

RESOLUTION 19-06

A RESOLUTION CALLING FOR A REFERENDUM TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF SPRING HILL, TENNESSEE, AND TO APPROVE A PLAN OF SERVICES FOR THE CRUTCHER PROPERTY, WILLIAMSON COUNTY TAX MAP 154, PARCEL 05700, CONSISTING OF 115 ACRES

WHEREAS, the City of Spring Hill, Tennessee, in response to a request for annexation, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and outside its urban growth boundaries by referendum; and

WHEREAS, the statutory posting and publication requirements for the proposed annexation of the territory by referendum and the plan of services, including review and recommendation by the Spring Hill Municipal Planning Commission on October 8, 2018 have been fully met; and

WHEREAS, a public hearing on the proposed annexation was held by this governing body on January 22, 2019; and

WHEREAS, a plan of services for the area proposed for annexation is attached as Exhibit A hereto, which plan of services addresses the same service and timing of services as required in Tennessee Code Annotated § 6-51-102.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen for the City of Spring Hill, Tennessee as follows:

- A. That the Maury County Election Commission is hereby requested to conduct a referendum election for annexation of territory into the boundaries of the City of Spring Hill, Tennessee, for qualified voters within the subject territory, to wit:

Williamson County Tax Map 154, Parcel 05700, consisting of 115 acres, located Pratt Road on the east side of Interstate 65, owned by Marion Pete Crutcher

- B. That the plan of services for this territory which is attached as *Exhibit A* hereto is approved and the same is hereby adopted, becoming operative thirty (30) days following certification by the election commission that the annexation was approved.
- C. That the City Recorder shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Williamson County.
- D. That a copy of the election certification shall be sent to the Mayor of Williamson County upon receipt from the election commission.

- E. That a copy of this resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property, following certification by the election commission that the annexation was approved.
- F. That a copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district, following certification by the election commission that the annexation was approved.
- G. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following certification by the election commission that the annexation was approved.
- H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration that the annexation took place.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill Tennessee on this 22nd day of January, 2019.



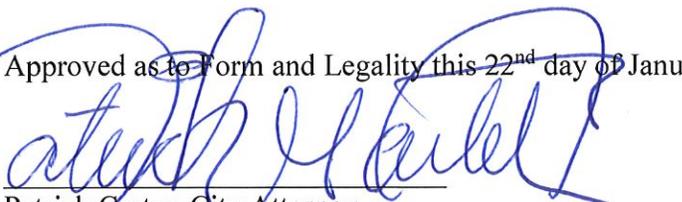
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

Approved as to Form and Legality this 22nd day of January, 2019:



Patrick Carter, City Attorney



REQUEST: Resolution 19-06 Referendum for Annexation of Crutcher Property and Adoption of Plan of Services

SUBMITTED BY: Chuck Downham, Assistant City Administrator and Steve Foote, Planning Director

DATE: January 7, 2019

RE: Resolution 19-06 Referendum for Annexation of Crutcher Property and Adoption of Plan of Services

ATTACHMENTS: Resolution 19-06 and supporting documentation

PURPOSE:

To approve Resolution 19-06 to request a referendum for the annexation of the Crutcher property located in Williamson County, Tennessee contiguous to the City of Spring Hill and outside the City's Urban Growth Boundary and to adopt a Plan of Services.

BACKGROUND:

The City of Spring Hill received a petition from Marion Pete Crutcher requesting annexation of a 115-acre parcel (see map below) located in Williamson County. The property is contiguous with the City's corporate limits but, is located outside the City's Urban Growth Boundary.



Williamson County, TN Tax Map 154 Parcel 05700 (115 Acres)

With the subject property being located outside the City's Urban Growth Boundary, annexation can only be undertaken by amending the Urban Growth Boundary or referendum the later of which is the more prudent and expeditious method.

A Plan of Services was prepared by City staff outlining responsibilities for the provision of public services and public infrastructure to serve the property upon annexation. Should the property owner develop the property, the property owner will be responsible in whole or part with the extension of public utilities to serve the property along with possible participation in upgrades to utility mains that may be necessary to serve the property.

On October 8, 2018, the Spring Hill Planning Commission reviewed and recommended approval of the annexation of the subject property along with a favorable recommendation for the adoption of the Plan of Services. If annexed, the property will be designated the zoning classification of AG, Agricultural District.

The annexation of the Crutcher property is integral to the construction of the Buckner Road/I-65 Interchange and the extension of Buckner Road to US-431 as illustrated in the conceptual layout below prepared for the IAR submittal that was approved by TDOT and the Federal Highway Administration to authorize moving forward with NEPA and preliminary engineering.



FINANCIAL IMPACT:

There is no significant financial impact to the City with the annexation of the subject property. There are no residences or occupiable structures located on the property so municipal services will be minimal until such time as the property is developed. The Plan of Services identifies responsibilities of the City and the land owner relative to public services and public infrastructure to serve the property.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 19-06 and its corresponding Exhibit A to request a referendum for the annexation of the Crutcher property and the adoption of a Plan of Services to be implemented upon annexation of the property.

EXHIBIT A

PLAN OF SERVICES

Property Description:

Williamson County Tax Map 154, Parcel 05700, consisting of 115 acres, located Pratt Road on the east side of Interstate 65, owned by Marion Pete Crutcher

Police Protection: The parcel shall be subject to and benefit from City police protection upon the effective date of annexation. These services include, but are not limited to, patrolling, response calls for service, crime prevention services, traffic control and other routine police services. Radio operations are normal and uninhibited within the area.

