenses		
410-52210-52728	E	Waste Water Treatment Plant	Security Cameras & Alarms	20,000		\$20,000	Increase Expenses		
410-52110-51222	E	Water Distribution	Hourly - Overtime	5,300		\$5,300	Increase Expenses		
410-52110-51421	E	Water Distribution	Health Insurance	11,460		\$11,460	Increase Expenses		
410-52110-51461	E	Water Distribution	Workers Comp	12,629		\$12,629	Increase Expenses		
410-52210-51421	E	Waste Water Treatment Plant	Health Insurance	7,649		\$7,649	Increase Expenses		
410-52210-53311	E	Waste Water Treatment Plant	Gas, Oil, Diesel Fuel, Grease, Etc.	8,005		\$8,005	Increase Expenses		
410-52220-53222	E	Sewer Collection	Chemical Supplies	8,000		\$8,000	Increase Expenses		
110-42100-53311	E	Police	Gas, Oil, Diesel Fuel, Grease, Etc.	20,000	The Police department is request	\$20,000	Increase Expenses		
110-41800-53112	E	Facilities	Office Supplies - General	15,230	Facilities 110-41800-59701 Furn	\$15,230	Increase Expenses		
110-41100-55112	E	Legislation	PEP Insurance Coverage	6,829	Adjust to match invoicing	\$6,829	Increase Expenses		
110-41310-55112	E	Administration	PEP Insurance Coverage	6,860	Adjust to match invoicing	\$6,860	Increase Expenses		
110-41500-55112	E	Finance	PEP Insurance Coverage	2,642	Adjust to match invoicing	\$2,642	Increase Expenses		
110-41641-55112	E	Information Technology	PEP Insurance Coverage	5,183	Adjust to match invoicing	\$5,183	Increase Expenses		
110-41800-55112	E	Facilities	PEP Insurance Coverage	18,649	Adjust to match invoicing	\$18,649	Increase Expenses		
110-42100-55112	E	Police	PEP Insurance Coverage	71,763	Adjust to match invoicing	\$71,763	Increase Expenses		
110-42200-55112	E	Fire	PEP Insurance Coverage	19,298	Adjust to match invoicing	\$19,298	Increase Expenses		
110-43110-55112	E	Streets	PEP Insurance Coverage	21,792	Adjust to match invoicing	\$21,792	Increase Expenses		
110-43120-55112	E	Traffic	PEP Insurance Coverage	2,390	Adjust to match invoicing	\$2,390	Increase Expenses		
110-43170-55112	E	Fleet	PEP Insurance Coverage	2,501	Adjust to match invoicing	\$2,501	Increase Expenses		
110-44400-55112	E	Parks & Recreation	PEP Insurance Coverage	1,811	Adjust to match invoicing	\$1,811	Increase Expenses		
110-44700-55112	E	Parks Maintenance	PEP Insurance Coverage	1,134	Adjust to match invoicing	\$1,134	Increase Expenses		
110-44800-55112	E	Library	PEP Insurance Coverage	8,776	Adjust to match invoicing	\$8,776	Increase Expenses		
110-46100-55112	E	Planning	PEP Insurance Coverage	3,113	Adjust to match invoicing	\$3,113	Increase Expenses		
110-46200-55112	E	Codes	PEP Insurance Coverage	4,192	Adjust to match invoicing	\$4,192	Increase Expenses		
110-46300-55112	E	Engineering	PEP Insurance Coverage	2,219	Adjust to match invoicing	\$2,219	Increase Expenses		
140-47210-55112	E	Tourism	PEP Insurance Coverage	6,757	Adjust to match invoicing	\$6,757	Increase Expenses		
210-43200-55112	E	Sanitation	PEP Insurance Coverage	6,042	Adjust to match invoicing	\$6,042	Increase Expenses		
410-52010-55112	E	Utilities Administration	PEP Insurance Coverage	1,988	Adjust to match invoicing	\$1,988	Increase Expenses		
410-52050-55112	E	General Fund Support Service	PEP Insurance Coverage	8,707	Adjust to match invoicing	\$8,707	Increase Expenses		
410-52100-55112	E	Water Treatment Plant	PEP Insurance Coverage	31,934	Adjust to match invoicing	\$31,934	Increase Expenses		
410-52100-55112	E	Water Treatment Plant	PEP Insurance Coverage	48,368	Adjust to match invoicing	\$48,368	Increase Expenses		
410-52210-55112	E	Waste Water Treatment Plant	PEP Insurance Coverage	1,454	Adjust to match invoicing	\$1,454	Increase Expenses		
410-52220-55112	E	Sewer Collection	PEP Insurance Coverage	1,088	Adjust to match invoicing	\$1,088	Increase Expenses		
416-43150-55112	E	Stormwater	PEP Insurance Coverage	18,002	Adjust to match invoicing	\$18,002	Increase Expenses		
110-41100-51461	E	Legislation	Workers Comp	4,459	Adjust to match invoicing	\$4,459	Increase Expenses		
110-41310-51461	E	Administration	Workers Comp	1,996	Adjust to match invoicing	\$1,996	Increase Expenses		
110-41500-51461	E	Finance	Workers Comp	1,357	Adjust to match invoicing	\$1,357	Increase Expenses		
110-41800-51461	E	Facilities	Workers Comp	904	Adjust to match invoicing	\$904	Increase Expenses		
110-42100-51461	E	Police	Workers Comp	52,227	Adjust to match invoicing	\$52,227	Increase Expenses		
110-42200-51461	E	Fire	Workers Comp	42,513	Adjust to match invoicing	\$42,513	Increase Expenses		
110-43110-51461	E	Streets	Workers Comp	22,158	Adjust to match invoicing	\$22,158	Increase Expenses		
110-43120-51461	E	Traffic	Workers Comp	1,840	Adjust to match invoicing	\$1,840	Increase Expenses		
110-43170-51461	E	Fleet	Workers Comp	2,453	Adjust to match invoicing	\$2,453	Increase Expenses		
110-44400-51461	E	Parks & Recreation	Workers Comp	1,180	Adjust to match invoicing	\$1,180	Increase Expenses		
110-44700-51461	E	Parks Maintenance	Workers Comp	1,872	Adjust to match invoicing	\$1,872	Increase Expenses		
110-44800-51461	E	Library	Workers Comp	1,280	Adjust to match invoicing	\$1,280	Increase Expenses		
110-46300-51461	E	Engineering	Workers Comp	4,702	Adjust to match invoicing	\$4,702	Increase Expenses		
210-43200-51461	E	Sanitation	Workers Comp	26,546	Adjust to match invoicing	\$26,546	Increase Expenses		
410-52100-51461	E	Water Treatment Plant	Workers Comp	6,477	Adjust to match invoicing	\$6,477	Increase Expenses		
410-52110-51461	E	Water Distribution	Workers Comp	12,524	Adjust to match invoicing	\$12,524	Increase Expenses		
410-52210-51461	E	Waste Water Treatment Plant	Workers Comp	12,234	Adjust to match invoicing	\$12,234	Increase Expenses		
410-52220-51461	E	Sewer Collection	Workers Comp	4,644	Adjust to match invoicing	\$4,644	Increase Expenses		
416-43150-51461	E	Stormwater	Workers Comp	2,940	Adjust to match invoicing	\$2,940	Increase Expenses		
412-52302-57601	E	WTP-Install Membranes to Replace Filters	Operating Transfer Out To - General Fund	469,895	Move ARPA funds to Community	\$469,895	Increase Expenses		
150-42100-36964	R	Police	Operating Transfer In for CERF	(15,369)	Realign CEP numbers to match it			(\$15,369)	Decreased Revenues
150-42200-36964	R	Fire	Operating Transfer In for CERF	(624,215)	Realign CEP numbers to match it			(\$624,215)	Decreased Revenues
150-43110-36964	R	Streets	Operating Transfer In for CERF	(627,327)	Realign CEP numbers to match it			(\$627,327)	Decreased Revenues
150-44700-36964	R	Parks Maintenance	Operating Transfer In for CERF	(187,326)	Realign CEP numbers to match it			(\$187,326)	Decreased Revenues
150-46100-36964	R	Planning	Operating Transfer In for CERF	(19,298)	Realign CEP numbers to match it			(\$19,298)	Decreased Revenues

Spring Hill BOMA
 FY24 Budget Amendment #2
 First Reading 3/18/24
 Second Reading 4/2/24

GL Code	R/E	Division	Description	Amount	Notes	Expenses	Effect	Revenue	Effect
150-42100-36964	R	Police	Operating Transfer In for CERF	624.215	Realign CEP numbers to match t			\$624,215	Increase Revenues
150-42200-36964	R	Fire	Operating Transfer In for CERF	627.327	Realign CEP numbers to match t			\$627,327	Increase Revenues
150-43110-36964	R	Streets	Operating Transfer In for CERF	187.326	Realign CEP numbers to match t			\$187,326	Increase Revenues
150-44700-36964	R	Parks Maintenance	Operating Transfer In for CERF	19.298	Realign CEP numbers to match t			\$19,298	Increase Revenues
150-46100-36964	R	Planning	Operating Transfer In for CERF	15.369	Realign CEP numbers to match t			\$15,369	Increase Revenues
			1,487,363 TOTALS			1,487,363		-	(\$1,487,363)
						Total Expenses		Total Revenues	Deficit

ORDINANCE NO. 24-13

AN ORDINANCE OF THE CITY OF SPRING HILL, TENNESSEE, THE THIRD AMENDMENT OF THE FISCAL YEAR 2023-

WHEREAS, the Board of Mayor and Aldermen has been made aware that the previously approved budget for the fiscal year July 1, 2023 through June 30, 2024 needs to be amended;

WHEREAS, the Board of Mayor and Aldermen desire to amend Ordinance 23-09, the same being the Appropriation Ordinance for the City of Spring Hill, Tennessee for the Fiscal Year July 1, 2023 through June 30, 2024;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, THAT THE BUDGET

GENERAL FUND - 110				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
		Budget	Budget	
	Revised Adopted	Amendment #3	Amendment #3	Revised
	Budget	First Reading	Second Reading	Adopted Budget
Beginning Fund Balance	\$ 41,573,855			\$ 41,573,855
Revenues and Other Sources:				
Property Taxes	\$ 17,238,331			\$ 17,238,331
Sales Taxes	\$ 16,100,000			\$ 16,100,000
Other Taxes	\$ 3,804,362			\$ 3,804,362
Licenses and Permits	\$ 1,663,200			\$ 1,663,200
Intergovernmental	\$ 19,627,979			\$ 19,627,979
Charges for Services	\$ 379,303			\$ 379,303
Miscellaneous	\$ 4,867,234			\$ 4,867,234
Total Revenues and Sources	\$ 63,680,409			\$ 63,680,409
Total Funds Available	\$ 105,254,264			\$ 105,254,264
GENERAL FUND				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24

	Revised Adopted Budget	Budget	Budget	Revised Adopted Budget
		Amendment #3 First Reading	Amendment #3 Second Reading	
Expenditures and Other Uses:				
Legislative	\$ 20,344,678	11,288		\$ 20,355,966
Judicial	\$ 47,806			\$ 47,806
Administrative	\$ 2,311,022	8,856		\$ 2,319,878
Communications	\$ 428,426			\$ 428,426
Special Census	\$ 50,000			\$ 50,000
Finance	\$ 1,346,441	3,999		\$ 1,350,440
Information Management	\$ 2,214,803	5,183		\$ 2,219,986
Less Department Invoicing	\$ (1,924,919)			\$ (1,924,919)
GIS	\$ 409,211			\$ 409,211
Less Department Invoicing	\$ (344,211)			\$ (344,211)
Human Resources	\$ 494,618			\$ 494,618
Facilities	\$ 2,424,453	34,783		\$ 2,459,236
Police Department	\$ 11,445,881	143,991		\$ 11,589,872
Police Highway Safety Grant	\$ 50,956			\$ 50,956
Dispatch	\$ -			\$ -
Fire Department	\$ 10,586,123	61,811		\$ 10,647,934
Emergency Management	\$ 205,089			\$ 205,089
Public Works	\$ 799,824			\$ 799,824
Streets	\$ 7,691,065	43,950		\$ 7,735,015
Traffic Calming	\$ 1,561,463	4,230		\$ 1,565,693
Fleet Management	\$ 883,106	4,954		\$ 888,060
Less Department Invoicing	\$ (881,027)			\$ (881,027)
Parks and Recreation	\$ 474,637	2,991		\$ 477,628
Senior Citizen Center	\$ 111,485			\$ 111,485
Parks Maintenance	\$ 986,945	3,006		\$ 989,951
Library	\$ 1,202,026	10,056		\$ 1,212,082
Planning & Zoning	\$ 1,104,033	3,113		\$ 1,107,146
Building & Codes	\$ 1,068,522	4,192		\$ 1,072,714
Engineering (Inspectors)	\$ 827,578	6,921		\$ 834,499
Less Department Invoicing	\$ (825,169)			\$ (825,169)
Economic Development	\$ -			\$ -
	\$ -			\$ -
Total Expenditures and Other Us	\$ 65,129,583	353,324	-	\$ 65,448,190
Estimated Ending Fund Balance	\$ 40,124,681	(353,324)		\$ 39,806,075

