

RESOLUTION 25-59

A RESOLUTION TO APPROVE TO REDUCE THE PERFORMANCE BOND AND ESTABLISH A MAINTENANCE BOND FOR KEDRON SQUARE PHASE 1B

WHEREAS, a Performance Bond Letters of Credit is in place for Kedron Square Phase 1B in the amount of \$7,395,300.00; and

WHEREAS, the improvements that are covered under the bond include sidewalks, storm water, curbing, signage, binder, final asphalt topping, water lines, sewer lines and street lights, as established by Planning Commission Resolution 23-01, as shown in Exhibit A attached hereto; and

WHEREAS, all improvements have not been completed and accepted by City staff, more specifically identified as sidewalk, ADA and crosswalk improvements, as shown in Exhibit B attached hereto; and

WHEREAS, the current Letter of Credit expires March 1, 2025; and

WHEREAS, City staff recommends reducing the Performance Bond in the amount of \$7,395,300 to a maintenance bond in the amount of \$2,218,590 and the Developer must submit a cash performance bond in the amount of \$27,500 for the infrastructure that is incomplete; and

WHEREAS, the Developer must have the reduced Letter of Credit and the cash maintenance bond to the City prior to the expiry of the existing letter of credit.

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

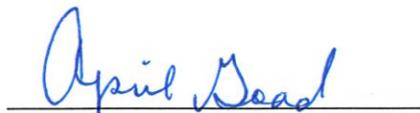
1. Approves to reduce the performance bond Letter of Credit and establish a maintenance bond in the amount of \$2,218,590, which must be received prior to March 1, 2025.
2. Accept a cash performance bond in the amount of \$27,500 for the incomplete infrastructure, identified in Exhibit B, which must be received prior to March 1, 2025.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 18th day of February, 2025.



Jim Hagaman, Mayor

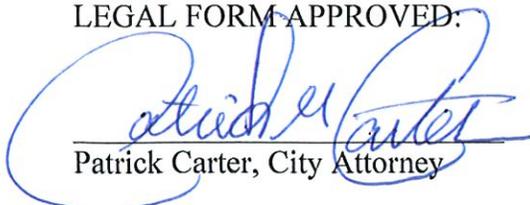
ATTEST:



April Goad, City Recorder

April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



LOCAL GOVERNMENT DESIGN COSTS INVOICE

						YES	NO
INVOICE DATE	12/17/24	FINAL INVOICE FOR THIS PHASE?					X
SERVICE PERIOD:	8/24/2024		11/22/2024				

INVOICE #	HPG-22	LOCAL GOVERNMENT AGENCY:	CITY OF SPRING HILL
PIN #	128150.02	REMIT TO ADDRESS:	PO BOX 789
STATE PROJECT #	94LPLM-F1-120		SPRING HILL, TN 37174
FED PROJECT #	STP-MTAP-9323(4)		
CONTRACT #	190380		

PROJECT DESCRIPTION	COUNTY:	WILLIAMSON	
HARVEY PARK GREENWAY - PHASE 1 CONNECTING MILES JOHNSON PARKWAY TO WILKES LANE IN SPRING HILL, TN			
	CURRENT COSTS	COST SHOWN ON PRIOR INVOICES	TOTAL COSTS
ENGINEERING COSTS	\$4,344.00 +	\$195,057.00 =	\$199,401.00
SUBTOTAL			\$199,401.00
LESS: LOCAL GOVERNMENT SHARE 20.0%			\$39,880.20
BALANCE			\$159,520.80
LESS: AMOUNTS PREVIOUSLY INVOICED			\$156,045.60
AMOUNT DUE THIS INVOICE			\$3,475.20

I CERTIFY UNDER PENALTY OF LAW THAT THIS CERTIFICATION/ESTIMATE AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED INFORMATION PRESENTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, I HEREBY CERTIFY THAT THIS SUBMITTAL IS ACCURATE AND CORRECT. I AM AWARE THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS. I FURTHER ACKNOWLEDGE THAT FAILURE TO FOLLOW FEDERAL DIRECTIVES, GUIDELINES, AND REGULATIONS WILL RESULT IN THE LOSS OF FEDERAL FUNDING.

