

MINUTES
CHEATHAM COUNTY LEGISLATIVE BODY
REGULAR SESSION
November 21, 2022

BE IT THEREFORE REMEMBERED, That the Cheatham County Legislative Body met in the General Sessions Courtroom, Ashland City, Tennessee, on November 21, 2022 in Regular Session. Chairman Mr. Tim Williamson and County Clerk Ms. Abby Short presided. County Mayor Mr. Kerry McCarver and County Attorney Mr. Michael Bligh attended.

COUNTY COMMISSIONERS

DAVID ANDERSON	BILL POWERS
CALTON BLACKER	WALTER WEAKLEY
ANN JARREAU	DIANA PIKE LOVELL
TIM WILLIAMSON	EUGENE O. EVANS, SR.
CHRIS GILMORE	JAMES HEDGEPTH
B.J. HUDSPETH	MIKE BREEDLOVE

PUBLIC FORUM: Chairman Mr. Tim Williamson opened Public Forum at 6:01 P.M.

Claude Adams, district 2, spoke in opposition of the zone change request on Old Clarksville Pike due to traffic concerns.

Tracy Baker spoke explaining the zone change request on Old Clarksville Pike.

Public Forum closed at 6:04 P.M

THE MEETING WAS CALLED TO ORDER by Sheriff Mr. Tim Binkley at 6:04 P.M

Invocation was offered by Mr. Ronnie Barron.

County Clerk Ms. Abby Short called the roll. There being Twelve Commissioners present, Chairman, Mr. Tim Williamson declared a Quorum. See Resolution 1.

David Anderson	Present	Bill Powers	Present
Calton Blacker	Present	Walter Weakley	Present
Ann Jarreau	Present	Diana Pike Lovell	Present
Tim Williamson	Present	Eugene O. Evans, Sr.	Present
Chris Gilmore	Present	James Hedgepath	Present
B.J. Hudspeth	Present	Mike Breedlove	Present

Motion was made by Mr. Walter Weakley, seconded by Mr. Bill Powers to approve the November 21, 2022 Legislative Body Meeting Agenda.

Motion approved by voice vote. See Resolution 2.

Motion was made by Mr. David Anderson, seconded by Ms. Diana Lovell to approve the Minutes from the October 17, 2022 Regular Session Legislative Body Meeting.

Motion approved by voice vote. See Resolution 3.

PUBLIC HEARING: Chairman Mr. Tim Williamson opened Public Hearing at 6:08 P.M

The following was advertised to be heard:

- 1.) *Tracy Baker, Authorized Real Estate Agent representing Danny Young and Jeannie Young, requesting a Zone Change from R-1 to R-3 for Map 38, Parcel 31.04 and Map 38, Parcel 116. Property is located at 7515 Old Clarksville Pk., in the 2nd Voting District and is not in a Special Flood Hazard Area.*
- 2.) *Vote for Cheatham County Planned Growth Areas and Rural Areas*

Wanda Boyd spoke in favor of the Zone Change request.

Claude Adams spoke against the Zone Change request.

Tracy Baker stated she feels the County should approve the Zone Change request due to the fact in 1995 the County issued a building permit under the incorrect zoning.

Public Hearing closed at 6:13 P.M

BUILDING DEPARTMENT: MR. FRANKLIN WILKINSON: Motion was made by Ms. Ann Jarreau, seconded by Mr. Walter Weakley to deny the Zone Change request for Mr. Danny Young and Ms. Jeannie Young, from R-1 to R-3 for Map 38, Parcel 31.04 and Map 38, Parcel 116. Property is located at 7515 Old Clarksville Pike, in the 2nd Voting District and is not in a Special Flood Hazard Area.

Motion approved by roll call vote 7 Yes 5 No 0 Absent. See Resolution 4.

David Anderson	Yes	Bill Powers	No
Calton Blacker	No	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	No	James Hedgepath	Yes
B.J. Hudspeth	No	Mike Breedlove	No

Motion was made by Ms. Diana Lovell, seconded by Mr. Bill Powers to approve the Cheatham County Planned Growth Areas and Rural Areas.

Motion approved by roll call vote 12 Yes 0 No 0 Absent. See Resolution 5.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

DIRECTOR OF ACCOUNTS- MS. SANDRINE BATTS: Budget Committee recommended, motion was made by Ms. Diana Lovell, seconded by Mr. Calton Blacker to approve the following Budget Amendments to the County General Fund:

Budget Amendments - County General

a.) County Clerk's Office	\$ 6,000.00
b.) Register of Deeds	\$ 2,570.53
c.) Juvenile Court	\$ 1,225.00
d.) Cheatham County Library	\$ 109.68
e.) Cheatham County Library	\$ 12,500.00
f.) Special Patrols/Jail	\$ 33,991.00
g.) Miscellaneous/Sheriff's Department	\$ 46,020.01
h.) Sheriff's Department	\$ 7,100.00
i.) County General Payroll Lines	\$ 289,022.85

Budget Vote: 5 Yes 0 No 0 Absent

Funding Source: Various

Motion approved by roll call vote 12 Yes 0 No 0 Absent. See Resolution 6.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

Budget Committee recommended, motion was made by Mr. Eugene O. Evans, Sr., seconded by Mr. Bill Powers to approve the following Budget Amendments to the Solid Waste Fund:

Budget Amendments – Solid Waste

a.) Sanitation Management/Employee Benefits	\$ 26,912.50
b.) Sanitation Management	\$ 7,103.22

Budget Vote: 5 Yes 0 No 0 Absent

Funding Source: Tipping Fees

Motion approved by roll call vote 12 Yes 0 No 0 Absent. See Resolution 7.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

Budget Committee recommended, motion was made by Ms. Diana Lovell, seconded by Mr. Bill Powers to authorize the surplus of the following county assets to be disposed of, recycled, or sold and /or receipt proceeds of sale to Other Capital Projects – Vehicles Fund: 178-44530 (Sale of Equipment):

Department: EMS

Year/Make/Model: 2016 Ford F-350 XLT
VIN: 1FDRF3GT8GEB26848
Mileage: 143,000

Budget Vote: 5 Yes 0 No 0 Absent
Funding Source: None

Motion approved by roll call vote 11 Yes 0 No 0 Absent 1 Abstain. See Resolution 8.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Abstain	Mike Breedlove	Yes

Budget Committee recommended, motion was made by Mr. Walter Weakley, seconded by Mr. Bill Powers to amend Resolution 10(F) adopted August 15, 2022:

Budget Vote: 5 Yes 0 No 0 Absent
Funding Source: None

Motion approved by roll call vote 12 Yes 0 No 0 Absent. See Resolution 9.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

Budget Committee recommended, motion was made by Mr. Chris Gilmore, seconded by Mr. David Anderson to authorize the following for the Education Capital Projects Fund:

Schools HVAC Replacement Plan/Cost
Requested Funding Source: Education Debt Service

Budget Vote: 5 Yes 0 No 0 Absent
Funding Source: Education Debt Service

Motion approved by roll call vote 12 Yes 0 No 0 Absent. See Resolution 10.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

COUNTY MAYOR- MR. KERRY MCCARVER: County Mayor, Mr. Kerry McCarver presented a Special Recognition to the George Edward Joyce family.

County Mayor, Mr. Kerry McCarver presented, motion was made by Ms. Diana Lovell, seconded by Mr. Walter Weakley to approve the following:

- A.) Mayor's signature on Department of Environment and Conservation amendment*
- B.) Mayor's signature on TDOT's offer for additional partial acquisition area of County property at Sycamore Square Center*
- C.) Mayor's signature on MBI contract (pending attorney approval)*
- D.) Mayor's signature on BIS contract for Circuit Court (pending attorney approval)*

Motion approved by voice vote. See Resolution 11.

COUNTY ATTORNEY- MR. MICHAEL BLIGH: County Attorney, Mr. Michael Bligh presented, motion was made by Mr. Walter Weakley, seconded by Mr. James Hedgepath to approve the resolution accepting Haven Place as a County Road.

Motion approved by roll call vote 12 Yes 0 No 0 Absent. See Resolution 12.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

OTHER COUNTY OFFICIALS

COUNTY CLERK- MS. ABBY SHORT: Motion was made by Ms. Diana Lovell, seconded by Mr. Bill Powers to approve the resolution to commit funds for use by the office of the Cheatham County Clerk.

Motion approved by roll call vote 12 Yes 0 No 0 Absent. See Resolution 13.

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

REGISTER OF DEEDS-MS. CRISSY HENDERSON: Ms. Chrissy Henderson thanked everyone for their support and wished everyone a Happy Thanksgiving.

DIRECTOR OF SCHOOLS-MS. CATHY BECK: Ms. Cathy Beck wished everyone a Happy Thanksgiving.

COUNTY SERVICES

VETERANS SERVICE – MR. LLOYD SHARP: Mr. Walter Weakley stated that he is proud of Mr. Lloyd Sharp and everyone in the Veterans Service Office.