State Street Aid Fund - 121				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance	3,698,591			3,698,591
Revenues & Other Sources:				
State Fuel Taxes				
Other				
Interest Earnings				
Total Revenues	-			-
Total Funds Available	3,698,591			3,698,591
Expenditures & Other Uses:				
Street Maintenance				
Debt Principal & Interest	\$ 324,356			\$ 324,356
Capital Outlay				
Duplex Road Expenses Other				
Total Expenditures	324,356	-		324,356
Estimated Ending Fund Balance	3,374,236			3,374,236
IMPACT FEES FUND - 124				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance	5,556,294			5,556,294
Revenues and Other Sources:				
Impact Fees	\$ 3,350,000			\$ 3,350,000
Other	\$ 2,000			\$ 2,000
Total Revenues	3,352,000			3,352,000
Total Funds Available	8,908,294			8,908,294
Expenditures and Other Uses:				
Road & Street Improvements	\$ 4,097,961			\$ 4,097,961
Capital Outlay				
Total Expenditures and Other Use:	4,097,961	-		4,097,961
Estimated Ending Fund Balance	4,810,333			4,810,333

ADEQUATE FACILITIES FUND - 125				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance	4,224,791			4,224,791
Revenues and Other Sources:				
AFT-Roads	\$ 250,000			\$ 250,000
AFT-Other	\$ 950,000			\$ 950,000
Capital Improvements-Williamson	\$ 350,000			\$ 350,000
Miscellaneous	\$ 8,000			\$ 8,000
Total Revenues	1,558,000			1,558,000
Total Funds Available	5,782,791			5,782,791
Expenditures and Other Uses:				
Debt Principal & Interest	\$ 741,100			\$ 741,100
Other	\$ 3,600			\$ 3,600
Capital Outlay	\$ -			\$ -
Transfer out	\$ 4,228,147			\$ 4,228,147
Total Expenditures and Other Use:	4,972,847	-		4,972,847
Estimated Ending Fund Balance	809,944			

TOURISM FUND - 140				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance	365,642			365,037
Revenues and Other Sources				
Hotel/Motel Tax	\$ 400,000			\$ 400,000
Interest	\$ 25			\$ 25
Total Revenues	400,025	-		400,025
Total Funds Available	\$ 765,667			\$ 765,062
Expenditures & Other Uses				
Rippavilla Upkeep	\$ 50,000			\$ 50,000
Other	\$ 250,630			\$ 250,630
Capital Outlay	100,000			100,000
Total Expenditures and Other Use:	400,630	-		400,630
Estimated Ending Fund Balance	365,037			364,432

CAPITAL EQUIPMENT FUND - 150				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance	-			-
Revenues and Other Sources				
Transfers in from Divisions	\$ 1,512,868			\$ 1,512,868
Total Revenues	<u>1,512,868</u>			<u>1,512,868</u>
Total Funds Available	\$ 1,512,868			\$ 1,512,868
Expenditures and Other Uses				
Facilities	\$ 45,000			\$ 45,000
Police	\$ 765,000			\$ 765,000
Fire	\$ 253,442			\$ 253,442
Streets	\$ 267,000			\$ 267,000
Recreation	\$ 110,000			\$ 110,000
Total Expenditures and Other Use:	<u>1,440,442</u>	-		<u>1,440,442</u>
Estimated Ending Fund Balance	72,426			72,426
18-75 CAPITAL PROJECTS FUND - 311				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance	70,531,851			70,531,851
Revenues and Other Sources: Bond Proceeds				
TDOT Reimbursement	\$ -			\$ -
Transfers In	\$ 15,624,150			\$ 15,624,150
Other	\$ 1,700,000			\$ 1,700,000
Total Revenues	<u>17,324,150</u>			<u>17,324,150</u>
Total Funds Available	87,856,001			87,856,001
Expenditures & Other Uses:				
Debt Principal & Interest	\$ 4,418,226			\$ 4,418,226
Capital Outlay	\$ 82,938,469			\$ 82,938,469
Other (Reserves)	\$ 10,000			\$ 10,000
Total Expenditures and Other Use:	<u>87,366,695</u>	-		<u>89,076,695</u>
Estimated Ending Fund Balance	489,306			(1,220,694)

CAPITAL PROJECTS FUND - 313				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance	3,500,000			3,500,000
Revenues and Other Sources				
Transfers In	\$ 2,047,786			\$ 2,047,786
Other	\$ -			\$ -
Total Revenues	2,047,786			2,047,786
Total Funds Available	5,547,786			5,547,786
Expenditures & Other Uses Debt Principal & Interest				
Capital Outlay	\$ 1,925,625			\$ 1,925,625
Other (Reserves)	\$ -			\$ -
Total Expenditures and Other Uses	1,925,625	-		1,925,625
Estimated Ending Fund Balance	3,622,161			3,622,161
ARP FUND - 412				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance				
Revenues				
Interest	0			0
Total Revenues and Other Sources	-			-
Total Funds Available	-			-
Expenditures and Other Uses:				
Capital Outlay	0			0
Total Expenditures & Other Uses	-	-		-
Estimated Ending Fund Balance	-			-
WATER & SEWER FUND - 410				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Operating Revenues	\$ 26,360,589			\$ 26,360,589
Operating Expenses	\$ 28,944,191	\$ 603,857		\$ 29,548,048

WATER DEVELOPMENT FUND - 413				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Budget		Budget	
	Revised Adopted	Amendment #3	Amendment #3	Revised
	Budget	First Reading	Second Reading	Adopted Budget
Operating Revenues	\$ 1,004,500			\$ 1,004,500
Operating Expenses	\$ 3,864,909			\$ 3,864,909
SEWER DEVELOPMENT FUND - 414				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Budget		Budget	
	Revised Adopted	Amendment #3	Amendment #3	Revised
	Budget	First Reading	Second Reading	Adopted Budget
Operating Revenues	\$ 1,663,000			\$ 1,663,000
Operating Expenses	\$ 1,695,800			\$ 1,695,800
MS4/STORMWATER FUND - 416				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Budget		Budget	
	Revised Adopted	Amendment #3	Amendment #3	Revised
	Budget	First Reading	Second Reading	Adopted Budget
Operating Revenues	\$ 1,722,195			\$ 1,722,195
Operating Expenses	\$ 1,621,034	\$ 6,757		\$ 1,627,791

SANITATION FUND - 210				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance	1,149,055			1,149,055
Revenues and Other Sources				
Sanitation Fees	\$ 3,127,841			\$ 3,127,841
Recycling Fees	\$ 1,304,779			\$ 1,304,779
Other	\$ 63,300			\$ 63,300
Total Revenues	4,495,920			4,495,920
Total Funds Available	5,644,975			5,644,975
Expenditures and Other Uses				
Recycling operations	\$ 1,173,695			\$ 1,173,695
Sanitation operations	\$ 3,180,667	\$ 32,588		\$ 3,213,255
Other	\$ 52,795			\$ 52,795
Total Expenditures and Other Uses	4,407,157	32,588	-	4,439,745
Estimated Ending Fund Balance	1,237,818			1,205,230

CDBG FUND				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance				
Revenues and Other Sources				
Grants	\$ 114,000			\$ 114,000
Interest	\$ -			\$ -
Total Revenues and Other Sources	114,000			114,000
Total Funds Available	114,000			114,000
Expenditures and Other Uses:				
Other	\$ 114,000			\$ 114,000
	\$ -			\$ -
Total Expenditures & Other Uses	114,000			114,000
Estimated Ending Fund Balance	-			-

LIBRARY FUND - 611				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance	328,281			328,281
Revenues and Other Sources: Donations				
Donations	\$ 36,000			\$ 36,000
Interest	0			0
Total Revenues and Other Sources	36,000			36,000
Total Funds Available	364,281			364,281
Expenditures and Other Uses: Library Expenses				
Library Expenses	\$ 32,203			\$ 32,203
Total Expenditures & Other Uses	32,203			32,203
Estimated Ending Fund Balance	332,078			332,078

DRUG FUND - 619				
	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24
	Revised Adopted Budget	Budget Amendment #3 First Reading	Budget Amendment #3 Second Reading	Revised Adopted Budget
Beginning Fund Balance	191,164			191,164
Revenues And Other Sources:				
Drug-Related Fines	\$ 30,000			\$ 30,000
Sale of Property	\$ 30,000			\$ 30,000
Other	\$ 750			\$ 750
Total Revenues and Other Source:	60,750			60,750
Total Funds Available	\$ 251,914			\$ 251,914
Expenditures				
Drug-Enforcement Expenditures	\$ 63,500			\$ 63,500
Total Expenditures & Other Uses	63,500			63,500
Estimated Ending Fund Balance	\$ 188,414			\$ 188,414

BE IT FURTHER ORDAINED, that all other Ordinances and Resolutions in conflict herewith be, and the same hereby, are repealed.

ORDINANCE NO. 24-14

AN ORDINANCE ADOPTING TAX RATES FOR THE CITY OF SPRING HILL FOR THE FISCAL YEAR JULY 1, 2024 - JUNE 30, 2025

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

The following tax rates are hereby imposed for the fiscal year of July 1, 2024, through June 30, 2025:

- (a) Properties in Maury County: \$.739 per hundred dollars of assessed value.
- (b) Properties in Williamson County: \$.739 per hundred dollars of assessed value.

This Ordinance was duly advertised in **The Daily Herald** on **June XX, 2024** notice of a Public Hearing to be held on **June 17, 2024, at 6:00 P.M. in the City Hall Courtroom.**

Be It Further Resolved that any Ordinance in conflict with Ordinance **24-14** is hereby repealed in its entirety.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 17th day of June, 2024.

JIM HAGAMAN, MAYOR

ATTEST:

APRIL GOAD, CITY RECORDER

LEGAL FORM APPROVED:

PATRICK CARTER, CITY ATTORNEY

Passed on 1st Consideration:

Passed on 2nd Consideration:

ORDINANCE NO. 24-12

AN APPROPRIATION ORDINANCE FOR THE CITY OF SPRING HILL, TENNESSEE FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025

WHEREAS, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the governing body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the governing body will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, AS FOLLOWS:

SECTION 1. That amounts hereinafter set out constitute the estimated revenues and the budgeted expenditures for the City of Spring Hill, Tennessee, and the said sums specified herein are hereby appropriated for the purpose of meeting the expenses of the various departments and programs of the City of Spring Hill for the fiscal year beginning July 1, 2024 and ending June 30, 2025, to wit:

GENERAL FUND

	<u>FY-2023 ACTUAL</u>	<u>FY 2024 ESTIMATED</u>	<u>FY 25 BUDGET</u>
Beginning Fund Balance	\$ 40,923,040	\$ 41,776,177	\$ 43,486,207
<u>Revenues and Other Sources:</u>			
Property Taxes	15,706,052	16,101,163	17,341,163
Sales	16,011,358	16,100,000	16,100,000
Other Taxes	3,764,569	3,835,425	3,753,094
Licenses & Permit	2,112,111	2,620,097	3,898,937
Intergovernmental	6,943,538	6,990,075	8,148,472

Charges for Service	833,318	446,526	551,140
Miscellaneous & Transfers	36,269	4,898,895	10,127,224
Total Revenues and Sources	\$ 45,407,215	\$ 50,992,181	\$ 59,920,030
Total Funds Available	\$ 86,330,255	\$ 92,768,358	\$ 103,406,237