[Signature]
 (PROJECT SUPERVISOR)

[Signature]
 (LOCAL GOVERNMENT OFFICIAL)

FOR TDOT USE ONLY

DIVISION ID # 4036330040
INVOICE RECEIVED

I HEREBY ACKNOWLEDGE RECEIPT OF THE APPROPRIATE DOCUMENTATION FOR PAYMENT OF THIS ESTIMATE/INVOICE WHICH INCLUDES CERTIFICATION SIGNED BY THE LOCAL GOVERNMENT ENTITY. BASED ON THE ATTACHED DOCUMENTATION AND IN ACCORDANCE WITH THE LOCAL PROGRAM GUIDELINES THIS INVOICE IS SUBMITTED FOR PAYMENT.

TDOT OFFICIAL	DATE	STAMP
APPROVED PAY	FED SPEED CHART	\$ PO LINES
LOCAL MATCH \$	ST SPEED CHART	\$ 1
VENDOR NAME	LOC SPEED CHART	\$ 2
VENDOR ID	SPLIT SPEED CHART	\$ 3
LOCATION ADDRESS #	RECEIPT #	4
EDISON CONTRACT ID	VOUCHER #	5
PURCHASE ORDER ID	PAYMENT REF ID #	6
COMMENTS:		

DESIGN INVOICE SUMMARY
 This is required with every Invoice submittal.

Invoice # (Numbered Chronologically)	Billing Amount	Amount Requested for Reimbursement	Check/Wire #
		80.0%	
190973-52	\$ 2,896.00	\$ 2,316.80	885
190973-53	\$ 724.00	\$ 579.20	961
190973-54	\$ 724.00	\$ 579.20	1084
#####	\$ -	\$ -	
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#####	\$ -	\$ -	
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#####	\$ -	\$ -	
#####	\$ -	\$ -	
Total:	\$ 4,344.00	\$ 3,475.20	

Additional Notes:
 PIN 128150.02; CONTRACT 190380



Send payments to: Attn: Lockbox
 CT Consultants
 8150 Sterlin Court
 Mentor, OH 44060
 phone: 440.951.9000
 acct@ctconsultants.com

Fed ID #34-0792089

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

9-Oct-2024
 Invoice No: 190973-52

Project 190973 SpringHill/Harvey Park Greenway Phase 1 Design
 Harvey Park Greenway - Phase 1 (PIN: 128150.02)

Professional Services from August 24, 2024 to September 27, 2024

Billing Phase Summary	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
PE (NEPA) - Study Area Base Map	91,260.00	100.00	91,260.00	91,260.00	0.00
PE (NEPA) - Study Area Functional Plans	129,000.00	100.00	129,000.00	129,000.00	0.00
PE (NEPA) - Geotechnical	12,600.00	100.00	12,600.00	12,600.00	0.00
PE (NEPA) - NEPA Services	51,100.00	100.00	51,100.00	51,100.00	0.00
PE (Design) - Utility Coordination	8,000.00	46.89	3,751.00	3,751.00	0.00
PE (Design) - Final Plan Preparation	144,800.00	64.50	93,396.00	90,500.00	2,896.00
Meetings	15,000.00	87.00	13,050.00	13,050.00	0.00
Public Involvement	18,400.00	30.50	5,612.00	5,612.00	0.00
FEMA No-Rise Study	75,500.00	100.00	75,500.00	75,500.00	0.00
Total Fee	545,660.00	87.10	475,269.00	472,373.00	2,896.00

Total Fee 2,896.00

TOTAL Invoice \$2,896.00

Work Performed:

Work related to PRELIMINARY DESIGN PHASES of Project Development:
 Continue preparation of functional plans preparation including related project coordination.

