

RESOLUTION 11-30

A RESOLUTION TO ADOPT A PLAN OF SERVICES FOR PROPERTY BELONGING TO TENNESSEE CHILDREN'S HOME, LOCATED ON 2225 DR. ROBERTSON ROAD, SUCH PROPERTY BEING SHOWN ON MAURY COUNTY TAX MAP 024, PARCEL 014, CONSISTING OF 84.9 ACRES MORE OR LESS

WHEREAS, the City of Spring Hill, Tennessee, proposes the following Plan of Services for property owned by Tennessee Children's Home as described in Ordinance No. 11-06. The owner has requested annexation into the City of Spring Hill for the purpose of possible relocation of the Children's Home Campus. Pursuant to that request, this plan of services fulfills compliance with TCA 6-51-102. The area to be annexed is at 2225 Dr. Robertson Rd. Property is on the Northwest corner of the intersection of Beechcroft Road, SR 247, and Dr. Robertson Road and is contiguous to property within the City of Spring Hill boundaries and under possession by the same owner. The total area of the property, 84.97 acres, represents an increase of approximately 0.5% of the current City of Spring Hill land mass estimated at 26.4 square miles; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Aldermen of the City of Spring Hill, approves the following Plan of Services:

Police protection: The parcel shall be subject to and benefit from City police protection upon the effective date of annexation. These services should include, but not necessarily limited to, patrolling, response calls for assistance, crime prevention services, traffic control and other accident prevention services. Chief Brite has reviewed the area regarding response time and the availability of radio operations. It is estimated that a maximum response time from an officer located at City Hall could be approximately 2 to 5 minutes. The response time could be much less, obviously, if the officer happens to be patrolling in the area. Radio operations were normal and uninhibited within the area so no special repeaters or antennas are expected to be required. The impact of annexation on police personnel requirements is somewhat unknown until the property's actual use is determined. Spring Hill's current ratio of police per 1,000 citizens is 0.7. As AG – Agricultural use, the annexation has very insignificant impact on personnel. As Medium Density, the acreage might generate an additional 1,000 – 1,500 population at build out and perhaps require an additional officer. It should be noted, however, that the actual impact is very dependent on a particular use's operational plan.

Fire protection: Fire protection will be provided by the City of Spring Hill immediately upon the effective date of annexation. The water system in the area is not operated by the City of Spring Hill and no fire hydrants currently exist on Dr. Robertson Road. There are two City hydrants on the south side of Beechcroft Road across from this parcel. Therefore, the fire protection will be limited to the existing forces and equipment and the availability of water. It is expected that mutual aid with Maury County would be invoked as part of any fire protection response until such time that the water system has been upgraded by Maury County to meet fire protection criteria.

Once information about the development plan of this area is known, a study regarding the need for additional fire hydrants will be conducted. Within 24 months additional hydrants identified in the study will be installed in areas where water mains of adequate size are available. Placement of hydrants will follow nationally accepted standards defined by the adopted codes for the City of Spring Hill. As additional water lines of adequate size are extended in to the area by Maury County, if not presently served, fire hydrants shall be installed as required by the above mentioned standard when the population density or need for hydrant services is sufficient to cost effectively extend hydrant services to the annexed property as determined by the Fire Chief, subject to the appropriation of required funds.

Additionally, fire protection services such as those made available through the City's Fire Marshal and Fire Investigation offices will be made on the effective date of annexation.

Public water service: The water service for the proposed annexation is provided by the Maury County Water system in the same manner as it provides to the remainder of its system. The technical capabilities and capacities of the Maury County Water system, such as pressure delivery, flow rates and area line sizes are not known.

Public sewer service: Currently extending sewer service is not in the city's five year capital improvement plan, however, a Waste Water Lift Station is located on the southeast side of the road intersection that development in this area is planned to flow to.

Solid waste collection: Spring Hill currently provides its businesses and residents refuse collection services via a city wide contract with a private solid waste collection company. These services will be extended to the annexed area within 90 days of the effective date of annexation.

Recreational facilities and programs: There are no existing residents within the proposed annexation area. All of the recreational areas and programs, current or future, provided for the present City residents will be made available upon the effective date of annexation to all future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

Planning and zoning services: The owner has requested the parcel to be annexed for the purpose of possible relocation of the Children's Home campus. The City's planning and zoning jurisdiction will be extended to the annexed area upon the effective date of annexation. When a property is annexed into the city, it is automatically zoned as AG -Agricultural, the most restrictive land use. The Future Land Use plan shows the parcel to be Medium Density or Low Density Residential.

Electrical Service: Electrical Service to the proposed area will be provided by the Electric Power Board of Middle Tennessee in the same manner as other areas within its system. The projected requirements within this area are not known. The capability or capacity of the electrical provider is not known.

Road and Street Constructions and Repair: Signs and Lighting: The proposed annexation area does include 2150 feet of Dr. Robertson Road, currently a county road. Resurfacing costs have been estimated at \$154,000.00. Any new public roads constructed subsequent to annexation will follow existing city standards regarding the type of road being constructed. After any newly constructed roads have been constructed and appropriately dedicated, the City will provide standard and routine maintenance on the same basis as other streets within the jurisdiction of the

City. Additionally, as new roads are developed, signage and lighting will be required in the same manner as is required throughout the City of Spring Hill.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program requiring the management of all storm water discharge. The requirements of the Storm Water program will be applicable to the annexed area immediately upon the effective date of annexation. All erosion control programs and inspection services will be applicable immediately upon the effective date of annexation.

Inspection/Code Enforcement: The City of Spring Hill Codes Department now provides plans review services, inspection and code enforcement services (i.e. building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services for housing, litter, overgrowth, illegal dumping) to all areas of the City of Spring Hill. These same services will be provided to the newly annexed area immediately upon its effective date of annexation.

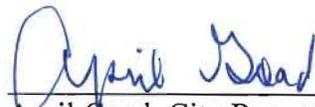
Animal Control: The City of Spring Hill does not provide Animal Control, but relies on Maury County for this service.

All other services offered by the City will be offered to owners of these properties according to general policy of the City.

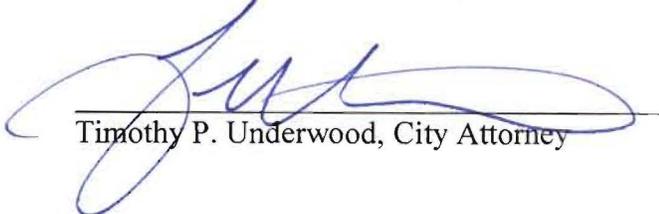
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 21st day of March, 2011.


Michael Dinwiddie, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Timothy P. Underwood, City Attorney