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

GENERAL FUND

	FY-2023 ACTUAL	FY 2024 ESTIMATED	FY 25 BUDGET
<u>Expenditures and Other Uses:</u>			
Legislative	\$ 11,024,128	\$ 6,622,268	\$ 7,085,567
Judicial	30,960	36,064	43,857
Administrative	1,131,695	1,488,577	2,409,639
Finance	960,487	1,206,014	1,740,903
Information Management	1,567,757	1,686,926	-
Human Resources	431,664	571,642	794,025
Facilities	383,739	840,152	207,329
Total General Government	\$ 15,530,430	\$ 12,451,643	\$ 12,281,320
Police Department	\$ 9,053,191	\$ 12,340,241	\$ 13,200,136
Fire Department	8,503,322	11,497,427	13,286,082
Emergency Management	-	179,082	268,762
Public Works	7,416,899	7,644,145	13,209,283
Parks and Recreation	56,211	513,497	666,049
Parks Maintenance	874,042	723,005	1,623,991
Library	1,165,799	1,084,038	1,667,137
Development Services	1,281,070	2,081,483	3,175,441
Engineering	673,114	767,590	-
Economic Development	-	-	198,558
Total Expenditures and Other Uses	\$ 44,554,078	\$ 49,282,151	\$ 59,576,759
Estimated Ending Fund Balance	\$ 41,776,177	\$ 43,486,207	\$ 43,829,478

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

STATE STREET AID FUND

	FY-2023 ACTUAL	FY 2024 ESTIMATED	FY 25 BUDGET
Beginning Fund Balance	\$ 2,240,538	\$ 1,332,297	\$ 2,070,168
<u>Revenues & Other Sources:</u>			
State Fuel Taxes	\$ 1,742,662	\$ 1,785,179	\$ 1,810,820
Other	91,609	\$ 91,000	\$ 92,823
Interest Earnings	824	70,000	65,000
Total Revenues	\$ 1,835,095	\$ 1,946,179	\$ 1,968,643
Total Funds Available	\$ 4,075,633	\$ 3,278,476	\$ 4,038,811
<u>Expenditures & Other Uses:</u>			
Street Maintenance	\$ 2,251,105	\$ 850,000	\$ 2,300,000
Debt Principal & Interest	362,231	358,308	360,635
Capital Outlay	130,000	-	-
Duplex Road Expenses			
Other			
Total Expenditures	\$ 2,743,336	\$ 1,208,308	\$ 2,660,635
Estimated Ending Fund Balance	\$ 1,332,297	\$ 2,070,168	\$ 1,378,176

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

IMPACT FEES FUND

	FY-2023 ACTUAL	FY 2024 ESTIMATED	FY 25 BUDGET
Beginning Fund Balance	\$ 8,173,681	\$ 9,426,416	\$ 9,951,799
<u>Revenues and Other Sources:</u>			
Impact Fees	\$ 3,974,557	\$ 4,250,383	\$ 3,500,000
Other	25,558	425,000	181,914
Total Revenues	\$ 4,000,115	\$ 4,675,383	\$ 3,681,914

Total Funds Available	\$	12,173,796	\$	14,101,799	\$	13,633,713
Road & Street Improvements	\$	<u>2,747,380</u>	\$	<u>4,150,000</u>	\$	<u>3,306,914</u>
Total Expenditures and Other Uses	\$	2,747,380	\$	4,150,000	\$	3,306,914
Estimated Ending Fund Balance	\$	9,426,416	\$	9,951,799	\$	10,326,799

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

ADEQUATE FACILITIES FUND

		<u>FY-2023 ACTUAL</u>		<u>FY 2024 ESTIMATED</u>		<u>FY 25 BUDGET</u>
Beginning Fund Balance	\$	5,447,384	\$	6,813,981	\$	7,420,710
<u>Revenues and Other Sources:</u>						
AFT-Roads	\$	354,960	\$	314,500	\$	350,000
AFT-Other		1,352,599		1,700,000		1,900,000
Capital Improvements-Williamson County		396,381		400,000		350,000
Miscellaneous		<u>100,680</u>		<u>240,000</u>		<u>240,000</u>
Total Revenues	\$	2,204,620	\$	2,654,500	\$	2,840,000
Total Funds Available	\$	7,652,004	\$	9,468,481	\$	10,260,710
<u>Expenditures and Other Uses:</u>						
Debt Principal & Interest	\$	739,870	\$	312,401	\$	741,777
Other		43,755		-		-
Capital Outlay		-		-		-
Public Safety Expenditures		-		-		-
Transfer out		<u>54,398</u>		<u>1,735,370</u>		<u>2,000,000</u>
Total Expenditures and Other Uses	\$	838,023	\$	2,047,771	\$	2,741,777
Estimated Ending Fund Balance	\$	6,813,981	\$	7,420,710	\$	7,518,933

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

TOURISM FUND			
	FY-2023 ACTUAL	FY 2024 ESTIMATED	FY 25 BUDGET
Beginning Fund Balance	\$ 223,100	\$ 380,584	\$ 544,827
<u>Revenues and Other Sources:</u>			
Hotel/Motel Tax	\$ 375,734	\$ 400,000	\$ 400,000
Rippavilla Income			
Other	81	15,000	15,000
Total Revenues	\$ 375,815	\$ 415,000	\$ 415,000
Total Funds Available	\$ 598,915	\$ 795,584	\$ 959,827
<u>Expenditures & Other Uses:</u>			
Rippavilla Expenditures	\$ 70,000	\$ 34,000	\$ 84,000
Other	148,331	216,757	236,757
Capital Outlay			
Total Expenditures and Other Uses	\$ 218,331	\$ 250,757	\$ 320,757
Estimated Ending Fund Balance	\$ 380,584	\$ 544,827	\$ 639,070

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

SANITATION FUND

	<u>FY-2023 ACTUAL</u>	<u>FY 2024 ESTIMATED</u>	<u>FY 25 BUDGET</u>
Beginning Fund Balance	\$ 1,328,949	\$ 1,494,127	\$ 1,870,845
<u>Revenues and Other Sources:</u>			
Revenues	\$ 4,033,487	\$ 4,722,393	\$ 5,244,622
Total Revenues	\$4,033,487	\$ 4,722,393	\$ 5,244,622
Total Funds Available	5,362,436	\$ 6,216,520	\$ 7,115,467
<u>Expenditures and Other Uses:</u>			
Expenditures	\$ 3,868,309	\$ 4,345,675	\$ 4,967,170
Total Expenditures and Other Uses	\$ 3,868,309	\$ 4,345,675	\$ 4,967,170
Estimated Ending Fund Balance	\$ 1,494,127	\$ 1,870,845	\$ 2,148,297

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

18-75 CAPITAL PROJECTS FUND

	<u>FY-2023 ACTUAL</u>	<u>FY 2024 ESTIMATED</u>	<u>FY 25 BUDGET</u>
Beginning Fund Balance	\$ 71,176,382	\$ 65,090,477	\$ 44,678,815
<u>Revenues and Other Sources:</u>			
Bond Proceeds	\$ -	\$ -	\$ 30,000,000
TDOT Reimbursement			
Transfers In	9,422,034	\$ 10,756,858	\$ 6,300,000
Other	1,490,605	3,068,770	1,341,422
Total Revenues	\$ 10,912,639	\$ 13,825,628	\$ 37,641,422
Total Funds Available	\$ 82,089,021	\$ 78,916,105	\$ 82,320,237
<u>Expenditures & Other Uses:</u>			
Debt Principal & Interest	\$ 4,418,226	\$ 4,681,927	\$ 4,411,688
Capital Outlay	\$ 12,580,318	\$ 29,552,234	\$ 74,186,067
Other (Reserves)		3,129	
Total Expenditures and Other Uses	\$ 16,998,544	\$ 34,237,290	\$ 78,597,755

Estimated Ending Fund Balance	\$ 65,090,477	\$ 44,678,815	\$ 3,722,482
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Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

CAPITAL PROJECTS FUND

	<u>FY-2023 ACTUAL</u>	<u>FY 2024 ESTIMATED</u>	<u>FY 25 BUDGET</u>
Beginning Fund Balance	\$ 144,031	\$ 3,577,460	\$ 4,421,150
<u>Revenues and Other Sources:</u>			
Bond Proceeds			\$ 10,000,000
Transfers In	\$ 3,695,707	\$ 2,047,786	\$ 5,300,000
Other	101	153,802	1,497,878
Total Revenues	\$ 3,695,808	\$ 2,201,588	\$ 16,797,878
Total Funds Available	\$ 3,839,839	\$ 5,779,048	\$ 21,219,028
<u>Expenditures & Other Uses</u>			
Debt Principal & Interest	\$ -	\$ -	\$ -
Capital Outlay	262,379	1,357,898	17,370,827
Other (Reserves)	-	-	-
Total Expenditures and Other Uses	\$ 262,379	\$ 1,357,898	\$ 17,370,827
Estimated Ending Fund Balance	\$ 3,577,460	\$ 4,421,150	\$ 3,848,201

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

LIBRARY FUND

	<u>FY-2023 ACTUAL</u>	<u>FY 2024 ESTIMATED</u>	<u>FY 25 BUDGET</u>
Beginning Fund Balance	\$ 95,235	\$ 207,332	\$ 425,806
<u>Revenues and Other Sources:</u>			
Donations	\$ 61,249	\$ 42,500	\$ 50,000
Interest	\$ 25	\$ 4,842	\$ 5,000
Total Revenues and Other Sources	\$ 61,274	\$ 47,342	\$ 55,000
Total Funds Available	\$ 156,509	\$ 254,674	\$ 480,806
<u>Expenditures and Other Uses:</u>			
Library Expenses	\$ 44,413	\$ 36,200	\$ 38,500
Total Expenditures & Other Uses	\$ 44,413	\$ 36,200	\$ 38,500

Estimated Ending Fund Balance	\$	112,096	\$	218,474	\$	442,306
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Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

	DRUG FUND		
	FY-2023 ACTUAL	FY 2024 ESTIMATED	FY 25 BUDGET
Beginning Fund Balance	\$ 186,218	\$ 192,795	\$ 257,295
<u>Revenues And Other Sources:</u>			
Drug-Related Fines	\$ 29,217	\$ 30,000	\$ 30,000
Sale of Property	13,901	2,500	15,500
Other	2,363	61,500	61,500
Total Revenues and Other Sources	\$ 45,481	\$ 94,000	\$ 107,000
Total Funds Available	\$ 231,699	\$ 286,795	\$ 364,295
<u>Expenditures & Other Uses:</u>			
Drug-Enforcement Expenditures	\$ 38,904	\$ 29,500	\$ 105,950
Total Expenditures & Other Uses	\$ 38,904	\$ 29,500	\$ 105,950
Estimated Ending Fund Balance	\$ 192,795	\$ 257,295	\$ 258,345

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

	CDBG		
	FY-2023 ACTUAL	FY 2024 ESTIMATED	FY 25 BUDGET
Beginning Fund Balance	\$ -	\$ -	\$ -
<u>Total other financing sources (uses)</u>			
Grants	\$ -	\$ -	\$ 114,000
Other	\$ -	\$ -	\$ -
Total Revenues and Other Sources	\$ -	\$ -	\$ 114,000
Total Funds Available	\$ -	\$ -	\$ 114,000
<u>Expenditures and Other Uses:</u>			
Other	\$ -	\$ -	\$ 114,000
Total Expenditures & Other Uses	\$ -	\$ -	\$ 114,000
Estimated Ending Fund Balance	\$ -	\$ -	\$ -

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

INTERNAL SERVICE FUND

	<u>FY-2023 ACTUAL</u>	<u>FY 2024 ESTIMATED</u>	<u>FY 25 BUDGET</u>
Beginning Fund Balance	\$ -	\$ -	\$ -
<u>Total Revenues</u>			
Transfers In	\$ -		\$ 6,906,567
Other	-	-	25,000
Total Revenues	\$ -	\$ -	\$ 6,931,567
Total Funds Available	\$ -	\$ -	\$ 6,931,567
<u>Expenditures & Other Uses</u>			
Information Technology	\$ -	\$ -	\$ 2,484,245
Fleet	\$ -	\$ -	\$ 1,150,370
GIS	\$ -	\$ -	\$ 502,641
Facilities	\$ -	\$ -	\$ 1,569,356
Engineering	\$ -	\$ -	\$ 891,409
Total Expenditures and Other Uses	\$ -	\$ -	\$ 6,598,021
Estimated Ending Fund Balance	\$ -	\$ -	\$ 333,546

Note: FY 2023 and FY 2024 columns are shown for informational purposes only.

SECTION 2. That the following amounts in the Water/Sewer Fund are projected operating revenues and expenses for the fiscal year beginning July 1, 2024 and ending June 30, 2025 and are provided for informational purposes.

	<u>FY 25 BUDGET</u>
Operating Revenues	\$ 65,890,704
Operating Expenses	\$ 62,780,384

SECTION 3. That the following amounts in the MS4/Stormwater Fund are projected operating revenues and

	<u>FY 25 BUDGET</u>
Operating Revenues	\$ 3,527,551
Operating Expenses	\$ 3,017,735

SECTION 4. That total actual expenditures for the funds shown in Sections 1 and 2 herein shall not exceed total appropriations for said funds, except as may be provided by ordinance to amend the budget.