pd 10/30/24
 ACT-885



CITY OF SPRING HILL
 199 TOWN CENTER PARKWAY
 P.O. BOX 789
 SPRING HILL, TN 37174

Pinnacle Financial Partners

EFT # 885

APPKT14885

DATE
 10/30/2024

AMOUNT
 \$2,896.00

PAY *** VOID *** NON-NEGOTIABLE *** VOID *** FOR INFORMATION ONLY *** VOID ***

TO THE ORDER OF CT CONSULTANTS, INC
 8150 STERLING COURT
 MENTOR, OH 44060

ACHAP
 Pinnacle Financial Partners



Send payments to: Attn: Lockbox
 CT Consultants
 8150 Sterlin Court
 Mentor, OH 44060
 phone: 440.951.9000
 acct@ctconsultants.com

Fed ID #34-0792089

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

5-Nov-2024
 Invoice No: 190973-53

Project 190973 SpringHill/Harvey Park Greenway Phase 1 Design

Harvey Park Greenway - Phase 1 (PIN: 128150.02)

Professional Services from September 28, 2024 to October 25, 2024

Billing Phase Summary	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
PE (NEPA) - Study Area Base Map	91,260.00	100.00	91,260.00	91,260.00	0.00
PE (NEPA) - Study Area Functional Plans	129,000.00	100.00	129,000.00	129,000.00	0.00
PE (NEPA) - Geotechnical	12,600.00	100.00	12,600.00	12,600.00	0.00
PE (NEPA) - NEPA Services	51,100.00	100.00	51,100.00	51,100.00	0.00
PE (Design) - Utility Coordination	8,000.00	46.89	3,751.00	3,751.00	0.00
PE (Design) - Final Plan Preparation	144,800.00	65.00	94,120.00	93,396.00	724.00
Meetings	15,000.00	87.00	13,050.00	13,050.00	0.00
Public Involvement	18,400.00	30.50	5,612.00	5,612.00	0.00
FEMA No-Rise Study	75,500.00	100.00	75,500.00	75,500.00	0.00
Total Fee	545,660.00	87.23	475,993.00	475,269.00	724.00

Total Fee 724.00

TOTAL Invoice \$724.00

Work Performed:

Work related to PRELIMINARY DESIGN PHASES of Project Development:
 Continue preparation of functional plans preparation including related project coordination.

pd 11/14/24
 ACT 961



CITY OF SPRING HILL
199 TOWN CENTER PARKWAY
P.O. BOX 789
SPRING HILL, TN 37174

Pinnacle Financial Partners

EFT # 961

APPKT14971

DATE
11/14/2024

AMOUNT
\$724.00

PAY *** VOID *** NON-NEGOTIABLE *** VOID *** FOR INFORMATION ONLY *** VOID ***

TO THE ORDER OF CT CONSULTANTS, INC
8150 STERLING COURT
MENTOR, OH 44060

ACH AP

Pinnacle Financial Partners



Send payments to: Attn: Lockbox
 CT Consultants
 8150 Sterlin Court
 Mentor, OH 44060
 phone: 440.951.9000
 acct@ctconsultants.com

Fed ID #34-0792089

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

6-Dec-2024
 Invoice No: 190973-54

Project 190973 SpringHill/Harvey Park Greenway Phase 1 Design

Harvey Park Greenway - Phase 1 (PIN: 128150.02)

Professional Services from October 26, 2024 to November 22, 2024

Billing Phase Summary	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
PE (NEPA) - Study Area Base Map	91,260.00	100.00	91,260.00	91,260.00	0.00
PE (NEPA) - Study Area Functional Plans	129,000.00	100.00	129,000.00	129,000.00	0.00
PE (NEPA) - Geotechnical	12,600.00	100.00	12,600.00	12,600.00	0.00
PE (NEPA) - NEPA Services	51,100.00	100.00	51,100.00	51,100.00	0.00
PE (Design) - Utility Coordination	8,000.00	46.89	3,751.00	3,751.00	0.00
PE (Design) - Final Plan Preparation	144,800.00	65.50	94,844.00	94,120.00	724.00
Meetings	15,000.00	87.00	13,050.00	13,050.00	0.00
Public Involvement	18,400.00	30.50	5,612.00	5,612.00	0.00
FEMA No-Rise Study	75,500.00	100.00	75,500.00	75,500.00	0.00
Total Fee	545,660.00	87.37	476,717.00	475,993.00	724.00

