



Agenda for the Regular Meeting of Board of Commissioners
Monday, March 26, 2018 - 7:00 pm
Brentwood City Hall

Call to Order by Mayor

Roll Call

Invocation led by Commissioner Smithson

Pledge of Allegiance to the Flag led by Commissioner Travis

Approval or Correction of Minutes

March 12, 2018

Comments from Citizens – *Individuals may comment on any item included in the Consent/Regular agenda or on any other matter regarding the City of Brentwood. All comments should be directed to the Board of Commissioners. Citizens who wish to request that an item be moved from the Consent Agenda to the Regular Agenda for discussion should make that known to the Board at this time.*

Report from City Manager

Report from the City Attorney

Reports and comments by Commissioners and Mayor

Note: All matters listed under the Consent Agenda are considered to be routine and will generally be enacted by one motion. Except for any items that are removed from the Consent Agenda, there will be no separate discussion of these items at this time.

Consent Agenda

1. Resolution 2018-22 - A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A PUBLIC ACCESS EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT FROM INGLEHAME FARMS HOMEOWNERS' ASSOCIATION, INC. FOR A MULTI-PURPOSE TRAIL LOCATED IN THE OPEN SPACE OF THE INGLEHAME FARMS SUBDIVISION, for adoption

Old Business

1. Other old business

New Business

1. Other new business
 - a. Presentation of report on recent debt funding obligation (State Form CT-0253)

A handwritten signature in black ink, appearing to read "Kirk Bednar". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kirk Bednar
City Manager

Anyone requesting accommodations due to disabilities should contact Mike Worsham, A.D.A. Coordinator, at 371-0060, before the meeting.

Brentwood City Commission Agenda

Meeting Date: 03/26/2018

Approval or correction of minutes from Regular Scheduled Commission meeting

Submitted by: Holly Earls, Administration

Department: Administration

Information

Subject

Approval or correction of minutes from the March 12, 2018 meeting

Background

Staff Recommendation

Fiscal Impact

Attachments

Draft Minutes

DRAFT

MINUTES OF REGULAR MEETING OF BOARD OF COMMISSIONERS

BRENTWOOD, TENNESSEE

The Brentwood Board of Commissioners met in regular session on Monday, March 12, 2018 at 7:00 pm at Brentwood City Hall.

Present: Mayor Jill Burgin; Vice Mayor Mark Gorman; Commissioner Betsy Crossley; Commissioner Anne Dunn; Commissioner Rhea Little; Commissioner Regina Smithson; Commissioner Ken Travis

Staff Present: City Manager Kirk Bednar; Assistant City Manager Jay Evans; City Attorney Kristen Corn; City Recorder Holly Earls

Commissioner Smithson led the Invocation. The Pledge of Allegiance was led by Commissioner Travis. Mayor Burgin read the Arbor Day Proclamation.

Approval or Correction of Minutes

February 26, 2018

Moved by Commissioner Ken Travis for approval of the minutes as written, seconded by Commissioner Rhea Little

Vote: 7 - 0 Approved - Unanimously

Citizen Comments

Lee Neumann, 8317 Alamo Road
Wade Bowman, 8315 Alamo Road
Erica Neumann, 8317 Alamo Road
Jeanie DuGan, 8322 Alamo Road
Jay Galbreath, 1611 Wilson Pike
Bryan Benjamin, 509 Waxwood Drive
Carole York, 504 McClanahan Drive
Robin Sparks, 6425 Johnson Chapel Road W
Lisa Rothman, 1726 Saddle Court
Debbie Bowman, 8315 Alamo Road
Julie Van Tassel, 8323 Alamo Road
Stephanie Fox, 8210 Moores Lane
Gil Hutchinson, 1038 Highland Road
Richard Campbell, 8327 Alamo Road
Jennifer Frank, 1527 Wilson Pike
Lynne Wills, 8319 Alamo Road
Francene Kavin, 5110 Maryland Way #120

Consent Agenda

Resolution 2018-20 - A RESOLUTION AUTHORIZING AN AGREEMENT WITH TRITECH SOFTWARE SYSTEMS FOR COMPUTER-AIDED DISPATCH ANNUAL MAINTENANCE, for adoption

Approval of change order with Cunningham Construction for electric service installation to Skyline tower site

Approval of TDOT Supplement to Utility Relocation Engineering Contract for Franklin Road widening project

Approval to purchase a chipper truck

Moved by Vice Mayor Mark Gorman for approval of the items on the Consent Agenda, seconded by Commissioner Rhea Little

Vote: 7 - 0 Approved - Unanimously

New Business

Ordinance 2018-04 - AN ORDINANCE REZONING PROPERTY LOCATED AT 1575 WILSON PIKE FROM R-1 (LARGE LOT RESIDENTIAL) TO C-1/SR (COMMERCIAL OFFICE WITH A SPECIAL RESTRICTIONS), for consideration on first reading

Moved by Commissioner Regina Smithson to deny passage of Ordinance 2018-04, seconded by Vice Mayor Mark Gorman

Vote: 7 - 0 Approved - Unanimously

Ordinance 2018-05 - AN ORDINANCE REZONING PROPERTY LOCATED AT 9714 SPLIT LOG ROAD FROM SI-2 (SERVICE INSTITUTION - EDUCATIONAL) TO R-2 (SUBURBAN RESIDENTIAL), for consideration on first reading

Moved by Commissioner Ken Travis for passage of Ordinance 2018-05, seconded by Commissioner Rhea Little

Vote: 7 - 0 Approved - Unanimously

Resolution 2018-21 - A RESOLUTION AUTHORIZING AN AGREEMENT WITH RYZEC BUILDING GROUP, LLC FOR RENOVATIONS AT THE JOHN P. HOLT BRENTWOOD LIBRARY, for adoption

Moved by Commissioner Rhea Little for adoption, seconded by Mayor Jill Burgin

Vote: 7 - 0 Approved - Unanimously

Approval of a Letter of Agreement with the Brentwood Library Foundation for Renovations at the John P. Holt Brentwood Library

Moved by Commissioner Regina Smithson, seconded by Commissioner Rhea Little

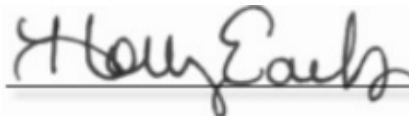
Vote: 7 - 0 Approved - Unanimously

Appointment of two (2) members to the Board of Zoning Appeals

Glenn Alex Noble and Rodney Jarvis were appointed to serve a three (3) year term expiring on March 31, 2021.