SECTION 5. Said amounts so allocated and appropriated to be on the basis of the analysis of disbursements as shown in the budget, which will be considered by the Board of Mayor & Aldermen. All warrants for expenditure of funds hereinafter appropriated shall be drawn by the Finance Director and signed by the Mayor, City Manager and Finance Director.

SECTION 6. That a detailed line item financial plan to support the budget as set forth herein shall be provided to the City Board of Mayor & Aldermen and to the various departments of the City, which financial plan shall be used as guidance and generally followed in incurring expenditures and obligations on behalf of the City.

SECTION 7. That upon second and final passage, this ordinance shall be effective as of July 1, 2024, which is the beginning of the Fiscal Year, the public welfare requiring it, and that all ordinances or part of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

SECTION 8. This ordinance is enacted pursuant to and in compliance and conformity with Chapter 2 of the Charter of the City of Spring Hill and has been published on the **2nd day of June, 2024**, and it shall be executed and construed consistent with the Charter and the laws of the State of Tennessee.

PASSED AND ADOPTED BY THE BOARD OF MAYOR & ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, THIS THE 17th DAY OF JUNE, 2024.

JIM HAGAMAN, MAYOR

ATTEST:

APRIL GOAD, CITY RECORDER

LEGAL FORM APPROVED:

PATRICK CARTER, CITY ATTORNEY

Passed on 1st Consideration:

Passed on 2nd Consideration:

ORDINANCE 24-XX

AN ORDINANCE TO AMEND ORDINANCE NO. 18-21, THE SAME BEING THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF SPRING HILL, BY REZONING APPROXIMATELY 4.746 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP 060024 PARCEL 01305 FROM GERNEAL COMMERCIAL (C-4) TO LIGHT INDUSTRIAL (I-1)

PDP 1541-2023 (NORTH OF BEEHCROFT ROAD)

WHEREAS, the City of Spring Hill Ordinance No. 18-21, the same being the Official Zoning Map of Spring Hill is hereby amended by rezoning the 4.746 acres of property described herein, and known as, Maury County Tax Map **060024** Parcel **01305** from General Commercial (C-4) to Light Industrial (I-1); and

WHEREAS, said portion of property to be rezoned from General Commercial (C-4) to Lighth Industrial (I-1), is located within the corporate limits of the City of Spring Hill.

WHEREAS, the request has been found to meet the Approval Standards of Section 13.5.E.4.e of the Unified Development Code and included the following exception request from the Unified Development Code as permitted under the Plan Development Process and a selection of prohibited uses:

1. **PROHIBITED USE(s)**: educational facility-primary or secondary, education facility-college or university, food pantry, medical/dental office, winery, car wash, community center, drive-through facility, drug/alcohol treatment facility; and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on March 11, 2024, with a recommendation for denial; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION on May 20, 2024, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by 4.746 acres of property described herein, and known as, Maury County Tax Map **060024** Parcel **01305** from General Commercial (C-4) to Light Industrial (I-1), as depicted on the vicinity map herein referred to as Exhibit A, the public welfare requiring it.

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 1: The rezoning of the referenced tax parcels shall be as displayed as shown on the vicinity map that is attached.

Jim Hagaman, Mayor

*Ordinance 24-XX
May 20, 2024
Page 1 of 2*

ORD 24-XX RZN 1541-2024 (720 Beechcroft)RZN 1541-2024 C-4 to I-1

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading:

Passed on Second Reading:

*Ordinance 24-XX
May 20, 2024
Page 2 of 2*

ORD 24-XX RZN 1541-2024 (720 Beechcroft)RZN 1541-2024 C-4 to I-1

**RESOLUTION 24-51
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND DENIAL OF APPLICATION
RZN 1541-2023
(C-4 to I-1) TO THE BOARD OF MAYOR AND ALDERMAN**

WHEREAS, pursuant to TCA 13-4-103, authority is granted to the Municipal Planning Commission to make recommendations relating to the plan and development of the municipality to public officials; and

WHEREAS, the Planning Commission had a regular meeting on the 8th day of April, 2024 and heard public testimony and input regarding application RZN 1541-2023; and

WHEREAS, the Planning Commission considered the materials submitted by the applicant and the reports written by City Staff;

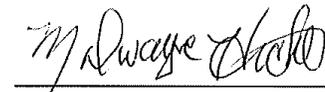
NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards the denial for application RZN 1541-2023 to the Board of Mayor and Alderman as follows.

DENIAL OF RZN 1541-2023

Passed and adopted this 8th day of April, 2024.



Elizabeth Droke, Chairman



Dwayne Hicks, Secretary

PC Resolution 24-51 Recommend to BOMA to RZN 1541-2023 (C-4 to I-1)

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jackson Reid, Associate Planner
MEETING: April 8, 2024
SUBJECT: RZN 1541-2023 (720 Beechcroft Rezone)

RZN 1541-2023: Submitted by Jared Cunningham, Catalyst Design Group, for the rezoning of 720 Beechcroft from C-4 to I-1. The property is approximately 4.75 acres and is located north of Buckner Road.

Plan Update: This item was seen at the March 25, 2024 work session and was not placed on the consent agenda.

Planning Commission:

1. A statement was made that a possible fourth option is available to amend the future land use plan to broaden the anticipation of sites out in the area of this requested site.
 - a. Dwayne Hicks answered that he did not want to amend the 2040 plan as a fourth option just for this rezoning.
2. There was an objection to placing this item on consent.

Staff:

1. Staff has given the Planning Commission three options for voting on this item. (Defer, Deny, or Approve)

Request: The applicant has requested to rezone the property, 720 Beechcroft Road, from C-4 to I-1. A water and sewer capacity analysis has been submitted along with this request. Spring Hills comprehensive plan shows that there is a desire for this property to be Mixed Use Neighborhood Area.

Property Description and History: This property is located north of Beechcroft Road and east of Colombia Academy of Spring Hill. The properties directly to the west of the site are zoned C-2 and the properties south and east of 720 Beechcroft are zoned I-1. The property is not located within a flood zone (Zone X). The site is currently vacant with no points of access currently.



Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan shows this property as the “Mixed Use Neighborhood Area” designation which describes the purpose of the area as follows:

“Mixed Use Neighborhood Areas are primarily residential but include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small-town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood. This is a transitional area between Residential Neighborhood areas and City Neighborhood Areas or more intense areas, such as Gateway, Community Commerce, and Medical Arts Areas.”

These areas offer a mixture of housing types and residential densities ranging from small lot single-family detached dwellings to urban residential structures within walking distance of the goods and services required for daily living. Goods and services are limited to corner locations and major intersections. Vertically integrated mixed use, placing residential uses above ground floor office and retail uses, is strongly encouraged. Development patterns reinforce traditional, pedestrian-oriented form.

Primary future land uses include single-family dwellings, small-scale multi-family buildings (not complexes), professional offices (such as routine healthcare, insurance, studios, and professional and personal services), eating places, light retail, places of worship, schools, municipal services, community centers, and small-scale entertainment.

The Spring Hill Rising Plan **would not** support a rezoning of the property as I-1 based on the Future Land Use Classification of “Mixed Use Neighborhood Area.”

Access, Streets and Sidewalks: Vehicular access to the property would come from Beechcroft Road on the south side of the site. There are currently no existing stub outs or drive aisles present. It would be recommended if the rezoning is approved, that future preliminary plats to be consistent with the goals and policies of Spring Hill Rising 2040 and historic precedents for best practice in subdivision design and layout in the City of Spring Hill. If the rezoning is approved by the Board of Mayor and Alderman; access, streets and sidewalks will be addressed at the time of preliminary plat/development review. A traffic impact study would be required at the time of preliminary plat submittal.

Site Design: There has been no concept plan submitted at this time as this is strictly a rezoning.

Utilities: The applicant has completed a water and sewer capacity analysis that has been reviewed by Thomas & Hutton. The city’s water and sewer capacity consultant Thomas & Hutton approved this study. Water service will be taken from the existing 10” public water main on the south side of Beechcroft Road with meter and backflow devices placed within the private property. The site sanitary sewer connection will occur along an existing 10” public sanitary force main in Beechcroft Road, requiring a private wet well and grinder pump system to manage the site wastewater.

Zoning Map Amendments: Staff will place public notification signs on the property and published notice as required by the Unified Development Code. The applicant has provided staff with copies of the mailed notices and proof of mailings. The mailed notification letters are sent to surrounding landowners within 500’. The UDC requires all notices to be mailed at least 10 days prior to the first scheduled action.

Staff’s response to the approval standards are as follows:

- (1) The proposed amendment is **not** consistent with the comprehensive plan classification of Mixed Use Neighborhood Area which recommends moderate to low density residential and commercial.
- (2) The overall zoning district abutting is C-2 and I-1. The adjacent properties are zoned I-1.

- (3) Any proposed and future preliminary plat would be required to conform to all such standards of an I-1 zoning district if approved.
- (4) This rezoning request **would not** adhere to the future land use classification of “residential neighborhood” as highlighted in *Spring Hill Rising 2040*.
- (5) Staff has not received notice that this rezoning would create any known adverse impacts. It shall be noted that a portion of this site is not within an area mapped per FEMA as a special flood hazard area that would require a flood study at time of preliminary plat.

Staff has received comments from the following departments listed below:

- **Codes** – No Comments
- **Park and Recreation** – No Comments
- **Fire** – No Comments
- **Public Works**- No Comments
- **Sewer** – No Comments
- **Water** – No comments
- **Engineering**- No comments

This rezoning request **does not** adhere to the Comprehensive Plan within a “Mixed Use Neighborhood Area” but is consistent with the surrounding zoning of adjacent parcels.

Staff Recommendation: Staff has identified three decisions options for the Planning Commission. The 1st option is to defer the application for additional communication between the applicant and the city to occur. The 2nd option is to approve the project with conditions. The 3rd option is to deny the application.

Option #1 and possible motion: The Planning Commission moves to **defer** this application to the March 25, 2024 planning work session and the corresponding April Planning Commission voting meeting.

Option #2 and possible motion: The Planning Commission moves to **approve** the request of rezoning 720 Beechcroft from C-4 to I-1 based on the following:

1. The request for rezoning would be consistent with the zoning of adjacent/surrounding parcels.

Option #3 and possible Motion: The planning commission moves to **deny** the request based on the following:

2. The rezoning request does not adhere to the Comprehensive Plan for a “Mixed Use Neighborhood Area.”



Subject: Economic Development Consultant RFQ

Consideration & Discussion

Submitted by – Jim Hellier, Economic Engagement Manager

Date: June 3rd, 2024

- The evaluation committee conducted team interviews with the four companies that submitted responses and complied with the RFQ requirements.
- The four firms are: Thomas P. Miller and Associates (TPMA) , NEWMARK, Vision First Advisors, and Jon Stover & Associates (JS&A) joint venture with Future IQ.
- The review committee, after careful consideration, found JS&A's presentation to be the most qualified, a unanimous decision.
- The price proposal and scope were discussed between Jon Stover, Principal of JS&A, and Jim Hellier, Economic Engagement Manager for The City.
- In the file for BOMA consideration are:
 1. JS&A's RFQ Response –Firm Qualifications / Similar Project Work / Graphic Design Samples
 2. JS&A's Price/Scope Proposal
 3. Q&A Notes from Price/Scope Discussion & Reference Check



Jim Hellier

Economic Engagement Manager, City of Spring Hill

THE CITY OF SPRING HILL

199 Town Center Parkway • Spring Hill, Tennessee 37174

931-486-2252

www.springhilltn.org

S&A Economic Development Consulting

May 13th

Proposal Review Discussion

Conversation with Jon Stover

1. What information is expected before kickoff? – **Data Dump, Establish Initial Timeline, Reporting Model, Establish Objectives. Establish Metrics, Benchmark Progress Plan, & Payment to Tangible Deliverables.**
2. What is the start date once the contract is signed? **ASAP**
3. Payment Options – **Tied to Deliverables, Monthly, 50% down, 50% at the end of the project.**
4. How long are the three site visits? **Flexible, determined on necessary face time required. Interface BOMA, Administrator, Planning, Economic Engagement, County Officials, Community Leaders, Community Developers, Community Landowners.**
5. Are expenses for the three site visits included in the Project Contract of \$140,500? **Yes. Future IQ – Process for building Consensus between all parties on the Final Plan.**
6. Shaping the city. Does the plan focus on public/private financial solutions? **Yes, we build options for consideration based on sound fiscal impact, both short- and long-term.**
7. What was the proposed breakdown in scope/cost between the joint venture team, JS&A, and Future IQ? The \$100,000 is JS&A, and the Future IQ is \$40,500. **Future IQ has a process for bringing consensus among stakeholders to finalize the Economic Development Plan.**

May 13th

Conversation with Angie Luckie – Public Service Director – Economic Development / Maryville,TN
Downtown Master Plan

- JS&A was a subcontractor to TSW – Urban Planner from Atlanta, GA, who delivered the Master City Plan.
- JS&A evaluated the economic impacts on the city's tax base. They worked with our budget, policies, processes, tax base impacts, land availability, and reuse.
- Protected Historic properties but developed attainable options.
- Pleased with both Jon and Leslie.
- Have worked with them for approximately 12 months. Close to completing the project.