Total Fee 724.00

TOTAL Invoice \$724.00

Work Performed:

pd 12/12/24

Work related to PRELIMINARY DESIGN PHASES of Project Development:

Continue preparation of functional plans preparation including related project coordination.

ACH 1084



CITY OF SPRING HILL
 199 TOWN CENTER PARKWAY
 P.O. BOX 789
 SPRING HILL, TN 37174

Pinnacle Financial Partners

EFT# 1084

APPKT15102

DATE
 12/12/2024

PAYABLE AMOUNT
 \$774.00

PAY *** VOID *** NON-NEGOTIABLE *** VOID *** FOR INFORMATION ONLY *** VOID ***

TO THE ORDER OF CT CONSULTANTS, INC
 8150 STERLING COURT
 MENTOR, OH 44060

ACH AP

Pinnacle Financial Partners

Exhibit A

**RESOLUTION 23-01 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
KEDRON SQUARE PHASE 1B**

WHEREAS, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Sidewalks, Storm Water, Curbing, Signage, Binder, Asphalt Topping, Water Lines, Sewer Lines, Street Lights; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the City staff that a Performance Bond be established in the amount of **\$7,395,300.00**; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a "maintenance" bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission before the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Kedron Square Phase 1B in the amount of **\$7,395,300.00**.

Passed and adopted this 13th day of February, 2023.



Jonathan Duda, Chairman

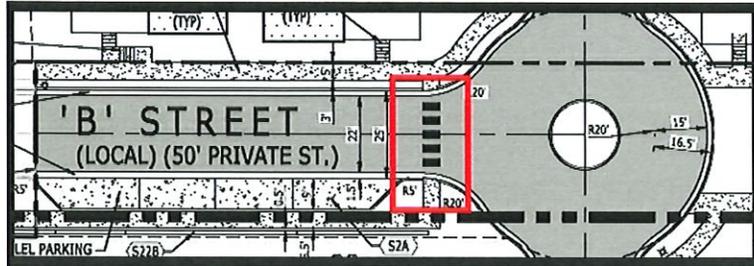
LIZ DROKE



Peter Hughes, Secretary

Exhibit B

Installation of sidewalk, ADA ramps, and a crosswalk requirements shown in red





CASHIER'S CHECK CUSTOMER COPY

REMITTER Chartwell Hospitality LLC

DATE: 02/18/2025

PAYEE: City of Spring Hill CIP Department

TIME: 11:32 AM

AMOUNT: 27500.00

CENTER: 8739

FEE: 0.00

OPER ID: 58210

SERIAL NUMBER: 873915226

CASHBOX: 2905

MEMO: Performance Bond Reduction

CASHIER'S CHECK



DATE: 02/18/2025

Pay to the Order of: City of Spring Hill CIP Department

Twenty Seven Thousand Five Hundred Dollars And 00/100 ¢

\$27,500.00

Memo: Performance Bond Reduction

Christy Williams

Corporate Controller

CITY OF SPRING HILL, TN
199 TOWN CENTER PKWY
SPRING HILL, TN 37174

DATE : 2/20/2025 1:45 PM
OPER : ML
TRBY : ML
TERM : 20
REC# : R01680358

110-23901 MAINTENANCE 27500.00
BONDS PAYABLE
CHARTWELL HOSPITALITY 27500.00

Paid By: CHARTWELL HOSPITALITY
CK 27500.00 REF: 873915226

APPLIED 27500.00
TENDERED 27500.00

CHANGE 0.00