With no further business, the meeting adjourned at 8:50 pm.

APPROVED _____

A handwritten signature in cursive script, appearing to read "Holly Earls", written over a horizontal line.

Holly Earls, City Recorder

Brentwood City Commission Agenda

Meeting Date: 03/26/2018

Resolution 2018-22- Acceptance of Public Access Easement & Temporary Construction Easement Trail in Inglehame

Submitted by: Mike Harris, Engineering

Department: Engineering

Information

Subject

Resolution 2018-22 - authorizing acceptance of a multi-purpose pedestrian access easement and temporary construction easement traversing the Inglehame Farms open space along Wilson Pike.

Background

Over the last few years staff has met with representatives of the Inglehame Farms HOA on several occasions to discuss the potential for a connector trail that would provide their residents, especially those that live on the western side of the subdivision, a safer connection to the existing trail along Split Log Road and to Smith Park. Currently their only option is to use the shoulder of Wilson Pike or travel all the way across the subdivision to Charity Drive and then down to Split Log Road. After looking at several options, including potentially using the state ROW of Wilson Pike, it was decided the best option was to route the path through the open space of the subdivision just off the state ROW along Wilson Pike. After walking the proposed route with HOA representatives and with their verbal willingness to grant an easement through the open space, staff had the route surveyed and began development of the necessary easement documents.

The planned trail connection consists of two trail segments, one public section along Wilson Pike and a private segment that would be maintained by the HOA that provides their residents access to the public trail. See the attached aerial view for a visual of the planned route and the sections that would be private versus public. While the city will construct both segments, the HOA has agreed to reimburse the city for the cost of constructing the private section and to be responsible for future maintenance.

In addition to providing improved access for Inglehame Farms residents, the connection also provides for the future extension of the trail further south to the entrance to the Traditions subdivision, which is now under development, and eventually even further south to McEwen Drive where our trail system would connect with Franklin's following completion of future improvements to McEwen Drive in Franklin (see attached map).

In order to move forward, staff is requesting Commission approval of two easement

documents (attached). One easement would facilitate construction of the trail from the intersection of Split Log Road and Wilson Pike south approximately 800 feet to Inglehame Drive (Public Trail), and the second would allow for construction of a private trail connection that would allow direct access from Greypointe Court across Inglehame open space. The easement document for the public trail section is a permanent easement that allows for the construction and maintenance of the trail as well as perpetual use of the easement as a public trail. The second document is a temporary construction easement that provides the right to construct the private portion of the trail in the HOA controlled open space, but the easement expires once the construction is complete.

As mentioned previously the HOA has agreed to reimburse the city for the cost of constructing the private portion (see attached letter) and to be responsible for the future maintenance. The attached easement documents have already been approved by the Inglehame Farms HOA. We estimate the total cost to be approximately \$35,000 with the HOA portion being \$4,800. With Commission approval, the goal is to complete the trail before the end of the current fiscal year.

Should you have any questions, please contact the Engineering Director.

Staff Recommendation

Staff recommends approval of Resolution 2018-22.

Previous Commission Action

No previous Commission Action on this item.

Fiscal Impact

Amount : \$35,000

Source of Funds: Capital Improvement Program

Account Number: 311-43100-1001

Fiscal Impact:

The FY 2018 Capital Projects Fund budget allocates \$50,000 for construction of this trail. However, staff estimates the actual cost will be closer to \$35,000, with the HOA reimbursing \$4,800.

Attachments

Resolution 2018-22 Authorizing Acceptance of Public Access Easement and Temporary Construction Easement from Inglehame Farms Homeowners Association Inc.

Aerial Trail Layout

Future Wilson Pike South Trail Extension

Public Trail Permanent Easement Document

Private Trail Temporary Easement

Quit Claim from the Developer to the HOA
HOA Approval Letter

RESOLUTION 2018-22

**A RESOLUTION OF THE CITY OF BRENTWOOD, TENNESSEE AUTHORIZING THE
MAYOR, CITY MANAGER AND CITY ATTORNEY FOR THE CITY OF BRENTWOOD
TO ACCEPT A PUBLIC ACCESS EASEMENT AND A TEMPORARY CONSTRUCTION
EASEMENT FROM INGLEHAME FARMS HOMEOWNERS' ASSOCIATION, INC.
FOR A MULTI-PURPOSE TRAIL LOCATED IN THE OPEN SPACE OF THE
INGLEHAME FARMS SUBDIVISION**

WHEREAS, a segment of a bicycle and pedestrian trail constructed within the open space area of the Inglehame Farms subdivision will allow for a public access easement addition to the City's trail system across the Wilson Pike frontage of the Inglehame Farms subdivision; and

WHEREAS, the Inglehame Farms Homeowners' Association, Inc., has agreed to execute an instrument establishing the alignment of said public access easement trail segment and an instrument allowing the City temporary access to accomplish such alignment; and

WHEREAS, such improvements will benefit the health, safety and welfare of area residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BRENTWOOD, TENNESSEE, AS FOLLOWS:

SECTION 1. That the Mayor, City Manager and City Attorney for the City of Brentwood are hereby authorized to accept the dedication of the public use easement and the temporary construction easement from Inglehame Farms Homeowners' Association, Inc. for the trail segment located in the open space for the Inglehame Farms subdivision.

SECTION 2. That this resolution shall take effect from and after its passage, the general welfare of the City of Brentwood, Williamson County, Tennessee requiring it.

