

**RESOLUTION 23-109**

**A RESOLUTION TO AUTHORIZE THE CITY TO ENTER INTO A CONTRACT  
WITH A GENERAL CONTRACTOR FOR THE REPAIR OF  
THE HISTORIC RIPPAVILLA ROOF**

**WHEREAS**, the City of Spring Hill desires to utilize a General Contractor for the repair services required on the roof of Historic Rippavilla due to wind damage sustained on March 3<sup>rd</sup>, 2023; and

**WHEREAS**, the City publicly advertised Request for Proposals and received cost proposals from two qualified contractors with a bid opening on May 19<sup>th</sup>, 2023 at 2:00 p.m.; and

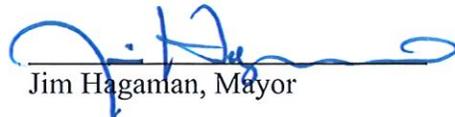
**WHEREAS**, Don Kennedy Roofing Company was the low bidder with a cost proposal bid of \$ 32,096.00 for Standing Seam or \$37,075.00 for Flat Seam Copper Roof System.

**WHEREAS**, funding for the repair will be expensed from the Tourism Fund.

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

1. Approves the contract between the City of Spring Hill and Don Kennedy Roofing Company for the roof repair to the Historic Rippavilla in the amount of \$32,096.00, as attached hereto.
2. Authorizes the Mayor to sign the construction contract with Don Kennedy Roofing Company.

**Passed and Adopted by the Board of Mayor and Alderman of the City of Spring Hill, Tennessee on the 20<sup>th</sup> day of June, 2023.**

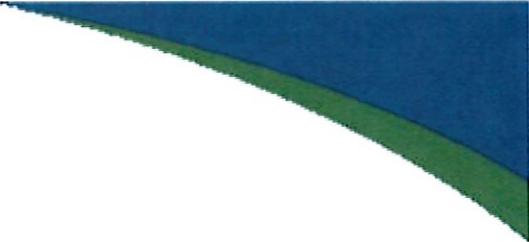
  
Jim Hagaman, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney



**STAFF MEMORANDUM**

TO: Board of Mayor and Alderman  
FROM: Tony Tolstedt, Assistant City Administrator  
DATE: June 15, 2023  
RE: Resolution 23-109: Rippavilla Historic Roof Repair

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**PURPOSE:**

Resolution # 23-109 as provided accepts the bid for services to repair the Historic Rippavilla roof.

**BACKGROUND:**

On Friday, 3/3/2023, a storm with damaging winds affected our whole community. The Rippavilla roof incurred damage during the storm. The roof was immediately repaired following the storm to ensure that additional damage was not sustained. The repairs were not to historic or original standards but were sufficient to arrest any further damage. The roof is almost entirely standing seam copper; however, we estimate about thirty years ago this affected area on the back side of the main house had been damaged and flat seam copper was used instead of standing seam to make the repair.

To be certain we continue in compliance with National Historic Register requirements, Staff requested guidance from the State of Tennessee Historical Commission. Mr. Justin Heskestad, the Historic Preservation Supervisor confirmed that both types of roofs would satisfy their requirements, but agreed the roof would look better if it was all composed of the same type of material, all standing seam vs some standing seam and some flat seam.

Following the city purchasing policies, a Request for Proposal was advertised with sealed bids required on or before May 19<sup>th</sup>, at 2:00 P.M. Two bids were received, one of which did not meet specifications and therefore was disqualified. The remaining bid was the lowest bid of the two and was submitted by Don Kennedy Roofing Company of Fesslers Lane, Nashville.

On June 8, 2023 the city sought input on the preferred material and recommendation of approval of the repairs to Rippavilla from the City of Spring Hill Historic Commission. The 6/8/2023 meeting did not have a quorum and an official recommendation could not be provided. A special called meeting



**OFFICE OF THE CITY ADMINISTRATOR**  
199 Town Center Parkway • Spring Hill, Tennessee 37174  
931-486-2252, ext 215  
[www.springhilltn.org](http://www.springhilltn.org)

was arranged for June 20, 2023 to provide an accompanying recommendation to this resolution. An update will be provided at the time of the BOMA meeting if the recommendation is different than what is provided herein.

**FINANCIAL IMPACT:**

The bids are \$32,096.00 for Standing Seam and \$37,075.00 for Flat Panel.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 23-109 as presented.

**SPRING HILL HISTORIC COMMISSION AGENDA APPLICATION  
(Sections 2 and 3)**

Date: May 22, 2023

Name of Applicant: City of Spring Hill, TN Phone: 931-486-2252

Address: 199 Town Center Parkway

Name of Property Owner: City of Spring Hill TN Phone: 931-486-2252

Address: Same as above.