Fire Protection: The City of Spring Hill will assume primary responsibility for Fire Protection immediately upon the effective date of annexation, with mutual assistance provided by the Williamson County Fire Department. The City of Spring Hill does not maintain a tanker truck that is essential to serve a fire at this location. Development of the property or a change of use on the property may require that the property owner/developer extend and provide appropriately sized water mains and/or fire hydrants to serve the site according to City of Spring Hill and water utility provider standards. Emergency Medical Services (EMS) is provided by contract through the City of Spring Hill and will be available to the property upon the effective date of annexation. Other services provided through Mutual Aid with Williamson County may apply.

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

Electrical Service: For domestic and commercial use electrical service is already and will continue to be provided by Middle Tennessee Electric Membership Cooperative.

Public Domestic Water Service: Public water service in the vicinity is provided by the Hillsboro, Burwood & Thompson's Station (HB&TS) Utility District. The property owner/developer shall be solely responsible for extending water service to the property and any required extension shall be designed and constructed in compliance with HB&TS applicable standards.

Public Sanitary Sewer Service: The property is currently not served with public sanitary sewer service. Public sanitary sewer service is not directly available to the property. Future sanitary sewer service capacity cannot be guaranteed by the City. The provision of sanitary sewer service to the subject property will require the extension of sanitary sewer interceptor from the west side of Interstate 65 and may also require upsizing of certain segments of the existing interceptor system toward the wastewater treatment plant in order to accommodate sanitary sewer service demand for the subject property and other parcels in the sewer basin located on the east side of Interstate 65. The property owner will be responsible in part or whole for providing sanitary sewer service to the property should the property owner develop the property that may include the extension of the sanitary sewer service interceptor main from the west side of Interstate 65 and upsizing of the existing interceptor where required.

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 parcels within 90 days of the effective date of annexation.

Road and Street Construction and Repair: Should the property owner develop the subject property; the property owner shall be required to dedicate right-of-way and improve Pratt Road to a City standard based upon its designated street classification at the time of development. Should the property owner construct public roads within the subject property as part of a development, the public infrastructure constructed including streets, curb and gutter and sidewalks shall be designed and constructed to City standards. Following the required maintenance bond period after the completion of construction of public streets and associated improvements, the City shall provide maintenance and repair services. The City shall not be responsible for maintenance or repair of private streets and associated improvements unless otherwise agreed upon by the City.

Signs and Lighting: Additionally, as new streets are developed on the site, signage and lighting will be furnished and installed by the property owner/developer according to established city policy or regulations.

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 City residents will be made available upon the effective date of annexation to any future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

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 Future Land Use Designation of the property on the 2040 Spring Hill Rising plan is Gateway Area.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program in accordance with Tennessee Department of Environment and Conservation (TDEC) requiring the management of all storm water discharge within its jurisdiction. Annexation of the area expands the program into the annexed area thus making it subject to the current rules and regulations of TDEC pertaining to storm water runoff and discharge. All storm water user rates and charges inside city shall be applicable to the area inside the annexation area.

Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan 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. For the subject property Spring Hill relies on Williamson County for this service.

Schools: The entire annexation area is served by Williamson County Schools.

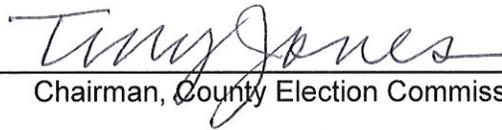
Library: The City of Spring Hill public library will be available to current and future residents of the property upon the effective date of annexation.

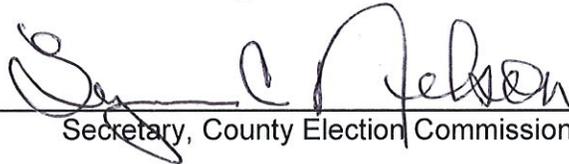
(Annexation Resolution 19-06, January 22, 2019)

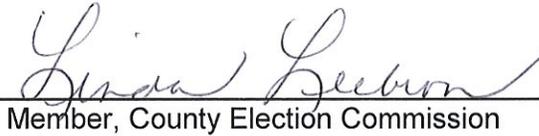
**CERTIFICATION OF ELECTION RESULTS FOR THE
CITY OF SPRING HILL REFERENDUM ELECTION
HELD APRIL 11, 2019**

We, the undersigned members of the **Maury County Election Commission**, do hereby certify that we held an **Annexation Referendum Election** for the **City of Spring Hill** on **Thursday, April 11, 2019**, in the voting precincts in this city, according to law, for the purpose of ratifying the referendum question hereinafter, and that we have canvassed the returns of said election as required by law, and we do hereby certify that the following 2 pages of tabulation are a true, correct, and complete accounting of the results by precinct of said election as established by the canvassing of the returns, this **22nd** day of **April, 2019**.

At least three (3) commissioners must sign below:


Chairman, County Election Commission


Secretary, County Election Commission


Member, County Election Commission


Member, County Election Commission


Member, County Election Commission

SUMMARY REPORT

MAURY COUNTY, TENNESSEE
SPECIAL ELECTION
APRIL 11, 2019

CERTIFIED RESULTS

RUN DATE:04/15/19 09:15 AM

VOTES PERCENT

Annexation Referendum	
Vote for 1	
For Annexation.	1 100.00
Against Annexation	0
Total	1

Annexation Referendum		
	F o r	A n n e x a t i o n
		A n n e x a t i o n
		A g a i n s t

Property	1	0
TOTALS	1	0