

RESOLUTION 11-31

A RESOLUTION TO ADOPT A PLAN OF SERVICES FOR PROPERTY BELONGING TO NWC INVESTMENTS IV, LLC , LOCATED ON JIM WARREN ROAD, SUCH PROPERTY BEING SHOWN ON MAURY COUNTY TAX MAP 045, PARCEL 001; MAURY COUNTY TAX MAP 045, PARCEL 002; AND MAURY COUNTY TAX MAP 044, PARCEL 015, CONSISTING OF 199.9 ACRES MORE OR LESS

WHEREAS, the City of Spring Hill, Tennessee, proposes the following Plan of Services for Three parcels of property owned by NWC Investments IV, LLC as described in Ordinance No. 11-04. The owner has requested annexation into the City of Spring Hill for the purpose of extending municipal services that contribute to the safety and welfare of the residents and property owners of the affected property. Pursuant to that request, this plan of services fulfills compliance with TCA 6-51-102. The area to be annexed is located east of Interstate 65 along the north side of Jim Warren 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, 199.9 acres, represents an increase of just over 1% 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 Mayor and Aldermen of the City of Spring Hill approves the following Plan of Services:

PLANNING AND ZONING SERVICES

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 parcels to be Commercial. Any modifications to the Future Land Use Plan or Zoning of the property shall be subject to a review of the Spring Hill Planning Commission and the desire of the Board of Mayor and Aldermen.

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.

SEWER SERVICE

Currently, there is no sanitary sewer service available east of Interstate 65 within Spring Hill's Urban Growth Boundary. The City has developed engineering plans to provide sewer service but has not yet implemented them due to the project cost and lack of need. The City has developed alternatives for providing sewer service based on varied demand. The cost of providing sewer service is based on the projected demand and could range from \$385,000.00 to \$3,500,000.00 depending on the methodology of providing service. The projected demand from this annexation is not yet known. Extending sanitary sewer to this area is currently outside of the city's Five Year Capital Improvement Plan. Extending service to parcels within this proposed annexation is contemplated to occur within ten (10)

years after the effective date of annexation. Sanitary sewer fees are based on usage of water and are the direct reflection of the amount of water used by customer. As it is anticipated that water will not be provided by the City of Spring Hill, and alternative sanitary sewer usage fee structure may be required to ensure equitable usage fees will be charged.

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.

POLICE PROTECTION

The parcels 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 and Assistant Chief Fogle have 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 10 to 15 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. Using a target density of 4.5 units per acre for Medium or Low Density Residential land use and 2.9 people per unit, these parcels might generate an additional 1,500 – 3,000 population at build out. As other uses that would permit additional density or intensity of uses, and perhaps require an additional officer. As B-4, the area could generate significant traffic volume and other business related service demands, thereby increasing the need for an additional officer or two. 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. 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. The city will continue fire protection in this manner until such time as a new fire station can be constructed to assure the continued compliance with standards established by the Insurance Services Organization appropriate to maintain the existing fire insurance ratings in this annexation area which are comparable to existing fire insurance ratings in the other areas of the City. Once information about the development plan of this area is known, a study regarding the need for additional fire hydrants will be conducted. 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.

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.

ROAD AND STREET CONSTRUCTION AND REPAIR: SIGNS AND LIGHTING

The proposed annexation area does not include any existing roads. The City has adopted Major Thoroughfare Plan that has identified projects within this area. Impact on the Major Thoroughfare Plan is dependent on the particular use proposed for these parcels. 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.

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.

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.

OTHER SERVICES

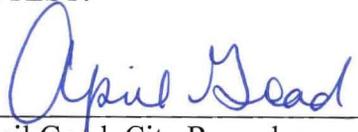
All other services not classified under the foregoing headings such as Public Works, Administrative, Judicial, Finance, and other support services will be available upon the effective date of annexation.

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



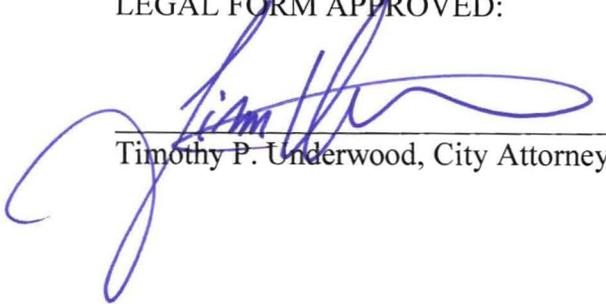
Michael Dinwiddie, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

Plan of Services for Annexation of 199.9 acres (Parcels 045-001, 045-002 and 044-015) located on Jim Warren Road in Maury County, Tennessee

Three parcels of property owned by NWC Investments IV, LLC have been requested by the owner to be annexed into the City of Spring Hill for the purpose of extending municipal services that contribute to the safety and welfare of the residents and property owners of the affected property. Pursuant to that request, this plan of services fulfills compliance with TCA 6-51-102. The area to be annexed is located east of Interstate 65 along the north side of Jim Warren 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, 199.9 acres, represents an increase of just over 1% of the current City of Spring Hill land mass estimated at 26.4 square miles.

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