To: The City of Spring Hill, TN
From: Jon Stover & Associates
Date: March 22, 2024

JS&A Proposal

Economic Development Planning Services For the City of Spring Hill

Jon Stover & Associates (JS&A) is pleased to submit this scope of work to conduct Economic Development Planning Services for the City of Spring Hill, Tennessee.

Project Summary

Spring Hill's rapid growth brings new economic development needs and opportunities. This growth and influx of people make it fundamental to take a comprehensive approach to planning for the City's future economy. The City of Spring Hill selected JS&A, in partnership with Future iQ, as the preferred consultant to conduct the Economic Development Strategic Plan based on the Economic Development Planning Services RFQ issued by the City. JS&A and Future iQ have a proven track record of helping cities create Economic Development Strategic Plans and look forward to working collaboratively with the City of Spring Hill and its economic development stakeholders.

Project Goals and Objectives

The purpose of this scope of work is to achieve the following:

- Collaboratively work with the City of Spring Hill and its stakeholders to develop an economic development strategy to guide future decision-making and actions for years to come.
- Equip the City and its stakeholders with the data, resources, and insights they need to guide future investment decisions, opportunities, and actions, balancing a data-driven process with a people-first approach.
- Bring an innovative and creative project approach that combines stakeholder and community visioning with an analytical methodology so that the Strategic Plan is rooted in the desired vision for the future of Spring Hill while also reflecting on-the-ground realities, needs, and opportunities.
- Generate an Economic Development Strategic Plan with a clear roadmap so City Staff and partners can implement and measure progress.



- Ensure deliverables are easy to understand for a variety of audiences, regardless of their familiarity with economic analysis and development. Leverage this process to further refine the City's brand and build partnerships.

Scope of Work

Phase 1: Where Are We Now? *(Project Kick-Off and Existing Conditions Analysis)*

1a. Project Kick-Off, Project Management, Branding, and Online Project Portal

JS&A will host a virtual Kick-Off Meeting to discuss the overarching project, critical background information, workplan, and approach to the project. During this phase, Future iQ will develop an online project portal that serves as a central location where stakeholders can find updated project information, take surveys, view survey results and data visualization, and reports. The portal is a critical part of the communications plan for this project, will include project branding, and will help deepen understanding of the strategic planning process, its objectives, and outcomes within the stakeholder community.

1b. Existing Conditions Analysis: State of Spring Hill's Economy Slide Deck Report

After starting the project and collecting all background information and data, JS&A will begin analyzing the existing conditions of Spring Hill's economy. JS&A will leverage a variety of key economic and demographic data sources, including the Bureau of Labor Statistics, US Census, American Community Survey, CoStar, ESRI Community Analyst, Data Axel, and Infogroup. JS&A will supplement its data sources with available city and regional data as available. Findings will culminate in the State of Spring Hill's Economy Slide Deck, a visual and easy-to-understand PowerPoint PDF summarizing the key findings and takeaways, painting a comprehensive picture and snapshot of Spring Hill's current economic conditions.

Phase 2: Where Do We Want to Go? *(Stakeholder Engagement and Think-Tank)*

2a. Economic Development Stakeholder Interviews

JS&A will conduct up to 12 one-on-one interviews with key economic development stakeholders in Spring Hill and the surrounding region to understand perspectives, opportunities, and needs while learning local insights and perspectives on key issues of importance. These interviews will be conducted virtually via Zoom or phone calls.

2b. Economic Development Survey

During this phase, we will launch our Stakeholder Survey to gain data insights, analyze broader stakeholder sentiment, and assess appetite for change and future readiness. The survey will be hosted on SurveyMonkey and conducted electronically. Our team will work with City Staff to issue the survey and elicit responses. The survey results will be posted on the project portal using a data visualization platform and leveraged throughout the strategic planning process.

2c. Spring Hill Economic Development Think-Tank *(Stakeholder Session #1)*

This project's signature stakeholder engagement session is the Spring Hill Economic Development Think-Tank, a four to six-hour in-person workshop with economic development and community leaders in Spring Hill. This Think-Tank is a creative and innovative way of engaging with the broader stakeholder community while setting the guiding vision and principles for the Strategic Plan.

Future iQ specializes in understanding larger emergent trends and influences re-shaping cities, communities, industries, organizations, and regions. This future-oriented lens guides our engagement process as it creates the building blocks of the vision for the city's future economy using a scenario-based planning methodology. Using trend research, industry analysis, and expectations about the city's economic development drivers, Future iQ's methodology enables stakeholders to explore the impacts and consequences of a range of different paths. The Think-Tank will lead to clarification of the preferred vision and preliminary strategic pillars for economic development that will serve as the foundation for the Spring Hill Economic Development Strategic Plan. The results from the Think-Tank will be compiled in the Spring Hill Economic Development Think-Tank Report.

Phase 3: How Do We Get There? (*Strategy and Implementation Plan Development*)

3a. Spring Hill Economic Development Focus Groups

After determining the agreed-upon core vision for the future of Spring Hill's economy, our team will host virtual Focus Group sessions to build out the economic development strategies and action steps. The economic development strategies will be formulated under the strategic pillars of the plan. The pillars represent the major theme or topic areas that underpin the preferred future for economic development in Spring Hill. These emerge from the scenario planning and stakeholder engagement process. Focus group participants will develop the key actions under each pillar that support the vision for economic development in the city.

3b. Case Study and Best Practice Research

As key strategies emerge in the planning process, JS&A will conduct a best practice assessment, identifying case studies of similar communities that have successfully implemented related strategies. This research will be summarized into a concise document, shared on the project portal, and incorporated into the plan. This approach helps the creativity and innovation of the strategies and demonstrates what success can look like.

3c. Draft Spring Hill Economic Development Strategic Plan

Following the focus groups and research, the project team will carefully synthesize all research, engagement results, reports, and analysis into a first draft of the Spring Hill Economic Development Strategic Plan. The report will include recommendations that will assist in selecting strategies, implementation steps, tools, resources, and performance metrics to achieve the goals set forth in the RFQ and the vision set forth during the planning process. The team will use this opportunity to work with the Spring Hill Advisory Committee to plan for sustainability by developing realistic, implementable action strategies.

3d. Future Summit (Stakeholder Session #2)

As the final engagement, Future iQ will convene a Future Summit, fostering cohesion and alignment by allowing participants to validate the final Economic Development Strategic Plan. Participants will be given the opportunity to sign up for implementation committees once the final plan is produced. The support generated at the Future Summit will be very important to facilitate resource and city-wide alignment around the Spring Hill Economic Development Strategic Plan.

3e. Final Spring Hill Economic Development Strategic Plan

After incorporating client feedback, our team will finalize the Spring Hill 2040 Economic Development Strategic Plan. The final plan will be visually engaging, written for all audiences, and bridge our data-driven analysis, engagement, and action steps. We will also provide a digital StoryMap of the Final Strategic Plan to serve as an Executive Summary and a quick way for stakeholders to learn about the plan and implementation.

Project Fee

The total project fee for the Spring Hill Economic Development Strategic Plan is \$140,500. This project fee is inclusive of all costs associated with the engagement.

- 1a. Project Kick-Off, Project Management, Branding, and Online Portal \$9,000
- 1b. Existing Conditions Analysis: State of Spring Hill's Economy \$24,500
- 2a. Economic Development Stakeholder Interviews \$6,000
- 2b. Survey and Data Visualization \$5,500
- 2c. Spring Hill Economic Development Think-Tank \$28,000
- 3a. Economic Development Focus Groups \$15,000
- 3b. Case Study and Best Practice Research \$5,000
- 3c. Strategic Plan Development \$35,500
- 3d. Future Summit \$7,000
- 3e. Final Spring Hill Economic Development Strategic Plan \$5,000

Project Total \$140,500

Project Timing and Deliverables

JS&A recommends a ten-month engagement for the Spring Hill Economic Development Strategic Plan. This work will culminate in (a) reader-friendly Spring Hill Economic Development Strategic Plan report document, (b) a State of Spring Hill's Economy Slide Deck, (c) Think-Tank Summary Report, and (d) a final virtual presentation with city leadership.

About JS&A

Jon Stover & Associates (JS&A) is an Economic Development Consulting firm that specializes in economic development strategies, market and economic analysis, and impact assessment. We work with public, private, and nonprofit organizations to bridge the gap between the very different worlds of local policy, business, urban design, community interest, and real estate development. As Economic Development Consultants, we inform, develop, and implement strategies to strengthen a place economically, visually, and socially. A certified business enterprise (CBE) located in the District of Columbia, JS&A focuses on economic and real estate analysis, market analysis, economic impact analysis, forming neighborhood and commercial revitalization strategies, and implementing strategic opportunities to bolster local economies. Founded in 2009, JS&A has completed hundreds of projects around the country for town, city, and state agencies, nonprofit organizations such as Main Streets and Business Improvement Districts, and private developers and business owners. JS&A brings extensive experience working throughout the State of Tennessee and routinely partners with Future iQ on engagements.

Assumptions, Exclusions, and Intellectual Ownership of This Preliminary Proposal Agreement

The expressed project scope and timing are contingent upon adherence to the terms of this proposal, expedient review and feedback from the Client, and the availability of relevant data. The scope of work can always be expanded or amended as desired by the Client, which may result in a change in project fees or project timing. The project fee assumes a maximum of three in-person visits. More specificity pertaining to the scope, budget, or project experience can be provided upon request.



The content, text, and methodology in this memo are the exclusive intellectual property of JS&A and are intended for the sole purpose of facilitating a contact agreement between JS&A and the City of Spring Hill, TN to conduct the identified scope of work.

* * * * *

Please do not hesitate to reach out if you have any questions or would like to discuss any aspect of this proposal in more detail. Thank you for your consideration, and we look forward to working with you on this exciting and important project!

Very truly yours,

JON STOVER & ASSOCIATES, LLC



Jon Stover, Managing Partner

Email: jstover@stoverandassociates.com

(202) 695-4956

AGREED AND ACCEPTED:

By: _____

Title: _____

Signature: _____

Date: _____

STANDARD APPENDIX TO PROPOSAL-AGREEMENT

Section 1: Payment Terms and Schedule

Anticipated Invoice Schedule:

Payment Disbursement	Amount	Invoice Benchmark	Approximate Invoice Date
Invoice #1	50% of fee	Project Commencement	To Be Determined
Invoice #2	50% of fee	Delivery of Final Project Deliverables	To Be Determined

Payment should be made electronically or sent by check to:

Jon Stover & Associates
1701 Rhode Island Avenue NW
Office 02-104
Washington, DC 20036

Invoices are due and payable upon receipt. Interest, at the highest rate permitted under the applicable law, will accrue on all accounts not paid within thirty (30) days of the invoice receipt date and, in addition, Client shall pay all costs and expenses including, without limitation, reasonable attorney's fees and expenses incurred by Jon Stover & Associates in connection with the collection of the overdue accounts of Client. Jon Stover & Associates retains the right to halt work and the right to withhold delivery of the final report pending receipt of any overdue payments.

Section 2: Acceptance and Expiration

Acceptance of this proposal-agreement is completed upon receipt of one executed copy of the proposal-agreement and the retainer fee specified. If Jon Stover & Associates is not in receipt of a fully executed copy within thirty (30) days from the date thereof, this proposal-agreement shall be of no further force and effect and shall be deemed withdrawn.

Section 3: Additional Services

In addition to the scope of work covered in this Agreement, Jon Stover & Associates will be available for additional work. Additional team meetings and review sessions will be billed for professional time and expense based on our normal hourly or per diem rates. Proposals for other services, indicating scope of work and time and fee schedule, will be submitted upon request.