ECONOMIC AND COMMUNITY DEVELOPMENT – MR. JEROME TERRELL: Mr. Jerome Terrell gave an update on the Nashville Marine Terminal.

STANDING COMMITTEES

CALENDAR, RULES AND NOMINATING –Motion was made by Mr. David Anderson, seconded by Ms. Diana Lovell to appoint Ms. Beth Carr to the Agriculture Committee for the term of January 1, 2023 through December 31, 2024.

Motion approved by voice vote. See Resolution 14.

Motion was made by Mr. David Anderson, seconded by Ms. Diana Lovell to recognize all Responders that helped during the December 2021 Kingston Springs tornado.

Motion approved by voice vote. See Resolution 15.

Mr. David Anderson wished everyone a Happy Thanksgiving.

Ms. Diana Lovell wished everyone a Happy Thanksgiving.

CONSENT CALENDAR

Motion was made by Mr. B.J. Hudspeth, seconded by Mr. Calton Blacker to approve the following consent Agenda:

Notaries

Jennifer Bartram

James C. Estes

Eric W. Krapf

Margarite L. Ogaz

Carol A. Boaz

Michael Kevin Heffelman

Tiffany Nicole Leik

Nicholas Tibert

Kaylea Buckley

Kelly Kaio

Jason T. Napier

Brooke N. Underwood

Motion approved by voice vote. See Resolution 16.

Motion was made by Mr. Walter Weakley, seconded by Mr. Calton Blacker to adjourn at 7:06 P.M.

Motion approved by voice vote. See Resolution 17.

m. a. shor
County Clerk

Legislative Body Chairman



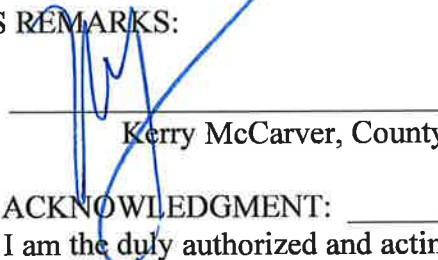
RESOLUTION: 1
RESOLUTION TITLE: Quorum
DATE: November 21, 2022
MOTION BY:
SECONDED BY:
COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, There being Twelve Commissioners present a quorum is declared.

RECORD: Approved by roll call vote.

David Anderson	Present	Bill Powers	Present
Calton Blacker	Present	Walter Weakley	Present
Ann Jarreau	Present	Diana Pike Lovell	Present
Tim Williamson	Present	Eugene O. Evans, Sr.	Present
Chris Gilmore	Present	James Hedgepath	Present
B.J. Hudspeth	Present	Mike Breedlove	Present

CHEATHAM COUNTY MAYOR'S REMARKS:



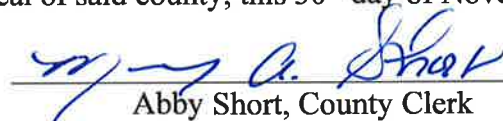
Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.





Abby Short, County Clerk

RESOLUTION: 2
RESOLUTION TITLE: To Approve Agenda
DATE: November 21, 2022
MOTION BY: Mr. Walter Weakley
SECONDED BY: Mr. Bill Powers

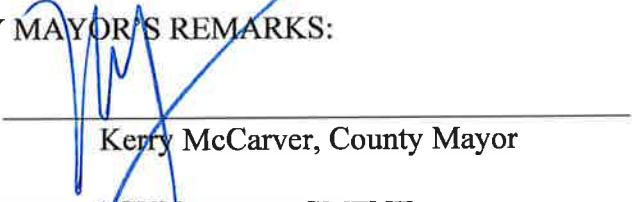
COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the agenda for the November 21, 2022 Legislative Body meeting is approved.

RECORD: Approved by voice vote.

David Anderson	Bill Powers
Calton Blacker	Walter Weakley
Ann Jarreau	Diana Pike Lovell
Tim Williamson	Eugene O. Evans, Sr.
Chris Gilmore	James Hedgepath
B.J. Hudspeth	Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:


Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT:

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.




Abby Short, County Clerk

RESOLUTION: 3
RESOLUTION TITLE: To Approve Minutes
DATE: November 21, 2022
MOTION BY: Mr. David Anderson
SECONDED BY: Ms. Diana Lovell


COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November, 2022, in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, The Minutes from the October 17, 2022 Regular Session Legislative Body Meetings are approved.

RECORD: Approved by voice vote.

David Anderson	Bill Powers
Calton Blacker	Walter Weakley
Ann Jarreau	Diana Pike Lovell
Tim Williamson	Eugene O. Evans, Sr.
Chris Gilmore	James Hedgepath
B.J. Hudspeth	Mike Breedlove

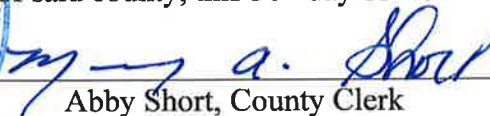
CHEATHAM COUNTY MAYOR'S REMARKS:

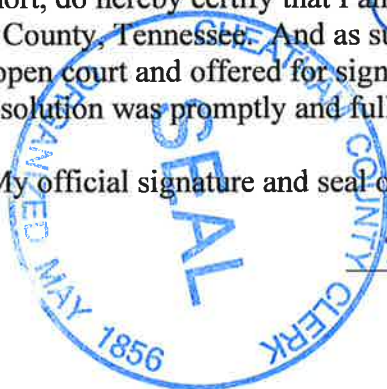

Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection

Witness, My official signature and seal of said county, this 30th day of November 2022.


Abby Short, County Clerk



RESOLUTION: 4

RESOLUTION TITLE: To Deny A Zone Change Request For Danny Young And Jeannie Young From R-1 To R-3 For Map 38, Parcel 31.04 And Map 38, Parcel 116

DATE: November 21, 2022

MOTION BY: Ms. Ann Jarreau

SECONDED BY: Mr. Walter Weakley

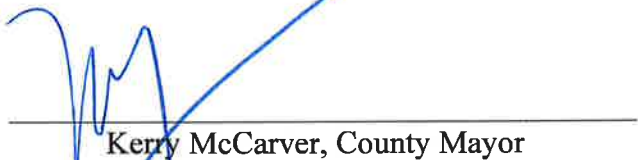
COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to deny the Zone Change request for Danny Young and Jeannie Young from R-1 to R-3 for Map 38, Parcel 31.04 and Map 38, Parcel 116. Property is located at 7515 Old Clarksville Pike, in the 2nd Voting District and is not in a Special Flood Hazard Area.

RECORD: Approved by roll call vote 7 Yes 5 No 0 Absent

David Anderson	Yes	Bill Powers	No
Calton Blacker	No	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	No	James Hedgepath	Yes
B.J. Hudspeth	No	Mike Breedlove	No

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.


Abby Short, County Clerk



RESOLUTION: 5

RESOLUTION TITLE: To Approve The Cheatham County Planned Growth Areas And Rural Areas

DATE: November 21, 2022

MOTION BY: Ms. Diana Lovell

SECONDED BY: Mr. Bill Powers

COMPLETED RESOLUTION:

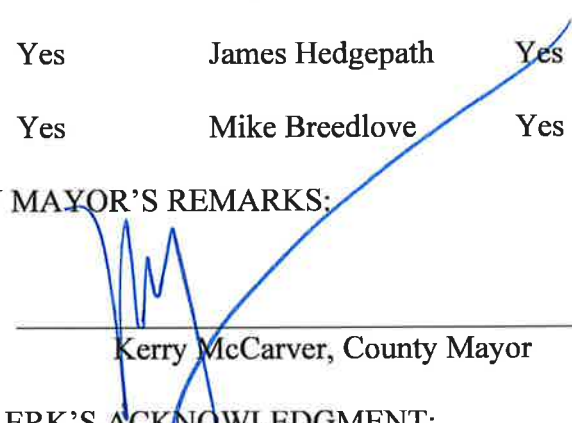
BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to approve the Cheatham County Planned Growth Areas and Rural Areas.

A copy of the Growth Plan Report is attached.

RECORD: Approved by roll call vote 12 Yes 0 No 0 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



 Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.


Abby Short, County Clerk



Growth Plan Report

Public Chapter 1101 requires all Tennessee counties and their associated municipalities to develop countywide growth plans except counties with metropolitan governments. Plans are developed and recommended by coordinating committees and submitted to county commissions and the governing bodies of the municipalities within counties.