MAYOR

Jill Burgin

ADOPTED: _____

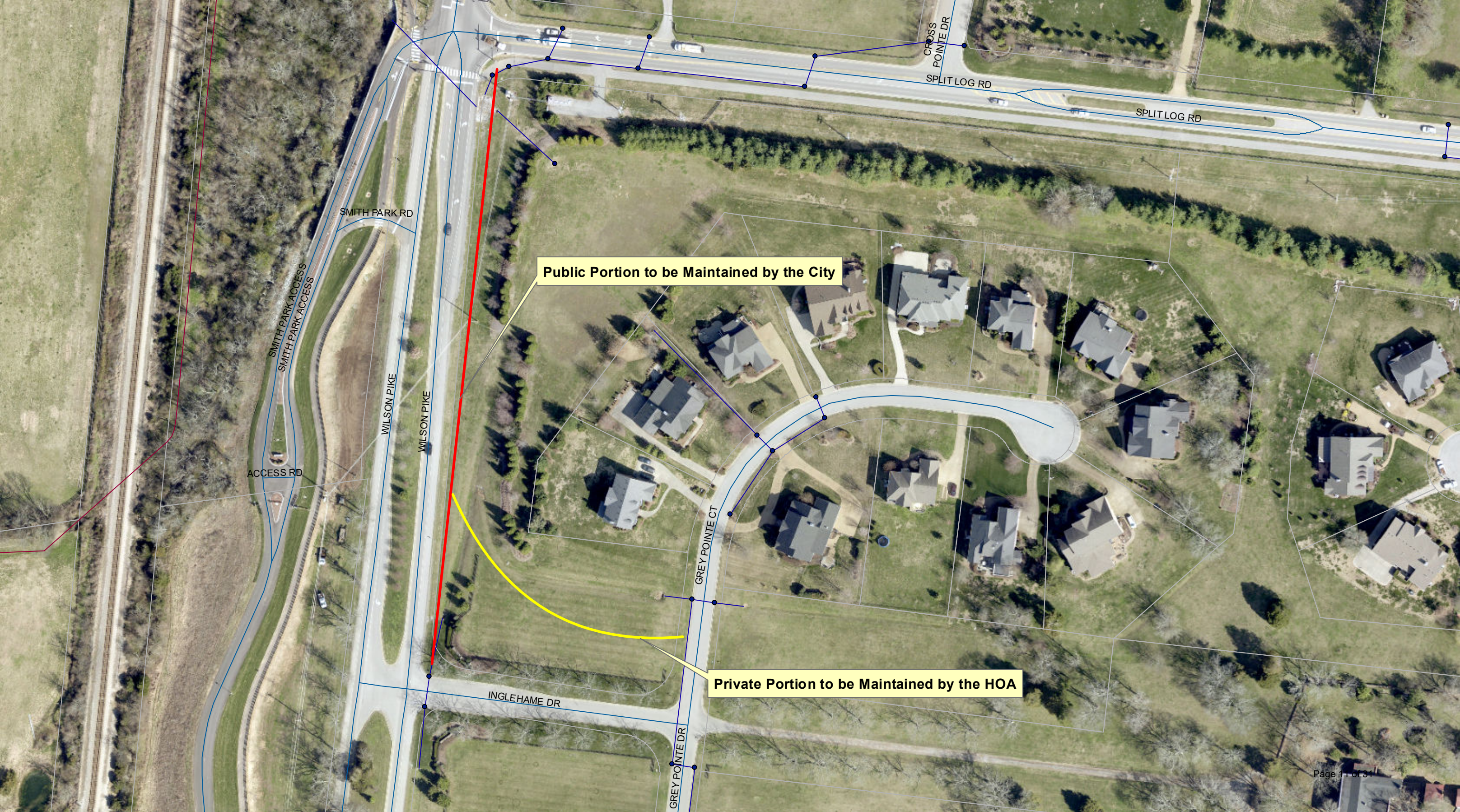
Approved as to form:

RECORDER

Holly Earls

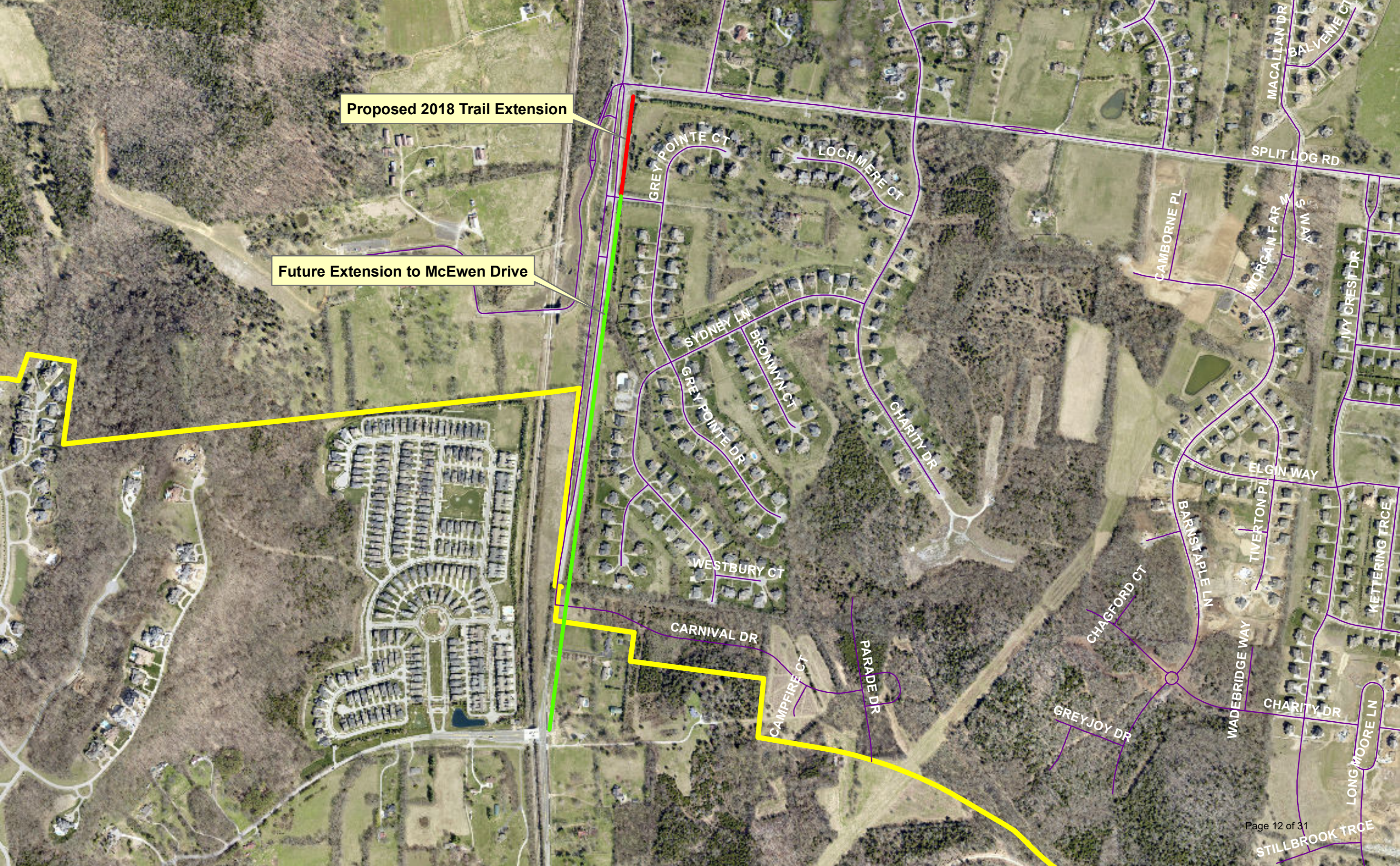
CITY ATTORNEY

Kristen L. Corn



Public Portion to be Maintained by the City

Private Portion to be Maintained by the HOA



Proposed 2018 Trail Extension

Future Extension to McEwen Drive

THIS INSTRUMENT PREPARED BY:
CITY OF BRENTWOOD,
P.O. BOX 788, BRENTWOOD, TENNESSEE 37024-0788

DECLARATION OF PUBLIC ACCESS EASEMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, INGLEHAME FARMS HOMEOWNERS' ASSOCIATION, INC. ("Grantor") does by these presents hereby grant, transfer and convey to the CITY OF BRENTWOOD, Williamson County, Tennessee ("Grantee"), a municipal corporation, a permanent public easement for ingress and egress, including the right to construct and maintain a public bicycle and pedestrian trail, over the property described on *Exhibit A*, attached hereto.

Included with said easement are the following incidental rights and powers that Grantor grants to Grantee, and agrees that it shall have:

- (1) Full and free right and liberty for the public at large to make use of the public bicycle and pedestrian trail to be constructed within said easement, subject to such rules and regulations for such use as may be established by Grantee.
- (2) Access by Grantee, its employees and agents to other portions of Grantor's property at reasonable times approved by Grantor to maintain the public bicycle and pedestrian trail to be constructed within said easements.
- (3) The right to grade and construct a bicycle and pedestrian trail within the easement as may be appropriate to fulfill Grantee's purposes.
- (4) The right to plant, maintain and replace trees, shrubbery and other landscaping materials and to clear any trees, limbs or other growth within the easement.

Grantor hereby further grants to Grantee a temporary construction easement, extending for a width of ten feet on either side beyond the easement described on Exhibit A, for the installation of temporary erosion control structures and the operation of construction equipment and personnel on, over, across and under the land described on Exhibit A hereto. Said temporary construction easement shall terminate upon completion of construction of the public bicycle and pedestrian trail by Grantee.

TO HAVE AND TO HOLD the above described easements to the City of Brentwood, Williamson County, Tennessee, its successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of the real estate upon which said easements lie, has a good and lawful right to convey said easements, and the same is unencumbered. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said easements to Grantee, its successors and assigns, against the lawful claims of all persons whatsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the ____ day of _____, 2018.

GRANTOR:

Inglehame Farms Homeowners' Association, Inc.

By: _____

Title: _____

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, _____, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be _____ of Inglehame Farms Homeowners' Association, Inc., the within named bargainor, and that he/she, as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand, at office, this _____ day of _____, 2018.

NOTARY PUBLIC

My commission expires: _____

Accepted on behalf of City of Brentwood:

Jill Burgin, Mayor
Pursuant to Resolution 2018-_____

ATTEST:

Holly Earls, City Recorder

EXHIBIT A
Public Access Easement Description

The Point of Beginning being at a point in the radius return of the northeasterly intersection of Wilson Pike and Inglehame Drive, a 50-foot wide road as shown in said final plat of Inglehame Farms – Section One;

Thence, leaving said right-of-way line into the said open space Tract 1 generally following the easterly right-of-way line of Wilson Pike in a northerly direction North 7 degrees 25 minutes 26 seconds East a distance of 186.14 feet to a point that is labeled as a tie point for Easements numbered 1 and 2.

Thence, in a northerly direction and parallel to said Wilson Pike right-of-way line N 7 degrees 25 minutes 26 seconds East a distance of 393.24 feet to a point;

Thence, North 14 degrees 59 minutes 27 seconds East a distance of 150.52 feet to a point;

Thence, North 68 degrees 27 minutes 45 seconds West a distance of 20.23 feet to a point in the radius return at the southeasterly intersection of Wilson Pike and Split Log Road.