Section 4: Client's Responsibilities

Client agrees to provide full and reliable information about its requirements for the engagement and, at its expense, shall furnish the information, surveys and reports, if any. In addition, Client agrees to provide, at its expense and in a timely manner, the cooperation of its personnel and such additional information with respect to the engagement as may be required from time to time, to be provided by Client for the performance of Jon Stover & Associates' work. Client shall designate a Project Representative authorized to act on behalf of Client with respect to this Agreement and agrees to render any decisions promptly to avoid unreasonable delay to the engagement and the performance of Jon Stover & Associates' work.



Section 5: Termination

Either Client or Jon Stover & Associates may terminate this Agreement by giving written notice at least three (3) days prior to the date of termination. In the event of such termination, Client shall pay Jon Stover & Associates for services and reimbursable expenses performed or incurred up through the termination date.

Section 6: General Limiting Conditions

It is understood by the Client that Jon Stover & Associates can make no guarantees about the recommendations that will result from the proposed engagement as these recommendations must be based upon facts discovered by Jon Stover & Associates during the course of the study and those conditions existing as of the date of the Report.

To protect the Client, and to assure that Jon Stover & Associates' research results will continue to be accepted as objective and impartial by the business community, it is understood that Jon Stover & Associates' fee for the undertaking of this engagement is in no way dependent upon the specific conclusions reached or the nature of the advice given by Jon Stover & Associates in its Report to the Client.

Client and Jon Stover & Associates each retain irrevocable independent rights to the study, its contents, and all other work product created in the course of this engagement.

Section 7: Indemnification

Other than in the performance of professional services and to the fullest extent permitted by law, Client shall indemnify, defend and hold Jon Stover & Associates, its employees, agents and officials harmless from and against their tort liability, (including liability for claims, suits, actions, expenses or costs of any kind, whether actual, alleged or threatened, reasonable attorney's fees incurred by Jon Stover & Associates, court costs, interest, or defense costs including expert witness fees), to the extent arising out of the negligence of this Agreement by the Client (or any individual or entity for whom the Client shall bear legal liability for the negligent acts or omissions thereof) and which results in bodily injury to any individual or entity (including the employees or officers of the Client) or property damage of any kind, nature or description.

In addition to the foregoing, Client shall indemnify and hold harmless Jon Stover & Associates and its officials and employees from and against any and all claims, causes of action, losses, liabilities, damages, costs and expenses, (including reasonable attorney's fees and costs) to the extent arising out of the negligence of the Client (or any individual or entity for whom the Client shall bear legal liability for the negligent acts or omissions thereof) in the performance of professional services pursuant to this Agreement.

Section 8: Miscellaneous

By executing the proposal-agreement for this engagement, Client and Jon Stover & Associates each bind themselves and their successors and assignees to this Agreement. Neither Client nor Jon Stover & Associates shall assign or transfer their interest in this Agreement without the written consent of the other.

This Agreement represents the entire Agreement between Client and Jon Stover & Associates. This Agreement may be amended only in writing, signed by both Client and Jon Stover & Associates.

INTERLOCAL COOPERATIVE AGREEMENT BETWEEN THE CITY OF SPRING HILL, TENNESSEE AND THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF SPRING HILL, TENNESSEE RELATED TO THE ANNUAL AMOUNT OF DEDICATED TAXES IN THE SPRING HILL CROSSINGS DEVELOPMENT TAX INCREMENT AREA

This Interlocal Cooperative Agreement (“Agreement”) is made and entered into as of the ___ day of _____, 2024, by and between The Industrial Development Board of the City of Spring Hill, Tennessee and the City of Spring Hill, Tennessee (the “Parties” and each a “Party”).

RECITALS

WHEREAS, the City of Spring Hill, Tennessee (the “City”) has duly caused the incorporation pursuant to Sections 7-53-101 et seq., Tennessee Code Annotated (the "Act") of The Industrial Development Board of the City of Spring Hill, Tennessee (the "Board"); and

WHEREAS, pursuant to the Act, the Board is authorized to provide certain tax increment incentives to pay or finance certain eligible costs relating to types of projects identified in the Act; and

WHEREAS, the Board, the City, and Maury County have approved an economic impact plan (the “Plan”) for the Spring Hill Crossings Development Area (the “Plan Area”), which is attached hereto as Exhibit A; and

WHEREAS, pursuant to Tenn. Code Ann. § 9-23-103(g) and Section 6(a)(ii) of the Plan, the method to be used each fiscal year to determine the City’s dedicated taxes for debt service until tax increment collections terminate can be established by the Board of Mayor and Aldermen of the City and agreed to by the Board, as the tax increment agency; and

WHEREAS, pursuant to the Plan, the developer is constructing public infrastructure, including a much-needed major collector roadway that has been on the City’s Major Thoroughfare Plan since 2014 and that the City would have to otherwise fund or finance with general fund monies; and

WHEREAS, due to the necessity of these infrastructure improvements and the significant local option sales taxes that the City expects to receive from the Plan Area, the City is willing to adopt the methodology for the calculation of the City’s dedicated taxes in favor of the developer in the Spring Hill Crossing Development Area; and

WHEREAS, under no circumstances is the execution of this Agreement a commitment that the City will use the same methodology for the calculation of the City’s dedicated for any subsequently approved economic impact plans; and

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, codified at Sections 12-9-101 et seq., Tennessee Code Annotated; and

WHEREAS, the Parties have agreed to enter into this Agreement in order to effect the purposes stated herein.

TERMS OF AGREEMENT

1. Dedicated Taxes Formula. The Parties hereby approve and adopt the following formula to be used each fiscal year to determine the amount of the property tax increment that must be withheld by the City to make annual City debt service payments:

$$\frac{[\text{City Increment}^1 \times \text{Net Debt Service Amount (as defined below)}]}{\text{Net Tax Collections}^2} = \text{City's Dedicated Taxes}$$

- a) The City will identify the “Net Debt Service Amount”, which is the total amount of the projected amount of debt service budgeted to be paid by the City within the fiscal year, reduced by any lawfully available City funds that can be used to pay such debt service.

- b) For example:

$$\frac{[\$4,000,000 \text{ (City Increment)} \times \$100,000 \text{ (Net Debt Service Amount)}]}{[\$36,000,000 \text{ (Net Tax Collections)}]} = \$11,111 \text{ (Dedicated Taxes)}$$

2. Term. Subject to the approvals and conditions herein, the duties and responsibilities of the Parties hereunder shall commence as of the date hereof and shall continue until the Plan’s tax increment collections terminate.
3. Default. In the event any of the Parties hereto shall fail to perform any of its obligations hereunder or shall become unable to perform by reason of bankruptcy, insolvency, receivership or other similar event, then the non-defaulting Party, so long as said Party is not itself in default hereunder, may seek specific performance, mandamus or other extraordinary relief to compel the defaulting Party to perform hereunder.
4. Cooperation of Parties. The Parties agree to cooperate with each other to facilitate the annual calculation as described herein.
5. Notices. Any notice, request, demand, instruction or other communication (a “Notice”) to be given to any Party with respect to this Agreement may be given either by the Party or its counsel and shall be deemed to have been properly sent and given when (a) delivered by hand, (b) sent by certified mail, return receipt requested, or (c) sent by reputable courier service. If delivered by hand or courier service, a Notice shall be deemed to have been sent,

¹ Annual City property tax ~~incremental~~ revenues from the Plan Area less the Base Tax Amount (as defined in the Economic Impact Plan attached as Exhibit A).

² Total budgeted City property tax collections for such fiscal year less budgeted City tax collections that are subject to allocation to fund other outstanding tax increment financings.

given and received on the date when actually received by the addressee (or on the date when the addressee refuses to accept delivery of same). If sent by certified mail, a Notice shall be deemed to have been sent and given when properly deposited with the United States Postal Service with the proper address and postage paid therewith, and shall be deemed to have been received on the fifth (5th) business day following the date of such deposit, whether or not actually received by addressee. The addresses to which Notices shall be sent are:

If to the City: City of Spring Hill
 199 Town Center Parkway
 Spring Hill, Tennessee 37174
 Attention: City Administrator

If to the Board: The Industrial Development Board
 of the City of Spring Hill
 199 Town Center Parkway
 Spring Hill, Tennessee 37174
 Attention: Chairman

6. Assignment. Neither Party shall assign any right or obligation hereunder without first receiving the written consent of the other Party.
7. Successors. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and permitted assigns.
8. Severability. If a court of competent jurisdiction or an arbitrator determines that any term of this Agreement is invalid or unenforceable to any extent under applicable law, the remainder of this Agreement (and the application of this Agreement to other circumstances) shall not be affected thereby, and each remaining term shall be valid and enforceable to the fullest extent permitted by law.
9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.
10. Entire Agreement. This Agreement contains the entire understanding among the Parties with respect to the matters contained herein, and supersedes any prior understanding and agreements between them respecting the within subject matter. There are no representations, agreements, arrangements or understandings, oral or written, between or among the Parties hereto relating to the subject matter of this Agreement which are not fully expressed herein. Notwithstanding the foregoing, to the extent this Agreement or any of the terms hereof shall conflict with the terms of any of the other documents or agreements referenced herein between the Parties, the terms of said documents or agreements shall control.
11. Amendments and Modifications. No amendment, modification, or alteration to this Agreement shall be valid or enforceable nor shall any waiver of any provision be effective

unless such amendment, modification, or alteration is approved, in writing, by the governing body of the Parties.

12. Headings. The paragraph headings are inserted only as a matter of convenience and for references and in no way define, limit or describe the scope or intent of this Agreement or in any way affect this Agreement.
13. Authorized Representatives. Any action required of or permitted to be taken pursuant to this Agreement by any of the Parties hereto may be performed by an authorized representative of the respective Party without further action by the governing body of such Party.
14. Limitation of Liability. All covenants, stipulations, promises, agreements and obligations of the Parties contained in this Agreement shall be deemed to be the respective limited covenants, stipulations, promises, agreements and obligations of the Parties, as applicable, and not of any officer, director, employee or agent of such Parties nor of any incorporator, director, employee or agent of any successor corporation to any such Party, in its individual capacity. No recourse shall be had against any such individual, either directly or otherwise under or upon any obligation, covenant, stipulation, promise or agreement contained herein or in any other document executed in connection herewith.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned have caused this Interlocal Agreement to be executed by their duly authorized representatives.

CITY:

CITY OF SPRING HILL, TENNESSEE

By: _____

Title: _____

APPROVED AS TO LEGAL FORM:

By: _____
City Attorney

BOARD:

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF SPRING HILL, TENNESSEE

By: _____
Chairman

| [37772994.2](#)

| [APPROVED AS TO LEGAL FORM:](#)

| [By: _____](#)
[Board Attorney](#)

|

| [37772994.3](#)

Summary report:	
Litera Compare for Word 11.7.0.54 Document comparison done on 5/28/2024 2:32:13 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://dms.bassberry.com/BBS/37772994/2	
Modified DMS: iw://dms.bassberry.com/BBS/37772994/3	
Changes:	
Add	7
Delete	3
Move From	0
Move To	0
Table Insert	0
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	10

INTERLOCAL COOPERATIVE AGREEMENT BETWEEN THE CITY OF SPRING HILL, TENNESSEE AND THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF SPRING HILL, TENNESSEE RELATED TO THE ANNUAL AMOUNT OF DEDICATED TAXES IN THE SPRING HILL CROSSINGS DEVELOPMENT TAX INCREMENT AREA

This Interlocal Cooperative Agreement (“Agreement”) is made and entered into as of the ___ day of _____, 2024, by and between The Industrial Development Board of the City of Spring Hill, Tennessee and the City of Spring Hill, Tennessee (the “Parties” and each a “Party”).