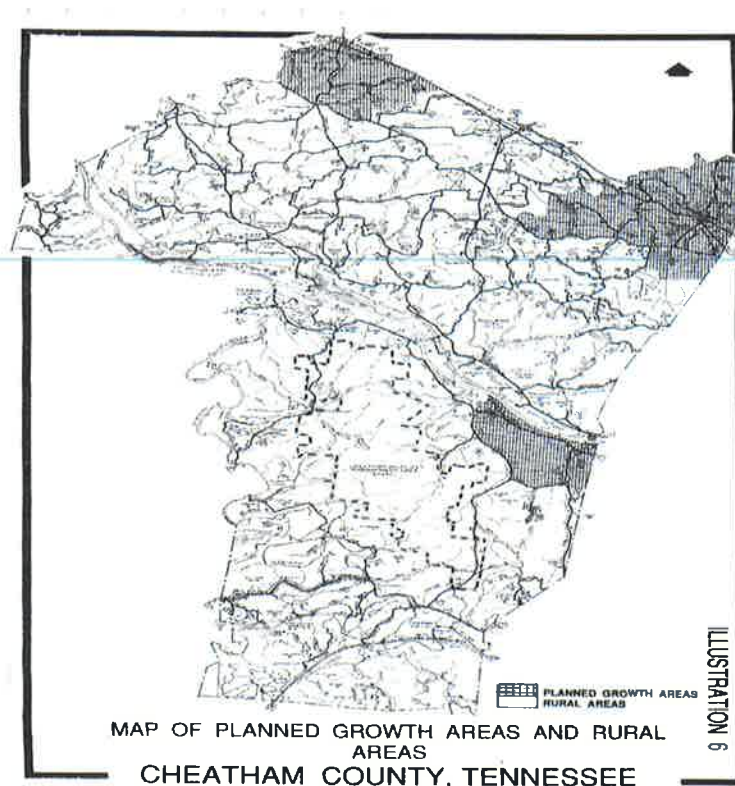
The plans establish Urban Growth Boundaries (UGBs) for municipalities. They may also establish Planned Growth Areas (PGAs) and Rural Areas (RAs) outside those boundaries.

Growth Plans are based on 20-year growth projections

Cheatham adopted a Growth Plan in August 1999

Growth Areas (PGAs) and Rural Areas (RAs) were established.

- 1 New Hope Road southeast of Pleasant View
2. Thomasville Area northwest of Pleasant View
3. River Road Area from Highway 249 to the Davidson County Line.
4. A one-thousand-foot strip on either side of Highway 70 from Kingston Springs to the Dickson County Line.

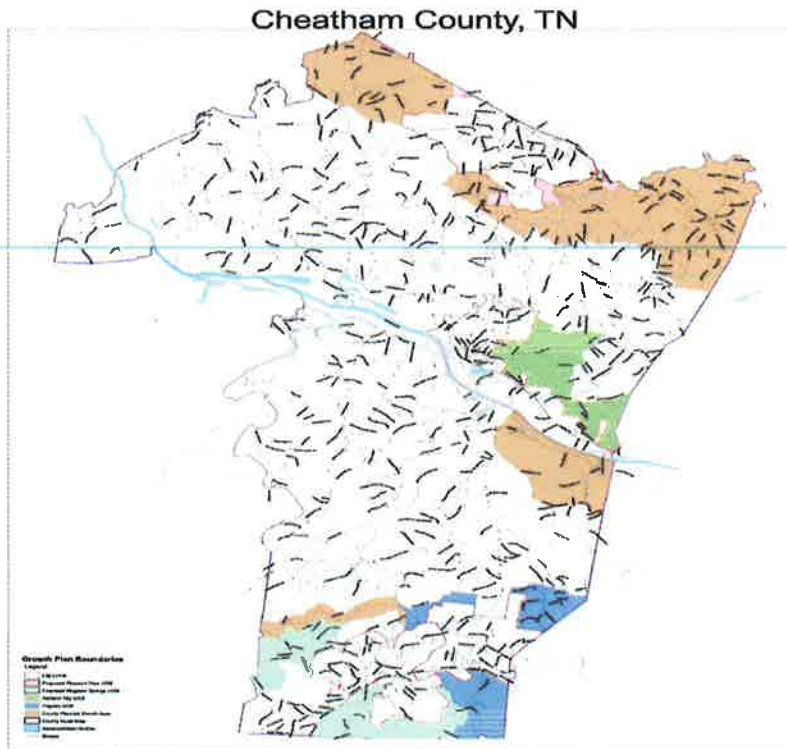


The Cheatham County Planning Commission met on June 3, 2021 and recommended keeping the designated Growth Areas as presented in the 1999 Growth Plan Report.

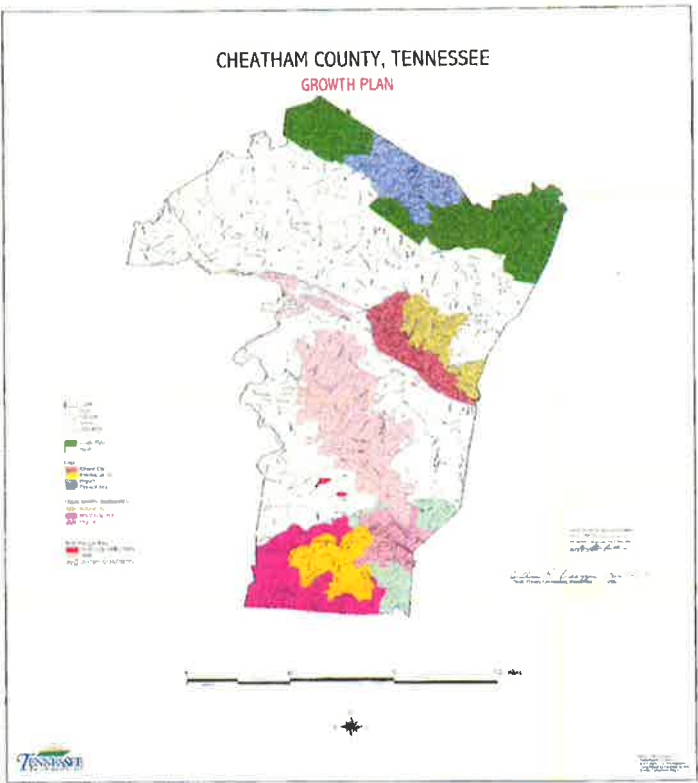
The Town of Pegram, Town of Ashland City, Town of Pleasant View and Town of Kingston Springs met with their respective planning commissions for recommendations for their Urban Growth Plan Boundary (UGBs)

- Pegram – Remains the same
- Ashland City – Remains the same
- Pleasant View – Made changes
- Kingston Springs – Made changes

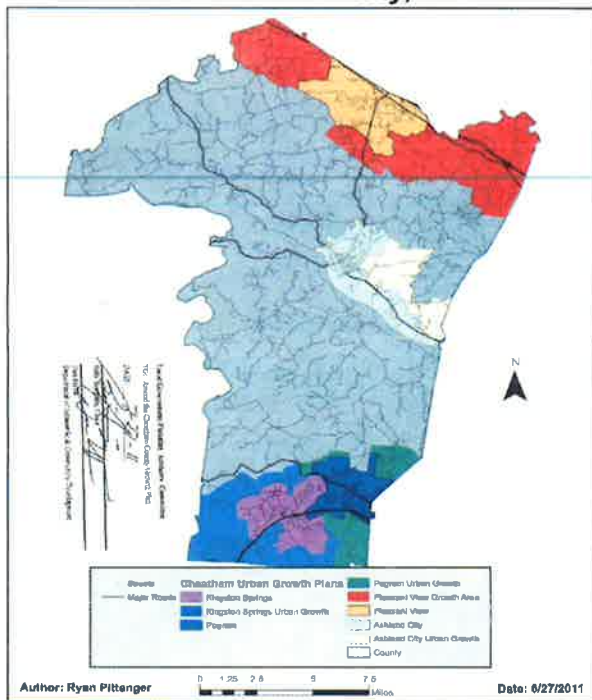
Mayor Kerry McCarver assembled a coordinating committee and meetings were held on June 3, 2022 and October 6, 2022.