Maury Co.     Williamson Co.    Tax Map: \_\_\_\_\_ Parcel # \_\_\_\_\_

**SECTION 2 – Request for Design Review:**

I, \_\_\_\_\_, pursuant to Subdivision Regulations Article IV 4-101.7 – 4-101.9, request that the property and/or project located at 5700 Main Street Spring Hill/Ripparilla, be placed on the Historic Commission agenda for the purpose of Design Review. *Please see attachments.*

**SECTION 3 – Request for Removal of Designation of Historically Significant Site:**

I, \_\_\_\_\_, pursuant to Municipal Code Title 2, Chapter 4, Section 2-409, request that the property and/or site located at \_\_\_\_\_, be removed from the designation of Historically Significant Site within the City of Spring Hill.

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

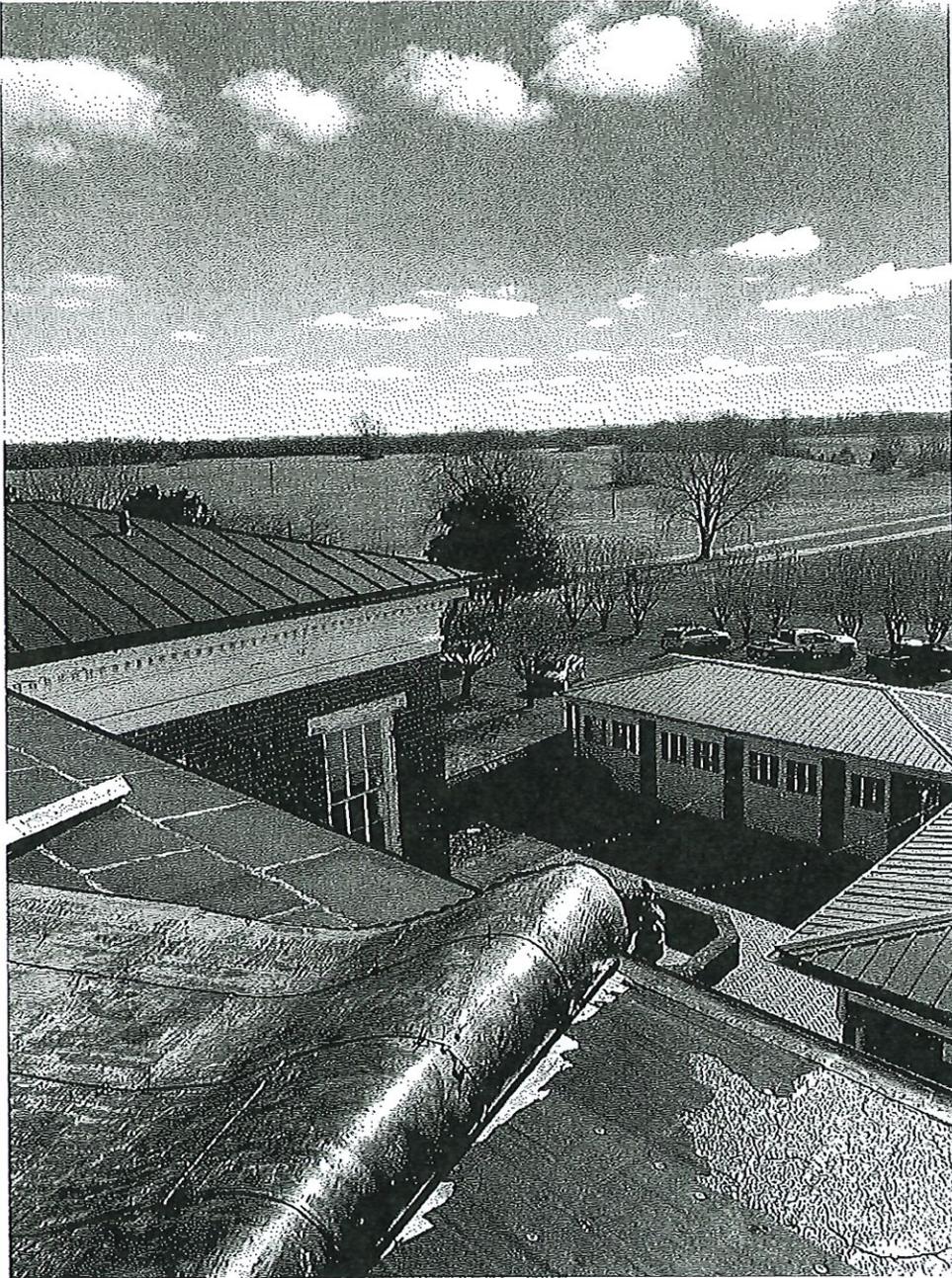
Amanda J. Knobloch  
Applicant's Signature