RECITALS

WHEREAS, the City of Spring Hill, Tennessee (the “City”) has duly caused the incorporation pursuant to Sections 7-53-101 et seq., Tennessee Code Annotated (the "Act") of The Industrial Development Board of the City of Spring Hill, Tennessee (the "Board"); and

WHEREAS, pursuant to the Act, the Board is authorized to provide certain tax increment incentives to pay or finance certain eligible costs relating to types of projects identified in the Act; and

WHEREAS, the Board, the City, and Maury County have approved an economic impact plan (the “Plan”) for the Spring Hill Crossings Development Area (the “Plan Area”), which is attached hereto as Exhibit A; and

WHEREAS, pursuant to Tenn. Code Ann. § 9-23-103(g) and Section 6(a)(ii) of the Plan, the method to be used each fiscal year to determine the City’s dedicated taxes for debt service until tax increment collections terminate can be established by the Board of Mayor and Aldermen of the City and agreed to by the Board, as the tax increment agency; and

WHEREAS, pursuant to the Plan, the developer is constructing public infrastructure, including a much-needed major collector roadway that has been on the City’s Major Thoroughfare Plan since 2014 and that the City would have to otherwise fund or finance with general fund monies; and

WHEREAS, due to the necessity of these infrastructure improvements and the significant local option sales taxes that the City expects to receive from the Plan Area, the City is willing to adopt the methodology for the calculation of the City’s dedicated taxes in favor of the developer in the Spring Hill Crossing Development Area; and

WHEREAS, under no circumstances is the execution of this Agreement a commitment that the City will use the same methodology for the calculation of the City’s dedicated for any subsequently approved economic impact plans; and

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, codified at Sections 12-9-101 et seq., Tennessee Code Annotated; and

WHEREAS, the Parties have agreed to enter into this Agreement in order to effect the purposes stated herein.

TERMS OF AGREEMENT

1. Dedicated Taxes Formula. The Parties hereby approve and adopt the following formula to be used each fiscal year to determine the amount of the property tax increment that must be withheld by the City to make annual City debt service payments:

$$\frac{[\text{City Increment}^1 \times \text{Net Debt Service Amount (as defined below)}]}{\text{Net Tax Collections}^2} = \text{City's Dedicated Taxes}$$

- a) The City will identify the “Net Debt Service Amount”, which is the total amount of the projected amount of debt service budgeted to be paid by the City within the fiscal year, reduced by any lawfully available City funds that can be used to pay such debt service.
- b) For example:

$$\frac{[\$4,000,000 \text{ (City Increment)} \times \$100,000 \text{ (Net Debt Service Amount)}]}{[\$36,000,000 \text{ (Net Tax Collections)}]} = \$11,111 \text{ (Dedicated Taxes)}$$

2. Term. Subject to the approvals and conditions herein, the duties and responsibilities of the Parties hereunder shall commence as of the date hereof and shall continue until the Plan’s tax increment collections terminate.
3. Default. In the event any of the Parties hereto shall fail to perform any of its obligations hereunder or shall become unable to perform by reason of bankruptcy, insolvency, receivership or other similar event, then the non-defaulting Party, so long as said Party is not itself in default hereunder, may seek specific performance, mandamus or other extraordinary relief to compel the defaulting Party to perform hereunder.
4. Cooperation of Parties. The Parties agree to cooperate with each other to facilitate the annual calculation as described herein.
5. Notices. Any notice, request, demand, instruction or other communication (a “Notice”) to be given to any Party with respect to this Agreement may be given either by the Party or its counsel and shall be deemed to have been properly sent and given when (a) delivered by hand, (b) sent by certified mail, return receipt requested, or (c) sent by reputable courier service. If delivered by hand or courier service, a Notice shall be deemed to have been sent, given and received on the date when actually received by the addressee (or on the date when the addressee refuses to accept delivery of same). If sent by certified mail, a Notice shall be deemed to have been sent and given when properly deposited with the United States Postal Service with the proper address and postage paid therewith, and shall be deemed to have been received on the

¹ Annual City property tax revenues from the Plan Area less the Base Tax Amount (as defined in the Economic Impact Plan attached as Exhibit A).

² Total budgeted City property tax collections for such fiscal year less budgeted City tax collections that are subject to allocation to fund other outstanding tax increment financings.

fifth (5th) business day following the date of such deposit, whether or not actually received by addressee. The addresses to which Notices shall be sent are:

If to the City: City of Spring Hill
 199 Town Center Parkway
 Spring Hill, Tennessee 37174
 Attention: City Administrator

If to the Board: The Industrial Development Board
 of the City of Spring Hill
 199 Town Center Parkway
 Spring Hill, Tennessee 37174
 Attention: Chairman

6. Assignment. Neither Party shall assign any right or obligation hereunder without first receiving the written consent of the other Party.
7. Successors. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and permitted assigns.
8. Severability. If a court of competent jurisdiction or an arbitrator determines that any term of this Agreement is invalid or unenforceable to any extent under applicable law, the remainder of this Agreement (and the application of this Agreement to other circumstances) shall not be affected thereby, and each remaining term shall be valid and enforceable to the fullest extent permitted by law.
9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.
10. Entire Agreement. This Agreement contains the entire understanding among the Parties with respect to the matters contained herein, and supersedes any prior understanding and agreements between them respecting the within subject matter. There are no representations, agreements, arrangements or understandings, oral or written, between or among the Parties hereto relating to the subject matter of this Agreement which are not fully expressed herein. Notwithstanding the foregoing, to the extent this Agreement or any of the terms hereof shall conflict with the terms of any of the other documents or agreements referenced herein between the Parties, the terms of said documents or agreements shall control.
11. Amendments and Modifications. No amendment, modification, or alteration to this Agreement shall be valid or enforceable nor shall any waiver of any provision be effective unless such amendment, modification, or alteration is approved, in writing, by the governing body of the Parties.

12. Headings. The paragraph headings are inserted only as a matter of convenience and for references and in no way define, limit or describe the scope or intent of this Agreement or in any way affect this Agreement.
13. Authorized Representatives. Any action required of or permitted to be taken pursuant to this Agreement by any of the Parties hereto may be performed by an authorized representative of the respective Party without further action by the governing body of such Party.
14. Limitation of Liability. All covenants, stipulations, promises, agreements and obligations of the Parties contained in this Agreement shall be deemed to be the respective limited covenants, stipulations, promises, agreements and obligations of the Parties, as applicable, and not of any officer, director, employee or agent of such Parties nor of any incorporator, director, employee or agent of any successor corporation to any such Party, in its individual capacity. No recourse shall be had against any such individual, either directly or otherwise under or upon any obligation, covenant, stipulation, promise or agreement contained herein or in any other document executed in connection herewith.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned have caused this Interlocal Agreement to be executed by their duly authorized representatives.

CITY:

CITY OF SPRING HILL, TENNESSEE

By: _____

Title: _____

APPROVED AS TO LEGAL FORM:

By: _____
City Attorney

BOARD:

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF SPRING HILL, TENNESSEE

By: _____
Chairman

APPROVED AS TO LEGAL FORM:

By: _____
Board Attorney

37772994.3

April Goad

From: Pam Caskie
Sent: Friday, May 31, 2024 2:34 PM
To: April Goad
Subject: FW: City support for The Well Outreach

From: Shelly Sassen <shelly@thewelloutreach.org>
Sent: Friday, May 17, 2024 4:19 PM
To: Pam Caskie <pcaskie@springhilltn.org>
Subject: [External] City support for The Well Outreach

Dear Pam,

Thank you for your help with this!!!

Good morning!

I spoke w Mayor Hagaman yesterday and he asked me to follow up w you about a form where the Well could apply for budget funds to help us support our Whole Hog Festival which is Spring Hill's largest event and drew 8,000 people last year.

Please let me know what I need to do.

Thank you!

PS. Can I please request an oppty to come talk to our Alderman about the work of the Well at a meeting?

Shelly Sassen
Chief Executive Officer
The Well Outreach
5306 Main Street
Spring Hill, TN 37174
(615) 479-5617



The Well Outreach exists to be the hands and feet of Jesus by serving those in need through supporting spiritual, emotional and physical growth.

<https://springhillwell.org>

ORDINANCE 24-15

AN ORDINANCE TO AMEND ORDINANCE NO. 18-21, THE SAME BEING THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF SPRING HILL, BY REZONING APPROXIMATELY 126.47 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP 50 PARCEL(S) 2.00 and 4.56 FROM RURAL RESIDENTIAL (R-R) AND AGRICULTURAL DISTRICT (AG) TO SINGLE-FAMILY DISTRICT (R-1 PUD)

RZN 1567-2024 (WEST OF MAHLON MOORE ROAD)

WHEREAS, the City of Spring Hill Ordinance No. 18-21, the same being the Official Zoning Map of Spring Hill is hereby amended by rezoning approximately 126.47 acres of property, known as Maury County Tax Map 50 Parcel(s) 2.00 and 4.56 from Rural Residential (R-R) and Agricultural District (AG) to Single-Family District (R-1 PUD);

WHEREAS, said portion of property to be rezoned from Rural Residential (R-R) and Agricultural District (AG) to Single-Family District (R-1 PUD), is located within the corporate limits of the City of Spring Hill;

WHEREAS, the request has been found to meet the Approval Standards of Section 13.5.E.4.e of the Unified Development Code and included the following exception request from the Unified Development Code as permitted under the Plan Development Process and a selection of prohibited uses:

1. **PROHIBITED USE(s):** educational facility-primary or secondary, education facility-college or university, food pantry, medical/dental office, winery, car wash, drive-through facility, drug/alcohol treatment facility; and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on May 13, 2024, with a recommendation for approval with a recommendation to determine if Rural Agricultural District (R-A) may be a more appropriate zoning classification based upon UDC standards 13.2.E.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION on June 3, 2024, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by 126.47 acres of property, known as Maury County Tax Map 50 Parcel(s) 2.00 and 4.56 from Rural Residential (R-R) and Agricultural District (AG) to Single-Family District (R-1 PUD), as depicted on the vicinity map herein referred to as Exhibit A, the public welfare requiring it.

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 1: The rezoning of the referenced tax parcels shall be as displayed as shown on the vicinity map that is attached.

Jim Hagaman, Mayor

*Ordinance 24-15
June 3, 2024
Page 1 of 2*

ORD 24-15 RZN 1567-2024 (mahlon moore)RZN 1567-2024 R-R & AG too R-1 PUD

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading:

Passed on Second Reading:

*Ordinance 24-15
June 3, 2024
Page 2 of 2*

ORD 24-15 RZN 1567-2024 (mahlon moore)RZN 1567-2024 R-R & AG too R-1 PUD

**RESOLUTION 24-52
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND APPROVAL OF APPLICATION
RZN 1567-2024
(AG & R-R to R-1) TO THE BOARD OF MAYOR AND ALDERMAN**

WHEREAS, pursuant to TCA 13-4-103, authority is granted to the Municipal Planning Commission to make recommendations relating to the plan and development of the municipality to public officials; and

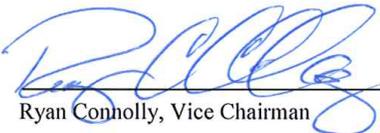
WHEREAS, the Planning Commission had a regular meeting on the thirteenth day of May, 2024 and heard public testimony and input regarding application RZN 1567-2024; and

WHEREAS, the Planning Commission considered the materials submitted by the applicant and the reports written by City Staff;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards the approval for application RZN 1567-2024 to the Board of Mayor and Alderman and recommends and encourages the Board of Mayor and Alderman to determine if R-A zoning may be a more appropriate zoning classification based upon UDC standards 13.2.E.

APPROVAL OF RZN 1567-2024

Passed and adopted this 13th day of May, 2024.



Ryan Connolly, Vice Chairman



Dwayne Hicks, Secretary

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jackson Reid, Associate Planner
MEETING: May 13, 2024
SUBJECT: RZN 1567-2024 (Mahlon Moore Road Rezone)

RZN 1567-2024: Submitted by Anderson, Delk, Epps & Associates for the rezoning of Mahlon Moore Road (Map 50, Parcels 2.00 & 4.56) from R-R and AG to R-1 Planned Development with a conservation design overlay. The site is approximately 126.47 acres combined and is located west of Mahlon Moore Road and west of Jackson Road. Submitted by Joe Epps

Plan Update: This item was seen at the April 22, 2024 work session. This item was not placed on the consent agenda.

Planning Commission:

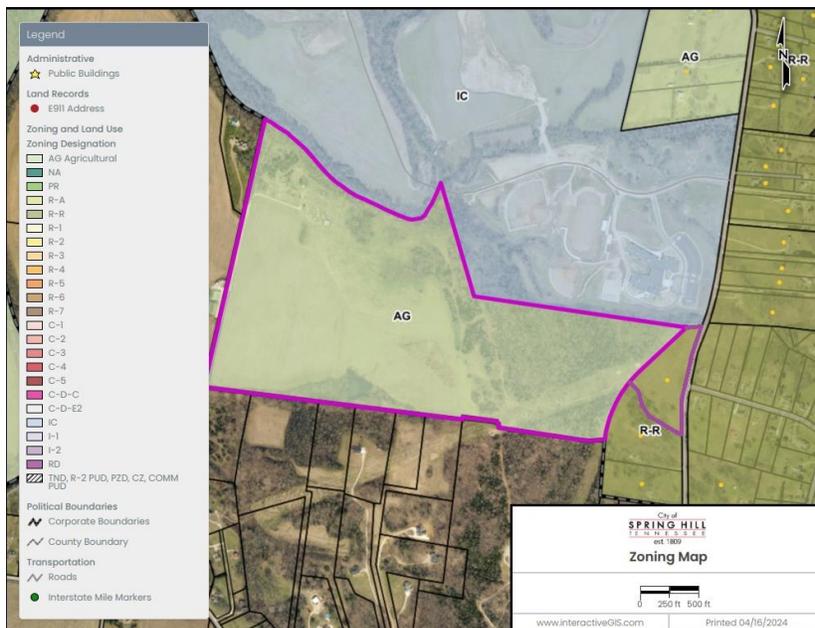
1. A question was asked why the applicant was making a separate application for the rezoning instead of attaching it to the PDC application.
 - a. The applicant stated that previous staff recommended this layout of applications.