CHEATHAM COUNTY, TENNESSEE
GROWTH PLAN



Cheatham County, TN



RESOLUTION: 6

RESOLUTION TITLE: To Authorize The Following Budget Amendments To The County General Fund

DATE: November 21, 2022

MOTION BY: Ms. Diana Lovell

SECONDED BY: Mr. Calton Blacker

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to authorize the following budget amendments for the County General Fund:

NOTE: The following amendments are to move funds from a reserve for purchases in the new 2022-2023 fiscal year

County Clerk's Office

101 – 34515 – 03	Restricted for Finance	\$6,000.00
101 – 52500 – 320	Dues and Memberships	\$ 800.00
101 – 52500 – 719	Office Equipment	\$5,200.00

Transfer reserved Title Fees from the state to pay conference dues and for computer monitors for each workstation for use of dual screens

Register of Deeds

101 – 34510 – 01	Restricted for General Government	\$2,570.53
101 – 51600 – 435 – 01	Office Supplies – Computer System	\$2,570.53

Transfer funds from Register of Deeds Data Processing reserve to purchase desks, desk mats, and a chair for new workstations

Juvenile Court

101 – 34520 – 06	Restricted for Administration of Justice	\$1,225.00
101 – 53500 – 317	Data Processing Services	\$1,225.00

Transfer funds from Juvenile Data Processing reserve to cover data processing costs for FY22-23

NOTE: Other amendments

Cheatham County Library

101 – 44170	Miscellaneous Refunds	\$109.68
101 – 56500 – 307 – 001	Communication	\$109.68

Transfer a reimbursement back to the expenditure line where it was paid from

Cheatham County Library

101 – 48130-Libry	Contributions	\$12,500.00
101 – 56500 – 432 – 001	Library Books	\$ 5,000.00
101 – 56500 – 719 – 001	Equipment	\$ 6,000.00
101 – 56500 – 435 – 001	Office Supplies	\$ 1,500.00

Transfer MOE funds from Town of Ashland City into current operating budget

Special Patrols/Jail

101 – 47250	Law Enforcement Grants	\$33,991.00
101 – 54210 – 718	Motor Vehicles	\$33,991.00

Transfer funds received from Mental Health Transportation Grant to assist in purchasing a vehicle for inmate mental health transports

Miscellaneous / Sheriff's Department

101 – 39000	Unassigned	\$ 46,020.01
101 – 58900 – 502	Building and Contents Insurance	\$ 37,424.98
101 – 58900 – 508	Premiums on Corporate Surety Bonds	\$ 5,317.41
101 – 54110 – 506	Liability Insurance	\$ 3,277.62

Transfer funds from County General fund balance to offset an increase of premiums for building and contents insurance, surety bonds, and liability insurance

Sheriff's Department

101 – 47590	Other Federal through State	\$7,100.00
101 – 54110 – 187	Overtime Pay	\$7,100.00

Transfer funds from Tennessee Highway Safety Office Grant to expenditure line to cover payroll for county road blocks

NOTE: The following amendments are to move funds from fund balance to cover an extra payroll for fiscal year 2022-2023 due to the bi-weekly payroll schedule affected by leap years (occurs every 11 years)

County General Payroll Lines

101 – 39000	Unassigned	\$289,022.85
101 – 51300 – 101	County Official/Administrative Officer	\$ 3,974.95
101 – 51300 – 161	Secretary(ies)	\$ 1,924.84
101 – 51310 – 105	Supervisor/Director	\$ 2,096.52
101 – 51500 – 101	County Official/Administrative Officer	\$ 3,097.29
101 – 51500 – 164	Attendants	\$ 2,542.44
101 – 51600 – 101	County Official/Administrative Officer	\$ 3,441.34
101 – 51730 – 101	County Official/Administrative Officer	\$ 2,358.60
101 – 51730 – 105	Supervisor/Director	\$ 1,777.04
101 – 51730 – 108	Investigator(s)	\$ 1,385.40
101 – 51730 – 161	Secretary(ies)	\$ 1,348.10
101 – 51800 – 103	Assistant(s)	\$ 1,353.52
101 – 51800 – 105	Supervisor/Director	\$ 1,837.04
101 – 51800 – 166	Custodial Personnel	\$ 3,019.15
101 – 51800 – 167	Maintenance Personnel	\$ 1,085.48

101 – 51910 – 169	Part-time Personnel	\$ 625.86
101 – 52100 – 101	County Official/Administrative Officer	\$ 2,656.88
101 – 52100 – 103	Assistant(s)	\$ 801.79
101 – 52100 – 140	Salary Supplements	\$ 362.24
101 – 52100 – 162	Clerical Personnel	\$ 1,880.90
101 – 52300 – 101	County Official/Administrative Officer	\$ 3,441.34
101 – 52300 – 106	Deputy(ies)	\$ 1,000.00
101 – 52300 – 106 – 01	Deputy(ies)	\$ 3,132.32
101 – 52300 – 135	Assessment Personnel	\$ 1,372.26
101 – 52300 – 169	Part-time Personnel	\$ 470.00
101 – 52400 – 101	County Official/Administrative Officer	\$ 3,442.34
101 – 52400 – 169	Part-time Personnel	\$ 720.96
101 – 52500 – 101	County Official/Administrative Officer	\$ 3,441.34
101 – 52500 – 106	Deputy(ies)	\$ 10,216.90
101 – 52500 – 106 – 02	Deputy(ies)	\$ 1,309.70
101 – 53100 – 101	County Official/Administrative Officer	\$ 3,441.34
101 – 53300 – 102	Judge(s)	\$ 4,473.35
101 – 53400 – 101	County Official/Administrative Officer	\$ 3,441.34
101 – 53400 – 106	Deputy(ies)	\$ 5,305.16
101 – 53400 – 169	Part-time Personnel	\$ 350.00
101 – 53500 – 102	Judge(s)	\$ 2,092.60
101 – 53500 – 111	Probation Officer(s)	\$ 4,268.25
101 – 53500 – 130 – 002	Social Workers	\$ 1,393.16
101 – 53500 – 161	Secretary(ies)	\$ 1,191.47
101 – 53500 – 169 – 001	Part-time Personnel	\$ 2,000.00
101 – 53910 – 111 – 01	Probation Officer(s)	\$ 1,923.15
101 – 53910 – 111 – 02	Probation Officer(s)	\$ 1,572.95
101 – 53910 – 164	Attendants	\$ 558.09
101 – 53920 – 169	Part-time Personnel	\$ 6,000.00
101 – 53930 – 124	Psychological Personnel	\$ 1,808.49
101 – 54110 – 101	County Official/Administrative Officer	\$ 3,785.68
101 – 54110 – 103	Assistant(s)	\$ 1,427.04
101 – 54110 – 106 – 001	Deputy(ies)	\$ 2,240.40
101 – 54110 – 107	Detective(s)	\$ 1,957.90
101 – 54110 – 108	Investigator(s)	\$ 522.49
101 – 54110 – 110	Lieutenant(s)	\$ 2,678.42
101 – 54110 – 115	Sergeant(s)	\$ 20,593.76
101 – 54110 – 162	Clerical Personnel	\$ 8,826.01
101 – 54110 – 170	School Resource Officer	\$ 9,244.59
101 – 54110 – 170 – 03	School Resource Officer	\$ 2,240.40
101 – 54210 – 103	Assistant(s)	\$ 1,647.34
101 – 54210 – 105	Supervisor/Director	\$ 2,005.36
101 – 54210 – 115	Sergeant(s)	\$ 12,099.43
101 – 54210 – 167	Maintenance Personnel	\$ 1,106.84
101 – 54490 – 105	Supervisor/Director	\$ 2,096.52
101 – 54490 – 161	Secretary(ies)	\$ 1,371.28
101 – 54900 – 103	Assistant(s)	\$ 1,822.47
101 – 54900 – 105	Supervisor/Director	\$ 2,191.28
101 – 55110 – 162	Clerical Personnel	\$ 400.00
101 – 55120 – 105	Supervisor/Director	\$ 1,592.92
101 – 55120 – 162	Clerical Personnel	\$ 454.83

101 – 55130 – 105	Supervisor/Director	\$ 1,943.12
101 – 55130 – 162	Clerical Personnel	\$ 1,222.90
101 – 55130 – 164	Attendants	\$ 85,000.00
101 – 55720 – 141	Foremen	\$ 1,085.50
101 – 56500 – 103 – 001	Assistant(s)	\$ 1,309.78
101 – 56500 – 105 – 001	Supervisor/Director	\$ 1,569.59
101 – 56500 – 105 – 002	Supervisor/Director	\$ 351.43
101 – 56500 – 169 – 001	Part-time Personnel	\$ 3,000.00
101 – 57500 – 161	Secretary(ies)	\$ 1,309.78
101 – 58190 – 103	Assistant(s)	\$ 1,427.06
101 – 58190 – 105	Supervisor/Director	\$ 2,546.70
101 – 58300 – 105	Supervisor/Director	\$ 1,575.28
101 – 58300 – 121	Data Processing Personnel	\$ 440.10
101 – 51100 – 191	Board and Committee Members Fees	\$ 0.76

Transfer the cost of one County General payroll (for all departments) from County General Fund Balance

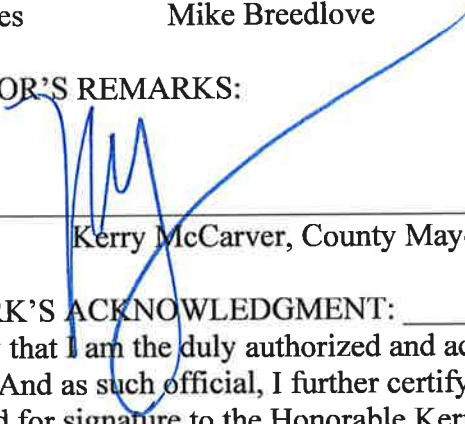
Budget Vote (11/14/2022): 5 Yes 0 No 0 Absent

Funding Source: Various

RECORD: Approved by roll call vote 12 Yes 0 No 0 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:




 Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.