Date Received by Historic Commission: \_\_\_\_\_

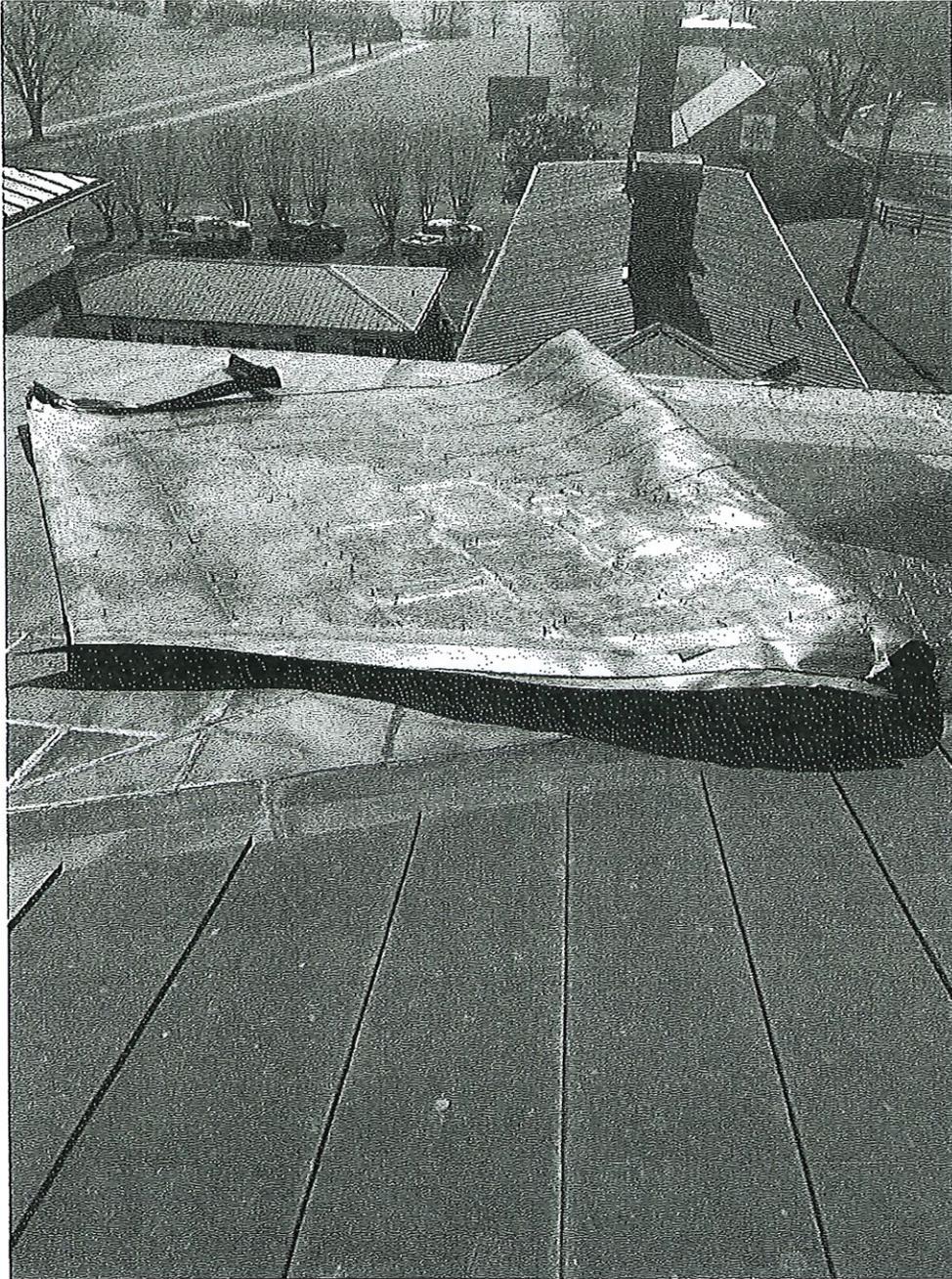
Placed on Historic Commission Agenda for meeting to be held on: \_\_\_\_\_, at \_\_\_\_\_ p.m.