Staff:

1. There were no outstanding staff comments on this item.

Request: Mahlon Moore Road (Map 50, Parcels 2.00 & 4.56) from R-R and AG to R-1 Planned Development with a conservation design overlay. A water and sewer capacity analysis has been submitted and approved by Thomas and Hutton along with this request. Spring Hills comprehensive plan shows that there is a desire for this property to be Residential Neighborhood Area (Map 50, Parcel 4.56) and Rural Neighborhood Area (Map 50, parcel 2.00).

Property Description and History: This property is located on the western side of Mahlon Moore Road and to the east of Jackson Road. The properties directly to the north of the site are zoned IC, sites to the east are zoned R-R, and sites to the south and west are outside of city limits. The property is slightly located in flood zone AE on the northern side of the site. The site is currently vacant.



Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan shows this property as the “Residential Neighborhood Area” and “Rural Neighborhood Area.” The description for both is laid out below:

“Rural Neighborhood Areas are defined by agricultural uses, low density residential uses, and limited low intensity non-residential uses where appropriate to preserve and enhance the rural character of the area. The development pattern is defined by sparsely scattered buildings that are usually a combination of residential homes and structures for agricultural activities. The space between buildings is usually wide and they are separated by large tracts of land. Some rural areas may have clusters of residential buildings that are closer to one another and the street to create rural ‘hamlets’ (such as Culleoka, Hampshire and Santa Fe), which are intended to preserve the integrity of existing natural, environmental, or historic features.”

“Residential Neighborhood Area represents a transition between natural, and rural settings and more intense environments, such as mixed-use areas, city neighborhood areas, and community commerce areas. The intent of this category is to preserve natural features in the built environment, enhance the access to housing options and urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life. The development pattern of Residential Neighborhood Areas varies from a low to moderate density with clusters of similar one- and two-story residential dwellings in both conventional subdivision development and traditional neighborhood form. New development should integrate different housing types of appropriate scale and context and increase the connection between neighborhoods and other areas.”

The Spring Hill Rising plan would support a rezoning of the property to R-1 PD based on the Future Land Use Classification of “Residential Neighborhood Areas,” but would also not support the rezoning of the property to R-1 PD based on the Future land Use Classification of “Rural neighborhood Areas.”

Access, Streets and Sidewalks: Vehicular access to the property would come from Mahlon Moore Road on the east side of the property. There are currently no existing stub outs or drive isles present. It would be recommended if the rezoning is approved, that future preliminary plats to be consistent with the goals and policies of Spring Hill Rising 2040 and historic precedents for best practice in subdivision design and layout in the City of Spring Hill. If the rezoning is approved by the Board of Mayor and Alderman; access, streets and sidewalks will be addressed at the time of preliminary plat/development review. A traffic impact study would be required at the time of preliminary plat submittal.

Site Design: There has been a concept plan submitted along with this request of rezoning.

Utilities: The applicant has completed a water and sewer capacity analysis that has been reviewed by Thomas & Hutton. The city’s water and sewer capacity consultant Thomas & Hutton approved this study. Sewer Capacity for this system has been calculated to the point where the line connects to the 10” line that was the focus of the Battle Creek Schools Drainage Basin Sewer Capacity evaluation dated 11/5/18 by Dempsey, Dillin, & Associates, PC. The proposed water line within the development will be a series of mostly 8” water lines running along the proposed roadways with a significant amount of loop flow. Two connections to the existing water line along the east side of Mahlon Moore Road will be proposed, with a possible future connection location stubbed to the west.

Zoning Map Amendments: Staff will place public notification signs on the property and published notice as required by the Unified Development Code. The applicant has provided staff with copies of the mailed notices and proof of mailings. The mailed notification letters are sent to surrounding landowners within 500’. The UDC requires all notices to be mailed at least 10 days prior to the first scheduled action.

Staff’s response to the approval standards are as follows:

- (1) The proposed amendment **is and is not** consistent with the comprehensive plan classifications of Rural Neighborhood Areas and Residential Neighborhood Areas.
- (2) The zoning districts abutting the site is IC and R-R.
- (3) Any proposed and future preliminary plat would be required to conform to all such standards of an R-1 zoning district if approved.
- (4) Staff has not received notice that this rezoning would create any known adverse impacts. It shall be noted that a portion of this site is slightly within an area mapped per FEMA as a special flood hazard area that would require a flood study at time of preliminary plat.

Staff has received comments from the following departments listed below:

- **Codes** – No Comments
- **Park and Recreation** – No Comments
- **Fire** – No Comments
- **Public Works**- No Comments
- **Sewer** – No Comments
- **Water** – No comments
- **Engineering**- No comments

Staff Recommendation: Staff has reviewed the rezoning request and will be recommending **approval** of **RZN 1567-2024**. An approved Water and Sewer Analysis has been submitted along with this request.

**CITY OF SPRING HILL
BOMA MEETING AGENDA NOTES
JUNE 3, 2024
6:00 PM**

CONSENT ITEMS:

1. **Consider Resolution 24-117, to approve a resolution to correct duplicate resolution numbers.** This resolution corrects the numbering error of Historic designation resolutions adopted on the May 6th meeting that were duplicated. Resolutions 24-103 through Resolution 24-111 are being renumbered to Resolution 24-118 through Resolution 24-126. April Goad, City Recorder
2. **Consider Resolution 24-127, to authorize the purchase of a vehicle on Government Contract for Administration.** The City's Administration Department frequently utilizes a city vehicle to run errands (i.e., post office, stores, etc.) or to attend conferences, meetings, etc. in lieu of using their personal vehicle. The City frequently purchases vehicles under government contract. Staff is confident that a vehicle can be purchased in the amount of \$25,000 that would be adequate to meet needs. Pam Caskie, City Administrator
3. **Consider Resolution 24-128, to approve a Master Development Agreement with Buckner Lane Partners, LLC and the City of Spring Hill, TN for the development of June Lake.** The City desires to enter into a Developer Agreement with Buckner Lane Partners, LLC for the City to install the final asphalt and final striping at the intersection of Buckner Lane North that they cannot install due to the City's widening of Buckner Lane South construction. Buckner Lane Partners, LLC will reimburse the City for the costs associated with this work. Missy Stahl, CIP Director
4. **Consider Resolution 24-129, to designate property located at 3035 Reserve Boulevard as a Historically Significant Site.** (recommended by the Spring Hill Historic Commission)
5. **Consider Resolution 24-130, to designate property located at 2468 Depot Street as a Historically Significant Site.** (recommended by the Spring Hill Historic Commission)
6. **Consider Resolution 24-131, to designate property located on Alex Drive commonly known as the Newtown Cemetery as a Historically Significant Site.** (recommended by the Spring Hill Historic Commission)
7. **Consider Resolution 24-132, to award a contract for the renovation of office furniture for the Courtroom at City Hall and approve carryover of budgeted funds for the Courtroom renovation.** This Resolution is to award the contract for the furniture for the courtroom remodel and approve carryover of budgeted funds in the amount of \$170,000.00 to FY2025 for the remodel. Competitive bids were received on May 28, 2024, for the office furniture and the contract should be awarded to the lowest bidder (A-Z Office Resource). The Board of Mayor and Aldermen approved the funds in the amount of \$170,000.00 for the renovation on December 4, 2023 by Ordinance 23-20. These funds are not accounted for in the FY25 budget and needs to be carried forward for the renovation. Tyler Scroggins, Public Works Director
8. **Consider Resolution 24-133, to authorize the disposal of city vehicles and forfeited vehicles awarded to the Police Department.** The Police department is requesting authorization to dispose of 3- police vehicles that have maintenance issues and 5- seized vehicles awarded to the department by the State of Tennessee. Vehicles will be advertised and sold on Gov Deals. Proceeds from sale of seized vehicles will be put in the Drug Fund, city vehicles proceeds will be put in the city general fund. Don Brite, Chief of Police

PREVIOUS BUSINESS:

1. **Consider Second and Final Reading of Ordinance 24-07, to amend Ordinance 19-30, to establish water rates for customers of the City of Spring Hill.** This ordinance proposes to increase water rates in accordance with findings from the Raftelis study and staff recommendation. Dan Allen, Assistant City Administrator and Jessica Weaver, Utilities Director
2. **Consider Second and Final Reading of Ordinance 24-08, to amend Ordinance 19-31, to establish sewer rates for customers of the City of Spring Hill.** This ordinance proposes to increase sewer rates in accordance with findings from the Raftelis study and staff recommendation. Dan Allen, Assistant City Administrator and Jessica Weaver, Utilities Director
3. **Consider Second and Final Reading of Ordinance 24-09, to amend Title 18, Chapter 1, Section 18-108, Water Connection Charge, Spring Hill Code of Ordinances.** This ordinance proposes to increase water development charges in accordance with findings from the Raftelis study and staff recommendation. Dan Allen, Assistant City Administrator and Jessica Weaver, Utilities Director
4. **Consider Second and Final Reading of Ordinance 24-10, to amend Title 18, Chapter 1, Section 18-109, Sewer Connection Charge, Spring Hill Code of Ordinances.** This ordinance proposes to increase sewer development charges in accordance with findings from the Raftelis study and staff recommendation. Dan Allen, Assistant City Administrator and Jessica Weaver, Utilities Director

NEW BUSINESS:

1. **Consider First Reading of Ordinance 24-13, an Ordinance to adopt Budget Amendment #3, FY 2023-2024.** Budget Amendment #3 is the final budget amendment that wraps up the year so every department is has fewer expenses than it has budget for those expenses. We believe this amendment does just that. Pam Caskie, City Administrator
2. **Consider First Reading of Ordinance 24-14, adopting tax rates for the City of Spring Hill for the fiscal year July 1, 2024 through June 30, 2025.** The Ordinance will set the property tax rates for collection in the FY 25 budget. Pam Caskie, City Administrator
3. **Consider First Reading of Ordinance 24-12, adopting a budget for fiscal year July 1, 2024 through June 30, 2025.** The Annual Budget Ordinance with recommended or requested amendments must be completed annually by June 30 of each year. There is an exhibit A which is recommendation for Carry Over of this current year's budget that has not been expended. Exhibit B is recommended PO's which are currently committed in this fiscal year but will not be complete until next fiscal year. By rolling over the PO's, we are increasing the budget for next year to account for these unexpended obligations. Pam Caskie, City Administrator
4. **Consider First Reading of Ordinance 24-15, (RZN 1567-2024) to amend Ordinance 18-21, the same being the Zoning Ordinance and Official Zoning Map of the City of Spring Hill, by rezoning approximately 126.47 acres of property known as Maury County Tax Map 50, parcels 2.00 and 4.56 from Rural Residential (R-R) and Agricultural District (AG) to Single-Family District (R-1 PUD).**
Dara Sanders, Development Director

WORK SESSION/DISCUSSION:

1. **Discussion, Ordinance to rezone 720 Beechcroft Road.** This item was seen at the April 8, 2024 Planning Commission Regular voting meeting for a rezoning of 720 Beechcroft from C-4 to I-1. The planning commission board recommended denial of this rezoning. Dara Sanders, Development Director

2. **Discussion, Economic Development Consultant Selection.** Jim Hellier, Economic Engagement Manager

3. **Discussion, Development Services Cost Recovery.**

4. **Discussion, Interlocal Agreement, Spring Hill Crossings (Dedicated Taxes)** This is the interlocal agreement required to implement the Legacy Point Tax Increment Financing. This also needs to go to the IDB for the 12 of June. Patrick has reviewed this agreement. Pam Caskie, City Administrator; Betsy Knotts, Counsel, Bass, Berry and Sims PLC

5. **Discussion, Support Request from The Well, Whole Hog Festival.**