Abby Short, County Clerk



RESOLUTION: 7

RESOLUTION TITLE: To Authorize The Following Budget Amendments To The Solid Waste Fund

DATE: November 21, 2022

MOTION BY: Mr. Eugene O. Evans, Sr.

SECONDED BY: Mr. Bill Powers

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to authorize the following budget amendments for the Solid Waste Fund:

Sanitation Management/Employee Benefits

116-43110	Tipping Fees	\$26,912.50
116-55710-143	Equipment Operators	\$25,000.00
116-58600-201	Social Security	\$ 1,912.50

NOTE: The following amendments are to move funds from Tipping Fee revenues to cover an extra payroll for fiscal year 2022-2023 due to the bi-weekly payroll schedule affected by leap years (occurs every 11 years)

Sanitation Management

116-43110	Tipping Fees	\$ 7,103.22
116-55710-105	Supervisor/Director	\$ 2,078.34
116-55710-147	Truck Drivers	\$ 5,024.88

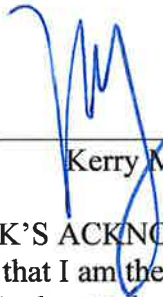
Transfer the difference needed for one Solid Waste payroll from Tipping Fee revenues

Budget Vote (11/14/2022): 5 Yes 0 No 0 Absent
Funding Source: Tipping Fees

RECORD: Approved by roll call vote 12 Yes 0 No 0 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.



Abby Short, County Clerk

RESOLUTION: 8
RESOLUTION TITLE: To Authorize The Following Surplus Items For The Other Capital Projects – Vehicle Fund
DATE: November 21, 2022
MOTION BY: Ms. Diana Lovell
SECONDED BY: Mr. Bill Powers

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to authorize the surplus of the following county assets to be sold, and receipt proceeds of sale to Other Capital Projects – Vehicles Fund: 178-44530 (Sale of Equipment):

Department: EMS

Year/Make/Model: 2016 Ford F-350 XLT
VIN: 1FDRF3GT8GEB26848
Mileage: 143,000

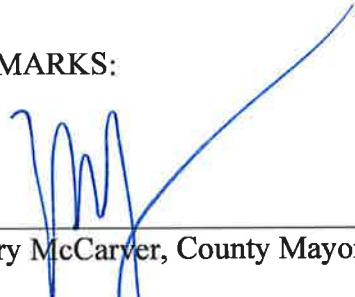
Once approved for surplus, vehicle will be traded towards a replacement ambulance.

*Budget Vote (11/14/2022): 5 Yes 0 No 0 Absent
Funding Source: None*

RECORD: Approved by roll call vote 11 Yes 0 No 0 Absent 1 Abstain

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Abstain	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.



Abby Short, County Clerk



RESOLUTION: 9

RESOLUTION TITLE: To Amend Resolution 10(F) Adopted August 15, 2022

DATE: November 21, 2022

MOTION BY: Mr. Walter Weakley

SECONDED BY: Mr. Bill Powers

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to amend the underlined portion of the following budget amendment for the Veteran's Service Office Position and replace it with the following verbiage:

New employees will start at level 0 pay and will be employed under a 6-month probation period until the employee earns their VSO state accreditation. If they do not earn their VSO state accreditation within the 6-month probation period, the employee will no longer be qualified for the position and will be terminated. If a new employee is already accredited when hired, they would start at the full level 0 starting pay and would already meet the criteria required.

The VSO Committee and VSO Director Lloyd Sharp are requesting to change the current part-time position to a full-time position. New employees will start \$1.37 per hour less than level 0 starting pay and will be employed under a 12-month probation period until the employee earns their VSO state accreditation. Once accredited, their pay will increase to the full level 0 starting pay. If a new employee is already accredited when hired, they would start at the full level 0 starting pay. This state accreditation is a requirement for the employee to use the state system when providing service to veterans. If approved, this would require a policy to be established outlining this benefit to be provided to the Human Resource Office and Accounting Office and will apply to both full-time VSO officer positions. This would be an approximate cost of \$42,589.17 for FY22-23 (\$28,814.06 + benefits of \$13,775.11). There is currently \$68,480.24 available in the VSO Reserve (from unused funds accumulated over the years). This would become effective upon approval by the Cheatham County Legislative Body. The difference needed to fund this full-time position shall continue to be funded from available VSO Reserve Funds.

*Budget Vote (11/14/2022): 5 Yes 0 No 0 Absent
Funding Source: None*

RECORD: Approved by roll call vote 12 Yes 0 No 0 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.



Abby Short, County Clerk



RESOLUTION: 10

RESOLUTION TITLE: To Approve The HVAC Replacement Plan For Ashland City Elementary School

DATE: November 21, 2022

MOTION BY: Mr. Chris Gilmore

SECONDED BY: Mr. David Anderson

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, to authorize the following for the Education Capital Projects Fund:

Schools HVAC Replacement Plan/Cost
Requested Funding Source: Education Debt Service

The Budget Committee recommended moving forward with borrowing funds for Year 1 of the HVAC Replacement Plan (replacement of HVAC units at Ashland City Elementary), not to exceed \$2,505,000.00. If approved, the Capital Outlay Note Resolution will be presented at the December meeting.

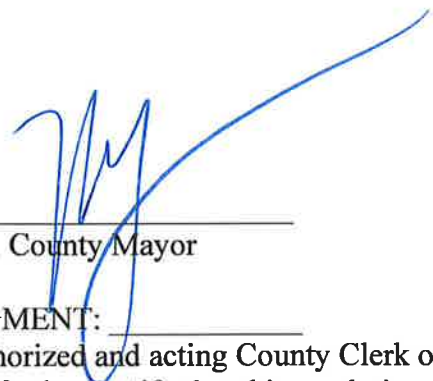
*Budget Vote (11/14/2022): 5 Yes 0 No 0 Absent
Funding Source: Education Debt Service*

A copy of the Plan is attached.

RECORD: Approved by roll call vote 12 Yes 0 No 0 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT:

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.



Abby Short, County Clerk





Trane Turnkey Budget



Turnkey Budget For:
Dr. Tara Watson
Chief Operating Officer
Cheatham County School District
102 Elizabeth Street
Ashland City, TN 37015 U.S.A.

Local Trane Office:
Trane U.S. Inc. dba Trane
601 Grassmere Park Drive, Suite 10
Nashville, TN 37211-3659

Local Trane Representative:
Brian Bolln
Account Manager
Office: (615) 242-0311

Proposal ID: 3183806

Date: October 6, 2022

Omnia Partners
Contract Number USC # 2021-379
Proposal # 13-295591-22-001



TRANE TURNKEY BUDGET

Executive Summary

Trane is pleased to present a solution to help Cheatham County School District reach its performance goals and objectives. This proposed project will enhance your operation by helping you to optimize your resources, improve the comfort in your facility, and reduce energy costs.

We appreciate the effort from Cheatham County School District to assist in the HVAC system analysis and business discussions. Because of your efforts, we were able to develop a proposal that offers Turnkey retrofit service solutions to your specific concerns, based on Trane system knowledge and application expertise.

As your partner, Trane is committed to providing Turnkey retrofit services to help achieve a comfortable building environment for the people who occupy the building. For the people who own, manage and maintain the building, Trane is committed to providing reliable HVAC systems and products that improve performance.

Some key features and benefits Cheatham County School District should expect from this project are highlighted below.

- Reduce Equipment Breakdowns and County Spend on Repairs
- Reduce Energy Spend thru Increased Efficiency
- Increase Control and Scheduling
- Provide Better Temperature Control for Teachers and Students

Trane appreciates the opportunity to earn your business. Your investment in the Budgeted project is 2,505,000.00. This investment will provide Cheatham County School District with the capability to significantly reduce operating costs and improve comfort conditions in your facility.

We look forward to partnering with Cheatham County School District for your Turnkey retrofits service needs. I will be contacting you soon to discuss the proposal and to schedule the next steps.

WE VALUE THE CONFIDENCE YOU HAVE PLACED IN TRANE AND LOOK FORWARD TO PARTNERING WITH YOU.

Brian Bolin
Account Managers,
Trane U.S. Inc. dba Trane



Prepared For:
Dr. Tara Watson

Date:
October 6, 2022

Job Name:
Ashland City Elementary HVAC Replacement Turnkey

Proposal Number:
3183806

Delivery Terms:
Freight Allowed and Prepaid – F.O.B Factory

Payment Terms:
Net 30

State Contractor License Number:

Proposal Expiration Date:
30 Days

Scope of Work

"Scope of Work" and notations within are based on the following negotiated scope of work with Dr. Tara Watson and based on Several site surveys.