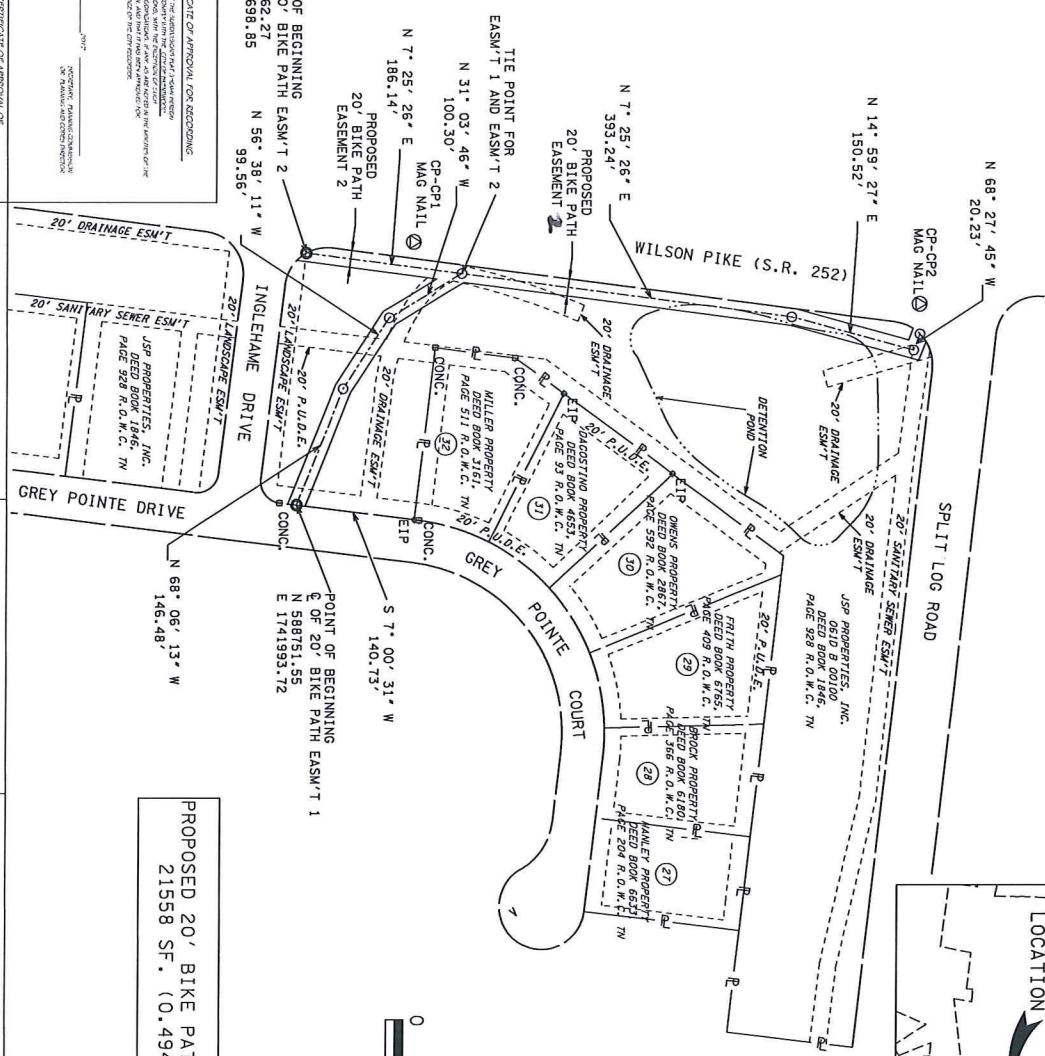
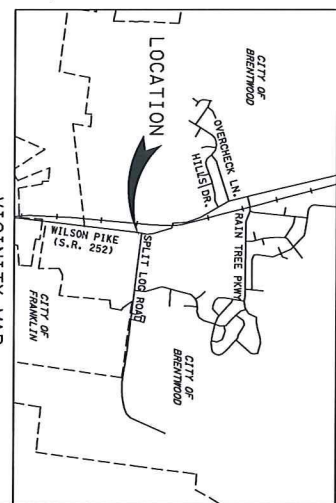
Being a portion of the property conveyed to Inglehame Farms Homeowners' Association, Inc. recorded in deed book 7244, page 247, R.O.W.C., Tennessee.

Also as described as Easement No. 2 on the attached Plat.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 20' BIKE PATH EASEMENT.

CONTROL POINTS
CP1 N 588889.41 E 1741595.85
CP2 N 589489.01 E 1741595.56



PROPOSED 20' BIKE PATH EASEMENT
21558 SF. (0.494 AC.)



ADDITION OF BIKE PATH EASEMENT TO INGLEHAM FARM

15TH CIVIL DISTRICT
BRENTWOOD - WILLIAMSON COUNTY - TENNESSEE

CLIENT INFORMATION :

REVISIONS



ADAMS AND COMPANY SURVEYORS
133 HOLIDAY CT., SUITE 111
FRANKLIN, TENNESSEE 37067
PHONE = 615-370-8830

LEGEND

- CONC. EXIST. CONC. MONUMENT
- EIP EXIST. IRON PIN

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME
I HEREBY CERTIFY THAT THE CITY OF BRENTWOOD HAS APPROVED THE
SUBDIVISION NAME

CERTIFICATE OF APPROVAL OF STREET NAMES
I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY BOARD OF
HEALTH AND COMMISSIONERS HAS APPROVED THE STREET NAME

CERTIFICATE OF APPROVAL OF EASEMENTS
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PLAT

DRAWN	DATE	MAP AND PARCEL
RSB	06-12-2017	
APPROVED	DATE	MAP AND PARCEL
SCALE	SHEET	PROJECT NO.
1" = 100'	1 OF 1	16017053.00

THIS INSTRUMENT PREPARED BY:
CITY OF BRENTWOOD
P. O. BOX 788, BRENTWOOD, TENNESSEE 37024-0788

TEMPORARY CONSTRUCTION EASEMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, INGLEHAME FARMS HOMEOWNERS' ASSOCIATION, INC. ("Grantor") does by these presents hereby grant, transfer and convey to the City of Brentwood, Williamson County, Tennessee ("Grantee"), a municipal corporation, its successors and assigns, a temporary construction easement, for the installation of temporary erosion control structures and the operation of construction equipment and personnel, together with necessary egress and ingress to accomplish the foregoing purposes, on, over, across and under the land described on *Exhibit A*, attached hereto. Said easement will be abandoned upon completion of a bicycle and pedestrian trail by Grantee.

TO HAVE AND TO HOLD the above described easement to the City of Brentwood, Williamson County, Tennessee, its successors and assigns. Grantor covenants that it is lawfully seized and possessed of the real estate upon which said easement lies, and has a good and lawful right to convey said easement.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the ____ day of _____, 2018.

GRANTOR:

Inglehame Farms Homeowners' Association, Inc.

By: _____

Title: _____

Accepted on behalf of City of Brentwood:

Jill Burgin, Mayor
Pursuant to Resolution 2018-____

ATTEST:

Holly Earls, City Recorder

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be _____ of INGLEHAME FARMS HOMEOWNERS' ASSOCIATION, INC., the within named bargainor, and that he/she, as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand, at office, this _____ day of _____, 2018.