Recommended     Not Recommended

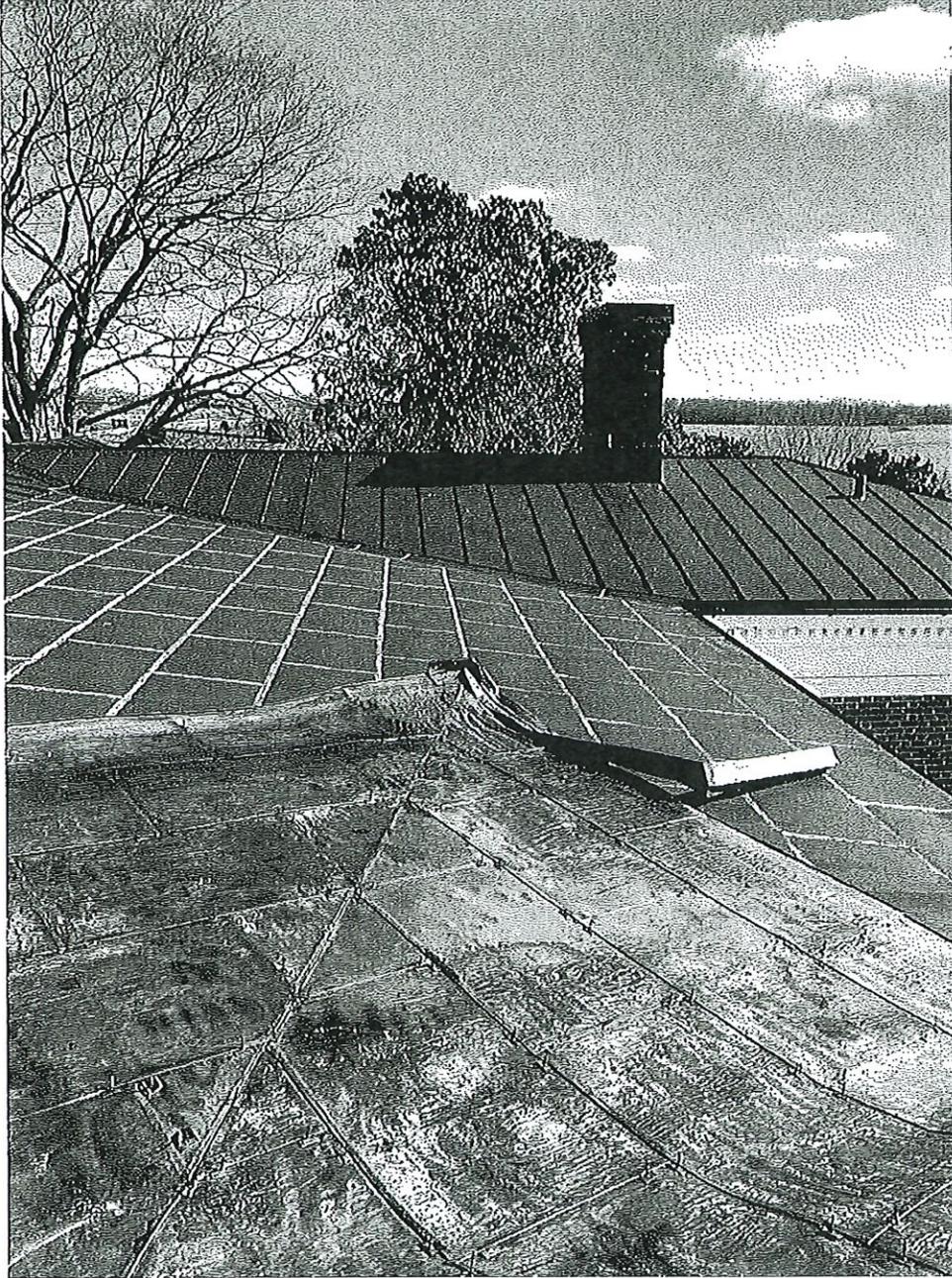
\_\_\_\_\_  
Secretary of Historic Commission



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Uploaded By: Justin Morris



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## Amanda Knobloch

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**From:** Dakota Mercer  
**Sent:** Thursday, May 18, 2023 2:24 PM  
**To:** Amanda Knobloch; Trisha Rorabaugh  
**Cc:** Tony Tolstedt  
**Subject:** Rippavilla Historic Preservation Response

Amanda/Trisha – I spoke with Justin Heskeu today. Justin is the Historic Preservation Supervisor for the State of TN. He did agree that the roof would look better if it was all composed of the same type of material; however, both types of roofs would satisfy their requirements.

Thank you,



Dakota Mercer  
Facilities Superintendent  
Department of Public Works

City of Spring Hill, TN  
199 Town Center Parkway  
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Spring Hill, TN 37174

o: 931-486-2252, x 419  
m: 615-400-1268  
[dmercerc@springhilltn.org](mailto:dmercerc@springhilltn.org)