Turnkey Installation of HVAC Equipment

Tag Data – Customer Classroom Water-Source Comfort Systems (Qty: 44)

Item	Tag(s)	Qty	Description	Model Number
A1	Classroom WSHP	44	Hi Efficiency WSHP	EXVG0**B1-

Product Data – Customer Classroom Water-Source Comfort Systems

Item: A1 Qty: 1 Tag(s): Class WSHP
 High efficiency vertical
 208-230/60/3
 Copper-water coil
 Heating & Cooling Circuit
 Hot Gas Reheat
 Variable ECM - constant torque
 35 F (For Water loop)
 Condensate, fan status and filter timer
 Matte Faced Insulation
 2" MERV 8
 Standard sound attenuation
 Polymer drain pan
 Humidity/temperature sensor
 Hays Fluid Control Hose Kit
 Customer Stainless Steel Classroom Cabinet
 1st year labor warranty whole unit
 5 year compressor warranty



Tag Data - 3-10 Ton R-410A PKGD Unitary Cooling Rooftop (Qty: 4)

Item	Tag(s)	Qty	Description	Model Number
B1	58/RTU-4, 69, 57/RTU-3, 60/RTU-2	4	R-410A PKGD Unitary Cooling Rooftop	TSC0**G3RBA--

Product Data - 3-10 Ton R-410A PKGD Unitary Cooling Rooftop

All Units

- DX cooling
- Standard efficiency
- Convertible configuration
- 208-230/60/3
- Microprocessor controls 3ph
- Manual damper 0-50 % 3 ph
- Standard condenser coil with hail guard
- Through the base 3 ph
- Circuit breaker 3 ph
- Powered convenience outlet
- Discharge air sensing tube 3 ph
- Digital display zone sensor (Fld)
- LonTalk(R) communication interface (Fld)
- 1st Year Parts and Labor warranty

Tag Data - Odyssey Split System Indoor Unit (Qty: 2)

Item	Tag(s)	Qty	Description	Model Number
C1	59, 74	2	Unitary Split Systems Indoor	TWE0**43AAA

Product Data - Odyssey Split System Indoor Unit

Item: C1 Qty: 2 Tag(s): 59, 74

- Air Handler
- R-410A
- 208-230/60/3
- Single Circuit
- Generation A (DOE 2018)
- Constant Volume
- Electric Heater (208/230/3/60) (Fld)
- 1st Year Parts and Labor Warranty Whole Unit

Tag Data - Odyssey Split System Outdoor Unit (Qty: 2)

Item	Tag(s)	Qty	Description	Model Number
D1	59, 74	2	Unitary Split Systems Outdoor	TWA0**43AAA

Product Data - Odyssey Split System Outdoor Unit

Item: D1 Qty: 2 Tag(s): 59, 74

- Heat Pump (TWA)
- R-410A Refrigerant
- 208-230/60/3
- Single Compressor / Single Circuit
- Symbio (Heat Pump)
- Adv. Diag. LonTalk Comm. Interfac
- 1st Year Parts and Labor Warranty Whole Unit



Tag Data - Split System Air Conditioning Units (Small) (Qty: 7)

Item	Tag(s)	Qty	Description	Model Number
E1	61, 63, 62, 70, 71, 72, 73	2	1.5 Ton Unitary Split Systems	4TWR40**G1-TEM4A0B**S21S

Product Data - Split System Air Conditioning Units (Small)

Item: E1 Qty: 7 Tag(s): 61, 63, 62, 70, 71, 72, 73
 4TWR4 Heat Pump Outdoor Unit
 1.5 Ton - Nominal Cooling Capacity
 200 - 230 Volt 1 Phase 60 Hertz
 Std Efficiency
 208-230/1/60
 kW Htr w/Ckt Brk 208/240/1 (Fld)
 External filter rack (Fld)
 1st Year Parts and Labor warranty

Tag Data - Packaged Gas/Electric Rooftop Units (Qty: 2)

Item	Tag(s)	Qty	Description	Model Number
F1	RTU-6, RTU-7	2	Gas/Elec Package Units	YSH***G3RLC

Product Data - Packaged Gas/Electric Rooftop Units

Item: F1 Qty: 2 Tag(s): RTU-6, RTU-7
 Gas/Electric
 Standard efficiency
 Horizontal
 208-230/60/3
 Reliatel
 Gas Heat - Low
 Standard condenser coil with hail guard
 Lontalk(R) communications interface
 Discharge air sensing tube
 0-100% Economizer, dry bulb control (Fld)
 Digital display zone sensor (Fld)
 1st year Parts and Labor warranty

Tag Data - 3-10 Ton R-410A PKGD Unitary Gas/Electric Rooftop (Qty: 3)

Item	Tag(s)	Qty	Description	Model Number
G1	66/RTU-1, 68/RTU-2, 67/RTU-3	3	Gaspack	YHC**F3RLA

Product Data - 3-10 Ton R-410A PKGD Unitary Gas/Electric Rooftop

All Units

DX cooling, gas heat
 High efficiency
 Convertible configuration
 208-230/60/3
 Microprocessor controls
 Low gas heat
 Economizer Dry Bulb 0-100% with Barometric Relief
 Through the base electrical
 Non-fused disconnect
 Lontalk(R) communications interface
 Discharge air sensing tube
 CO2 duct mounted, field sensor kit (Fld)
 Digital display zone sensor (Fld)
 1st Year Parts and Labor warranty



Tag Data - Indoor Gas Heating Products (Qty: 2)

Item	Qty	Description	Model Number
H1	2	Gas Hanging Unit Heaters	GNNE0

Product Data - Indoor Gas Heating Products

Item: H1 Qty: 2

High efficiency propeller fan gas unit heater
 Natural gas
 115/60/1 main power supply
 Two stage, direct spark gas control
 First design
 Aluminized steel heat exchanger
 Open Drip Proof (ODP)
 1st Year Parts and Labor Warranty Whole Unit

Tag Data - Packaged Terminal Air Conditioners

Item	Tag(s)	Qty	Description	Model Number
I1	No Tag	3	Heat Pump PTAC	PTH***G35AXXX

Product Data - Packaged Terminal Air Conditioners

Item: I1 Qty: 3

Heat Pump (thru Wall Unit)
 265-1- 60 voltage
 3.7 kw electric heater
 NEMA 7-20 amp cord
 Low Voltage wiring harness

Tag Data - Kitchen Exhaust / Makeup Air Unit (Qty: 3)20

Item	Qty	Description
J1	3	Kitchen Hood Makeup Air Unit

Product Data - Kitchen Exhaust / Makeup Air

Item: J1 Qty: 3

High efficiency
 Natural gas
 115/60/1 main power supply
 Two stage, direct spark gas control
 Aluminized steel heat exchanger
 Open Drip Proof (ODP)
 1st Year Parts and Warranty Whole Unit

Mechanical Installation

- Classroom WSHP Installation
 - Remove Existing Marvair WSHP
 - Disconnect Electrical, Ground Water Loop piping & Low Voltage Wiring
 - Dispose of Refrigerant Per EPA Standard
 - Dispose of Marvair Unit
 - Install new Customer Trane Classroom WSHP
 - Reconnect Electrical, Ground Water Loop piping & Low Voltage Wiring
 - Provide startup and operation checks to insure proper operation of new equipment



- RTU Installation
 - Remove Existing RTU
 - Disconnect Electrical, Gas and Drain Piping
 - Disposal of Units and Refrigerants off site
 - Crane to Remove and install new unit
 - Installation of new Unit
 - Installation of Economizer and coil guards as needed
 - Reconnect Existing Electrical, gas and low voltage wiring
 - Provide startup and operation checks to insure proper operation of new equipment

- Split System Installation
 - Remove Existing Condensing Units
 - Crane for removal and install of new condensing units
 - Remove Ceilings where necessary to remove existing Air Handler
 - Flush existing refrigerant lines
 - Disconnect Electrical & Condensate Drain Piping
 - Disposal of Units and Refrigerants off site
 - Provide startup and operation checks to insure proper operation of new equipment

- PTAC Installation
 - Remove Existing PTAC
 - Disposal of Units and Refrigerants off site
 - Install new PTAC in Existing Wall Sleeve
 - Reconnect Low Voltage wiring
 - Provide startup and operation checks to insure proper operation of new equipment

- Kitchen Makeup Air Unit
 - Remove Kitchen Hood Makeup Air Unit
 - Disconnect Electrical and Gas piping from equipment
 - Provide New Curb for combination Kitchen Exhaust / Makeup Air Unit
 - Provide Crane for removal and install of equipment on roof
 - Install new Kitchen hood exhaust and Makeup unit on roof
 - Reconnect Electrical and Gas piping from Equipment
 - Provide startup and operation checks to insure proper operation of new equipment

BAS Panel & Controls Integration of New Equipment

BAS System Panel will consist of the following:

- Tracer SC+ Building Controller to replace BCU
- All existing unit communications to be restored to new installed HVAC units
- System, unit and floor plan graphics (AutoCAD files provided by owner)
- Alarm and message routing via email (email server by owner)
- BAS to communicate on owner's IT network
- Control system programming, start-up, and commissioning
- Installation is to be performed during normal business hours
- Includes One-Year Labor Warranty on all control components
- Static IP address for Tracer SC+ must be issued by owner for remote accessibility



Controls Integration of New Equipment

- Installation of Wireless routers throughout school Corridors to allow for Wireless communication of new Classroom WSHP.