NOTARY PUBLIC

My commission expires: _____

EXHIBIT A
Temporary Construction Easement Description

Commencing at existing iron pin on the westerly right-of-way line of Grey Pointe Court, a 50-foot wide road as shown on the final plat of Inglehame Farms –Section One recorded in plat book 30, page 134, Register's of Deeds Office for Williamson County (R.O.W.C.) said point is also the southeasterly property corner of lot number 32 with the westerly right-of-way line of said road in a southerly direction South 7 degrees 00 minutes 31 seconds West, a distance of 140.73 feet to the point of beginning and the centerline of the 20-foot bike path easement and proceeding as follows:

Thence, leaving said right-of-way line into the open space tract described as Tract 1 on the final plat of Inglehame Farms – Section One, North 68 degrees 06 minutes 13 seconds West a distance of 146.48 feet to a point;

Thence, North 56 degrees 38 minutes 11 seconds West a distance 99.56 feet to a point;

Thence, North 31 degrees 03 minutes 46 seconds West a distance of 100.30 feet to a point said point is located 10 feet from the easterly right-of-way line of Wilson Pike, a state road, and also being a portion of the right-of-way dedicated with the recording of the Inglehame Farms – Section One final plat; said point is also labeled as a tie point for Easements numbered 1 and 2.

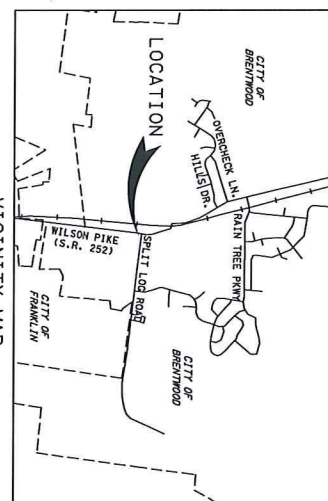
Being a portion of the property conveyed to Inglehame Farms Homeowners' Association, Inc. recorded in deed book 7244, page 247, R.O.W.C., Tennessee.

Also, as described as Easement No. 1 on the attached Plat.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE A 20' BIKE PATH EASEMENT.

CONTROL POINTS
CP1 N 588889.41 E 1741695.85
CP2 N 589489.01 E 1741758.56



- CONC. EXIST. CONC. MONUMENT
- EIP EXIST. IRON PIN

LEGEND

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME
SUBDIVISION NAME
DATE

CERTIFICATE OF APPROVAL OF STREET NAME
STREET NAME
DATE

CERTIFICATE OF APPROVAL OF EASEMENT AND EASEMENT
EASEMENT NAME
DATE

CERTIFICATE OF APPROVAL FOR RECORDING
RECORDING NAME
DATE

CERTIFICATE OF APPROVAL OF EASEMENT
EASEMENT NAME
DATE

CERTIFICATE OF APPROVAL OF EASEMENT
EASEMENT NAME
DATE

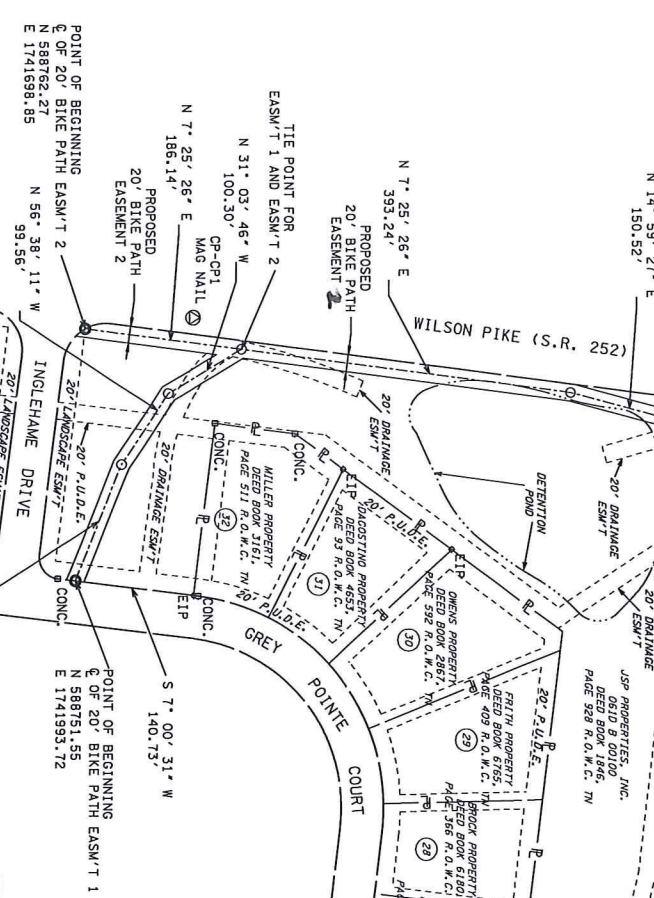
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EASEMENT NAME
DATE



PROPOSED 20' BIKE PATH EASEMENT
21558 SF. (0.494 AC.)

PLAT			ADDITION OF BIKE PATH EASEMENT TO INGLEHAM FARMS		ADAMS AND COMPANY SURVEYORS	
DRAWN	DATE	MAP AND PARCEL	15TH CIVIL DISTRICT		133 HOLIDAY CT., SUITE 111	
RSB	06-12-2017	MAP AND PARCEL	BRENTWOOD - WILLIAMSON COUNTY - TENNESSEE		FRANKLIN, TENNESSEE 37067	
APPROVED	DATE	MAP AND PARCEL	CLIENT INFORMATION :		PHONE # 615-370-8830	
SCALE	SHEET	PROJECT NO.	REVISIONS			
1" = 100'	1 OF 1	16017053.00				

mal-
This instrument prepared by:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

QUITCLAIM DEED

BK: 7244 PG: 247-251

17049573

5 PGS:AL-QUITCLAIM DEED	
519765	
12/04/2017 - 01:16 PM	
BATCH	519765
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

Address of new owner as follows:

Send tax bills to:

Tax Map & Parcels:

Inglehame Farms Homeowner's
Association, Inc.
50 Vantage Way, Suite 100
Nashville, TN 37228

(Same)

Map 61, Parcels 5, 5.01 and 5.03
and part of: Map 60, Parcel 2.01

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged, JSP Properties, Inc., a Tennessee corporation, by these presents does hereby quitclaim and convey unto Inglehame Farms Homeowners' Association, Inc., a Tennessee non-profit corporation, and its successors and assigns, all of its right, title and interest in and to the tracts of land in Williamson County, Tennessee described on Exhibit A attached hereto and incorporated herein by this reference (collectively, the "Property").