Exclusions:

- Participation in OCIOP or CCIP insurance programs
- Temporary HVAC controls or equipment
- Any items not specifically noted in the proposal

Turnkey systems services not included

- Any structural modifications
- Any masonry modifications
- Any fire alarm devices or wiring – existing to remain
- Modifications to existing ductwork systems – existing to remain
- Any items not specifically noted in the proposal.

Proposal Notes/ Clarifications

- All work to be performed during normal business hours (8am to 5pm, M-F, non-holidays)
- Proposal does not include "Premium Time" or Price Contingency therefor
- Equipment Order Release and Services rendered are dependent on receipt of PO/Subcontract and credit approval
- Trane will not perform any work if working conditions could endanger or put at risk the safety of our employees or subcontractors
- Asbestos or hazardous material abatement removal shall be performed by customer

District Wide Controls Upgrade

BAS System Panel will consist of the following:

- Tracer Ensemble Cloud BAS System Upgrade
 - Upgrade the current Tracer ES interface software to the new Ensemble Cloud Services Software
 - Set and program Ensemble system to connect to all building panels and provide secure remote access and control of the BAS systems.
 - Upgrade each obsolete Tracer BCU building panel to Current BACnet SC+ platform panel
 - Provide One-year Ensemble License
 - Annual License Renewal Required yearly (years 2 thru 5 proposed separately)
- Provide and install the following for each building as given (ACES, CCCHS (2 panels), CMS, PVES, SMS, SHS, KSES, HMS, HHS, WCES, PES, ECES, Annex Building, and CCSS BOE building):
 - Install Tracer SC+ in existing BCU control enclosure to replace each existing BCU panel
 - Provide and install LON interface module to connect to existing unit controllers
 - Updated System, HVAC Unit graphics, and Floor Plan Graphics (AutoCAD Files Provided by Owner)
 - Alarm and Message Routing via Email (Email Server by Owner)
 - BAS to Communicate on Owner's IT Network
 - Provide Trane Connect secure remote access to operations team members



Add Alternate Notes/Clarifications:

- All Devices Must Be Communicating at Time of Upgrades, Troubleshooting Communication Errors Will Be at Owners Expense
- Network Switches Provided by Owner
- All exposed wiring or wiring within walls shall be in EMT conduit. Wiring in concealed accessible locations shall be plenum rated wire, neatly tied off. Conduits exposed to weather shall be galvanized rigid conduit.
- Installation is to be performed during normal business hours
- Includes One-Year Labor Warranty on all control components
- Static IP address for Tracer SC+ must be issued by owner for remote accessibility; existing Static IP addresses used for BCU's may be reused at Owner's direction
- Trane has included (16) hours of technical time for owner training. Any hours in excess of the (16) hours will be billed at \$150.00 per hour.

Exclusions:

- No BAS control or wiring other than in the scope above
- Existing controls and communications must be in proper working order prior to any upgrades being started.
- Repair or replacement of any existing controls except as noted above.
- Demolition/Removal of existing control panels
- Roof penetrations and weather sealing
- Operator workstation, monitor and printer
- Concrete floor/ceiling/roof penetrations
- Manual volume dampers or louvers
- Smoke damper or combination fire/smoke dampers and actuators
- Duct smoke detectors or installation of duct smoke detectors
- Fire, security, and lighting controls and integration
- 3rd party systems integration of any type unless noted above
- 50 VAC and greater power wiring to equipment, control panels, or controls equipment (unless noted in the scope above)
- Motor starters, disconnects, and/or H-O-A switches
- Systems test and balance (unless noted in the scope above)
- 3rd party commissioning (unless noted in the scope above)
- Network conduit and fiber optic cable from building to building (by others)
- Maintenance agreements are provided separately
- Repair, replacement of or modifications to any existing controls or equipment except as specifically noted in this proposal.
- Commissioning or retro-commissioning except as specifically noted above.
- Equipment startup
- Cost of payment, performance, or bid bonds
- Permit cost
- Participation in OCIP or CCIP insurance programs
- Temporary HVAC controls or equipment
- Any items not specifically noted in the proposal



Budget Pricing

Dr. Tara Watson
Chief Operating Officer
Cheatham County School District
102 Elizabeth Street
Ashland City, TN 37015 U.S.A.

Budget Price

Total Net Budget Price (Including appropriate Sales and/or Use Tax, if required by law).....\$2,505,000.00

This Represents an estimated 5.2% (\$128,000.00) discount over a Retail Project.

Budgeted Anticipation Discount

Trane is pleased to offer an opportunity to maximize the value of your purchase by offering you savings with the Trane Anticipation Discount Program (ADP) that is flexible and designed for all Trane customers. The discount depends on the percentage of quoted price that is pre-paid, estimated payment date, estimated monthly schedule of values, and the current annualized discount rate.

Total Potential ADP Discount for this project\$ 83,100.00

Your Trane representative can provide a formal ADP quotation to lock in your savings.

Financial Items not included

- Payment and Performance Bond
- Guarantee of any energy, operational, or other savings

Respectfully submitted,

Brian Bolin
Account Managers
Trane U.S. Inc. dba Trane
(615) 242-0311



COVID-19 NATIONAL EMERGENCY CLAUSE:

The parties agree that they are entering into this Agreement while the nation is in the midst of a national emergency due to the Covid-19 pandemic ("Covid-19 Pandemic"). With the continued existence of Covid-19 Pandemic and the evolving guidelines and executive orders, it is difficult to determine the impact of the Covid-19 Pandemic on Trane's performance under this Agreement. Consequently, the parties agree as follows:

1. Each party shall use commercially reasonable efforts to perform its obligations under the Agreement and to meet the schedule and completion dates, subject to provisions below;
2. Each party will abide by any federal, state (US), provincial (Canada) or local orders, directives, or advisories regarding the Covid-19 Pandemic with respect to its performance of its obligations under this Agreement and each shall have the sole discretion in determining the appropriate and responsible actions such party shall undertake to so abide or to safeguard its employees, subcontractors, agents and suppliers;
3. Each party shall use commercially reasonable efforts to keep the other party informed of pertinent updates or developments regarding its obligations as the Covid-19 Pandemic situation evolves; and
4. If Trane's performance is delayed or suspended as a result of the Covid-19 Pandemic, Trane shall be entitled to an equitable adjustment to the project schedule and/or the contract price.

Global Supply Chain: Due to the global disruption in the supply chain from microprocessors to raw materials, there could be delays in shipping parts and equipment. Trane will do its best to minimize the impact, but due to circumstances outside our control, there have be delays in shipping. It is our goal to keep you updated on any orders that will help us meet the obligations of this scope of work.

Mobilization Payment: Trane will, upon execution of this contract, invoice 15% of the project value for our initial services. This will include mobilization costs, engineering, administrative services, and other costs. All future billings will be based on a progress billing basis unless other terms are agreed to. Other information regarding billing terms can be found the terms and conditions section within this document.

Cheatham County Schools HVAC 5 Year Replacement Plan

Replacement Year 1: \$3,033,992.63
 Replacement Year 2: \$2,825,670.45
 Replacement Year 3: \$2,871,701.00
 Replacement Year 4: \$3,117,371.38
 Replacement Year 5: \$3,066,046.58
 Total: \$14,914,785.03

School	Unit Type	Quantity	Brand	Average Year	Life Expectancy	Over/Under Life Exp.	Total Tonnage	Total Estimated Replacement Cost	Replacement Year
Asland City STEM	PTACS	3	2 Trane, 1 Amana	2003	10	0	1	\$ 10,650.00	1
	Water Source Classroom	44	Murvor	2004	19	-1	3.5	\$ 2,070,244.00	1
	RTUS	19	Trane	2004	15	1	117.5	\$ 5,70,832.63	1
	Make Up Air Units	2	Callitve Aire	2004	18	0	NA	\$ 78,130.00	1
	Gym Unit Heaters	2	Trane	2004	13	5	NA	\$ 21,314.00	1
Total							Total \$	2,751,170.63	

Cheatham Co Central High	PTACS	3	McQuay, Amana, Trane	Not functioning	10	NA	1	Not Replacing	DNR
	Water Source Classroom	36	Bad	2008	19	-5	126	\$ 1,693,836.00	3
	RTUS	20	Trane	2008	15	-1	112	\$ 1,138,800.00	3
	Make Up Air Units	1	Callitve Aire	2008	18	-4	NA	\$ 39,065.00	3
Total							Total \$	2,471,701.00	

Cheatham Co Middle	PTACS	71	GE	2011	10	0	1	\$ 252,050.00	2
Totals							Total \$	252,050.00	