Said Property is conveyed subject to all such limitations, restrictions, easement and encumbrances as may affect the Premises.

Witness my hand this 29th day of November 2017 the bargaining party, having caused my name to be signed hereto on said day and date.

JSP Properties, Inc., a Tennessee corporation

By: [Signature]
Robert D. Geringer
Its: President

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert D. Geringer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of JSP Properties, Inc., a Tennessee corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its President.

Witness my hand and seal, at office, this 29th day of November 2017.



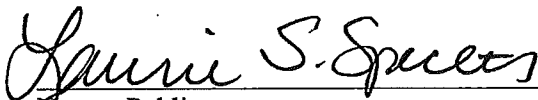
[Signature]
Notary Public
My commission expires: 11/29/2017

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

The actual consideration or value whichever is greater, for this transfer is \$-0-.


Affiant

Subscribed and sworn to before me, this the 29th day of November 2017.


Notary Public

My Commission Expires: 9/1/2018

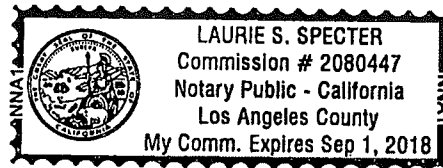


EXHIBIT A

PROPERTY DESCRIPTIONS

OPEN SPACE "A"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING TRACT "A" OPEN SPACE ON THE FINAL PLAT OF REVISION TO OPEN SPACE TRACT "A" INGLEHAME FARMS, RESUBDIVISION OF SECTION 1, OPEN SPACE TRACT "A", OF RECORD IN PLAT BOOK P43, PAGE 19, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

OPEN SPACE "B"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING TRACT "B" OPEN SPACE ON THE FINAL PLAT OF INGLEHAME FARMS, SECTION ONE, OF RECORD IN PLAT BOOK P29, PAGE 90, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

OPEN SPACE "C"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING TRACT "C" OPEN SPACE ON THE FINAL PLAT OF INGLEHAME FARMS, SECTION THREE, REVISION TWO, RESUBDIVISION OF LOT 61, OPEN SPACE TRACT C, AND A PORTION OF GREY POINTE DRIVE, OF RECORD IN PLAT BOOK P53, PAGE 80, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

OPEN SPACE "D"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING TRACT "D" OPEN SPACE ON THE FINAL PLAT OF REVISION TO OPEN SPACE TRACTS "C AND "D" INGLEHAME FARMS, SECTION THREE, OF RECORD IN PLAT BOOK P43, PAGE 20, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

OPEN SPACE "E"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING OPEN SPACE "E" ON THE FINAL PLAT OF INGLEHAME FARMS, SECTION FOUR, REVISION ONE, RESUBDIVISION OF LOTS 85, 86, OPEN SPACE TRACTS E, M, & SYDNEY LANE, OF RECORD IN PLAT BOOK P53, PAGE 81, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

OPEN SPACE "F"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING OPEN SPACE "F" ON THE FINAL PLAT OF INGLEHAME FARMS, SECTION FIVE, OF RECORD IN PLAT BOOK P43, PAGE 35, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

OPEN SPACE "G"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING TRACT "G" ON THE FINAL PLAT OF INGLEHAME FARMS, SECTION TWO, OF RECORD IN PLAT BOOK P30, PAGE 134, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

OPEN SPACE "H"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING TRACT "H" ON THE FINAL PLAT OF INGLEHAME FARMS, SECTION TWO, OF RECORD IN PLAT BOOK P30, PAGE 134, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

OPEN SPACE "I"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING TRACT "I" ON THE FINAL PLAT OF INGLEHAME FARMS, SECTION TWO, OF RECORD IN PLAT BOOK P30, PAGE 134, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

OPEN SPACE "J"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING TRACT "J" ON THE FINAL PLAT OF INGLEHAME FARMS, SECTION TWO, OF RECORD IN PLAT BOOK P30, PAGE 134, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

OPEN SPACE "K"

LAND IN WILLIAMSON COUNTY, CITY OF BRENTWOOD, TENNESSEE, BEING OPEN SPACE "K" ON THE FINAL PLAT OF INGLEHAME FARMS, SECTION SEVEN, OF RECORD IN PLAT BOOK P53, PAGE 131, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to JSP PROPERTIES, INC., A TENNESSEE CORPORATION, by deed from INGLEHAME FARM, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Book 1846, page 928 in the Register's Office for Williamson County, Tennessee; and being part of the same property conveyed to JSP PROPERTIES, INC., A TENNESSEE CORPORATION by deed from CREEKSIDE DEVELOPMENT, INC., A TENNESSEE CORPORATION of record in Book 5103, page 654, said Register's Office.

INGLEHAME FARMS

March 13, 2018

Mike Harris
5211 Maryland Way
Brentwood, TN 37027

Dear Mike,

The Inglehame Farms Homeowners Association is proud to be a part of the newest trail in the private portion of The City of Brentwood's Trail System.

On behalf of our community, we have approved and the HOA agrees to pay \$4,800 toward this cost.

Respectfully,



Milton Bartley
President, Board of Directors
Inglehame Farms Homeowners Association

Brentwood City Commission Agenda

Meeting Date: 03/26/2018

Presentation of Report on Recent Debt Funding Obligation (State Form CT-0253)

Submitted by: Holly Earls, Administration

Department: Administration

Information

Subject

Presentation of Report on Recent Debt funding Obligation (State Form CT-0253)

Background

The City just completed a successful \$1.75 million Capital Outlay Note issuance, the second of two notes totaling \$3.5 million authorized by the City Commission on January 22, 2018. Two bids were received for the note issue, which will provide funding for the ongoing Sunset Road/Ragsdale Road intersection project. The lowest and best bid was submitted by First Tennessee Bank with a true interest cost of 3.24%. This bid is eligible for prepayment any time at the City's discretion.

As a follow-up to the closing, the City is required to complete and submit to the State of Tennessee the attached "Report on Debt Obligations" (State Form No. CT-0253). State law requires that the form be presented to the City Commission at a public meeting prior to submission to the State. Note that all of the report information has been previously covered with the Board.

If you have any questions regarding the attached form, please contact the Finance Director.

Staff Recommendation

N/A - No formal action by the City Commission is required. This report is for informational purposes only as required by the Tennessee Comptroller.

Previous Commission Action

Resolution 2018-08, authorizing the issuance of not to exceed \$3,500,000 in general obligation capital outlay notes, was approved by the City Commission on January 22, 2018.

Fiscal Impact

Amount :

Source of Funds:

Account Number:

Fiscal Impact:

N/A - a regulatory filing report

Attachments

State Form CT-0253

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

1. Public Entity:							
Name:	<u>City of Brentwood, Tennessee</u>						
Address	<u>5211 Maryland Way</u>						
	<u>Brentwood, TN 37027</u>						
Debt Issue Name:	<u>General Obligation Capital Outlay Note, Series 2018B</u>						
If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.							
2. Face Amount: <u>\$ 1,750,000.00</u>							
Premium/Discount:	<u>\$ 0.00</u>						
3. Interest Cost: <u>3.2400</u> %							
<input checked="" type="checkbox"/> Tax-exempt <input type="checkbox"/> Taxable							
<input checked="" type="checkbox"/> TIC <input type="checkbox"/> NIC <input type="checkbox"/> Variable: Index _____ plus _____ basis points; or <input type="checkbox"/> Variable: Remarketing Agent _____ <input type="checkbox"/> Other: _____							
4. Debt Obligation:							
<input type="checkbox"/> TRAN <input type="checkbox"/> RAN <input checked="" type="checkbox"/> CON <input type="checkbox"/> BAN <input type="checkbox"/> CRAN <input type="checkbox"/> GAN <input type="checkbox"/> Bond <input type="checkbox"/> Loan Agreement <input type="checkbox"/> Capital Lease							
If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").							
5. Ratings:							
<input checked="" type="checkbox"/> Unrated							
Moody's _____	Standard & Poor's _____ Fitch _____						
6. Purpose:							
<input checked="" type="checkbox"/> General Government <u>100.00</u> % <input type="checkbox"/> Education _____ % <input type="checkbox"/> Utilities _____ % <input type="checkbox"/> Other _____ % <input type="checkbox"/> Refunding/Renewal _____ %	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: white;"> <th style="padding: 2px;">BRIEF DESCRIPTION</th> </tr> </thead> <tbody> <tr><td style="padding: 2px;"><u>streets and roads</u></td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> </tbody> </table>	BRIEF DESCRIPTION	<u>streets and roads</u>				
BRIEF DESCRIPTION							
<u>streets and roads</u>							
7. Security:							
<input checked="" type="checkbox"/> General Obligation <input type="checkbox"/> General Obligation + Revenue/Tax <input type="checkbox"/> Revenue <input type="checkbox"/> Tax Increment Financing (TIF) <input type="checkbox"/> Annual Appropriation (Capital Lease Only) <input type="checkbox"/> Other (Describe): _____							
8. Type of Sale:							
<input type="checkbox"/> Competitive Public Sale <input type="checkbox"/> Interfund Loan _____ <input type="checkbox"/> Negotiated Sale <input type="checkbox"/> Loan Program _____ <input checked="" type="checkbox"/> Informal Bid							
9. Date:							
Dated Date: <u>03/21/2018</u>	Issue/Closing Date: <u>03/21/2018</u>						

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

10. Maturity Dates, Amounts and Interest Rates *:

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2019	\$ 122,000.00	3.2400 %	2030	\$ 173,000.00	3.2400 %
2020	\$ 125,000.00	3.2400 %		\$	%
2021	\$ 130,000.00	3.2400 %		\$	%
2022	\$ 134,000.00	3.2400 %		\$	%
2023	\$ 138,000.00	3.2400 %		\$	%
2024	\$ 143,000.00	3.2400 %		\$	%
2025	\$ 147,000.00	3.2400 %		\$	%
2026	\$ 152,000.00	3.2400 %		\$	%
2027	\$ 157,000.00	3.2400 %		\$	%
2028	\$ 162,000.00	3.2400 %		\$	%
2029	\$ 167,000.00	3.2400 %		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

* This section is not applicable to the Initial Report for a Borrowing Program.

11. Cost of Issuance and Professionals:☐ No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 1,000	Bone McAllester Norton
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____%		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
TOTAL COSTS	\$ 1,000	

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

12. Recurring Costs:☒ No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (If different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	_____	_____
Other _____	_____	_____

13. Disclosure Document / Official Statement:☒ None Prepared☐ EMMA link _____ or☐ Copy attached**14. Continuing Disclosure Obligations:**

Is there an existing continuing disclosure obligation related to the security for this debt?

☒ Yes☐ No

Is there a continuing disclosure obligation agreement related to this debt?

☐ Yes☒ NoIf yes to either question, date that disclosure is due Within one year from end of fiscal yearName and title of person responsible for compliance Director of Finance**15. Written Debt Management Policy:**

Governing Body's approval date of the current version of the written debt management policy

11/14/2011

Is the debt obligation in compliance with and clearly authorized under the policy?

☒ Yes☐ No**16. Written Derivative Management Policy:**☒ No derivative

Governing Body's approval date of the current version of the written derivative management policy _____

Date of Letter of Compliance for derivative _____

Is the derivative in compliance with and clearly authorized under the policy?

☐ Yes☐ No**17. Submission of Report:**

To the Governing Body:

on _____

and presented at public meeting held on _____

Copy to Director to OSLF:

on _____

either by:

☐ Mail to:

OR

☒ Email to:505 Deaderick Street, Suite 1600
James K. Polk State Office Building
Nashville, TN 37243-1402StateAndLocalFinance.PublicDebtForm@cot.tn.gov**18. Signatures:****AUTHORIZED REPRESENTATIVE****PREPARER**

Name

Jill Burgin

Title

Mayor

Firm

Tennessee Municipal Bond Fund

Email

jill.burgin@brentwoodtn.govlmooningham@tmbf.net

Date