East Cheatham Elementary	PTACS	75	GE	2011	10	1	1	\$ 266,250.00	2
	RTUS	10	Trane	2012	15	5	81.5	\$ 395,939.23	4
Total							Total \$	662,189.23	

Harpeth High School	PTACS	61	GE	2011	10	1	1	\$ 216,550.00	2	
	RTUS	30	Trane	2015	15	-8	233.5	\$ 1,134,378.03	5	
	Make Up Air Units	3	Trane	2011	18	-7	NA	\$ 117,195.00	3	
	Ductless Mini Split	2	DMT	2011	15	-4	1.5	\$ 75,750.00	5	
	Energy Recovery	4	Greenheck	2011	20	-9	NA	\$ 151,900.00	5	
	Gym Unit Heaters	4	Trane	2011	13	-2	NA	\$ 42,628.00	5	
	Total							Total \$	1,738,001.03	

Harpeth Middle School	PTACS	72	Trane	2016	10	-4	1	\$ 255,600.00	4
	RTUS	17	Priority Trane	2011	15	-4	112	\$ 544,112.80	4
	Make Up Air Unit	1	Greenheck	2011	18	-7	NA	\$ 39,065.00	4
	Gym Unit Heaters	4	Trane	2013	13	-4	NA	\$ 42,628.00	4
	Gym Air Handlers	2	Trane	2013	15	-6	40	\$ 194,326.00	4
Total							Total \$	1,075,731.80	

School	Unit Type	Quantity	Brand	Average Year	Life Expectancy	Total Tonnage	Total Estimated Replacement Cost
Kingston Springs Elementary	PTACS	10	Priority Amana	2010	10	7	\$ 106,500.00
	RTUS	7	Trane	2007	15	0	\$ 298,176.24
Total						Total \$	298,176.24

Total \$ 405,276.23

Program Elementary Five Arts	PTACS	52	20 Adms, 18 Admins, 5 Frndsch, 7 McChary, 3 Trane	2011	10	1	\$ 184,600.00	2
	RTUS	10	5 Trane RTU's 7 Trane Spots	2011	15	47.5	\$ 790,767.13	2
	Total							\$ 415,367.13

Pleasant View Elementary	PTACS	19	35,10, 23 Gr, 1 Frndsch	2011	10	1	\$ 209,450.00	2
	RTUS	19	Trane	2014	15	125	\$ 607,268.75	5
	Make up Air Units	2	Grantsbook	2011	18	16A	\$ 78,130.00	3
Total							\$ 894,848.75	

Hydman's High School	PTACS	54	2011	2011	10	1	\$ 229,200.00	1
	RTUS	28	Trane	2011	15	155.5	\$ 646,931.00	4
	Trane	2	Trane	2011	15	4	\$ 4,500.00	1
	Make Up Air Units	5	Appld/Adms	1998	18	6A	\$ 117,100.00	4
	Total							\$ 1,005,731.00

Riverside Middle School	PTACS	27	RTU's 2 Trane	2011	10	1	\$ 170,800.00	2
	RTUS	17	Trane	2011	15	8	\$ 43,111.80	2
	Trane	2	Trane	2011	15	5A	\$ 17,500.00	2
	Trane	2	Trane	2011	15	5A	\$ 17,500.00	2
	Trane	2	Trane	2011	15	8	\$ 43,111.80	2
	Trane	2	Trane	2011	15	8	\$ 43,111.80	2
	Trane	2	Trane	2011	15	8	\$ 43,111.80	2
Total							\$ 315,136.20	

Mont. Shastana Elementary	PTACS	52	2011	2011	10	1	\$ 184,600.00	2	
	RTUS	10	5 Trane RTU's 7 Trane Spots	2011	15	47.5	\$ 790,767.13	2	
	Total							\$ 975,367.13	

Riverside Academy	PTACS	26	Trane	2016	10	1	\$ 92,300.00	4
	RTUS	4	Trane	2011	15	12	\$ 58,217.80	4
Total							\$ 150,517.80	

Riverside Academy	PTACS	26	Trane	2016	10	1	\$ 92,300.00	4
	RTUS	4	Trane	2011	15	12	\$ 58,217.80	4

TOTAL ALL SCHOOLS \$ 4,052,762.23

Cheatham County Schools HVAC Audit 2021

School	Unit Type	Quantity	Brand	Average Year	Life Expectancy	Over/Under Life Exp.	Total Tonnage	Total Estimated Replacement Cost
Ashland City STEM	PTACS	3	2 Trane, 1 Amana	2003	10	9	1	\$ 10,650.00
	Water Source Classroom	44	Marvaltr	2004	19	1	3.5	\$ 2,070,244.00
	RTUs	19	Trane	2004	15	-1	117.5	\$ 570,832.63
	Make Up Air Units	2	Captive Aire	2004	18	0	NA	\$ 78,130.00
	Gym Unit Heaters	2	Trane	2004	13	5	NA	\$ 21,314.00
Total:								\$ 2,751,170.63

Cheatham Co Central High	PTACS	3	Miquity, Amana, Trane	Not functioning	10	NA	1	\$ 10,650.00
	Water Source Classroom	36	Bard	2008	19	-5	126	\$ 1,693,836.00
	RTUS	20	Trane	2008	15	-1	312	\$ 1,138,800.00
	Make Up Air Units	1	Captive Aire	2008	18	-4	NA	\$ 39,065.00
Total:								\$ 2,882,351.00

Cheatham Co Middle	PTACS	71	GE	2011	10	1	1	\$ 252,050.00
	RTUS	33	Trane	2020	15	-13	203.5	\$ 988,633.53
	Make Up Air Units	2	Trane	2020	18	-16	NA	\$ 78,130.00
	Energy Recovery	4	Renew Aire	2020	20	-18	NA	\$ 52,000.00
	Gym Unit Heaters	4	Trane	2020	13	-11	NA	\$ 42,628.00
	Totals:							

East Cheatham Elementary	PTACS	75	GE	2011	10	1	1	\$ 268,250.00
	RTUS	10	Trane	2012	15	-5	81.5	\$ 495,939.23
Totals:								\$ 662,189.23

Harpeth High School	PTACS	61	GE	2011	10	1	1	\$ 216,550.00
	RTUS	30	Trane	2015	15	-8	231.5	\$ 1,134,378.03
	Make Up Air Units	3	Trane	2011	18	-7	NA	\$ 117,195.00
	Ductless Mini Split	2	EMH	2011	15	-4	1.5	\$ 75,750.00
	Energy Recovery	4	Greenheck	2011	20	-9	NA	\$ 51,500.00
	Gym Unit Heaters	4	Trane	2011	13	-2	NA	\$ 42,628.00
	Total:							

Harpeth Middle School	PTACS	72	Trane	2016	10	-4	1	\$ 255,600.00
	RTUS	17	Primarily Trane	2011	15	-4	112	\$ 544,112.80
	Make Up Air Unit	1	Greenheck	2011	18	-7	NA	\$ 39,065.00
	Gym Unit Heaters	4	Trane	2013	13	-4	NA	\$ 42,628.00
	Gym Air Handlers	2	Trane	2013	15	-6	40	\$ 194,326.00
	Total:							

School	Unit Type	Quantity	Brand	Average Year	Life Expectancy	Total Tonnage	Total Estimated Replacement Cost
Kingston Springs Elementary	PTACS	30	Primarily Amanas	2010	10	1	\$ 106,500.00
	RTUS	7	Trane	2007	15	0	\$ 298,776.23
Total							\$ 405,276.23

Pegram Elementary Fine Arts	PTACS	52	20 GE, 18 Amanas, 5 Friedrich, 7 McDuffy, 2 Trane	2011	10	1	\$ 184,600.00
	RTUS	10	3 Trane RTUS's 7 York Spitts	2001	15	6	\$ 230,762.13
	Total						

Pleasant View Elementary	PTACS	59	35 LG, 23 GE, 1 Friedrich	2011	10	1	\$ 209,450.00
	RTUS	19	Trane	2014	15	7	\$ 607,948.75
	Make Up Air Units	2	Greenheck	2011	18	7	\$ 76,130.00
Total							\$ 893,528.75

Sycamore High School	PTACS	64	GE	2010	10	3	\$ 219,000.00
	RTUS	28	Trane	2011	12	4	\$ 1,096,931.13
	Inverter Mini Split	3	IMM	2011	15	4	\$ 17,000.00
	Make Up Air Units	3	Aeroseal	1988	18	1	\$ 117,185.00
Total							\$ 1,453,116.13

Springdale Middle School	PTACS	25	Friedrich	2011	10	3	\$ 278,900.00
	RTUS	37	Trane	2011	12	4	\$ 244,117.80
	Greenheck	1	Trane	2011	15	6A	\$ 12,674.69
	RTUS	1	Tall	2017	18	2	\$ 117,185.00
	Make Up Air Units	1	Greenheck	2010	18	1	\$ 76,130.00
	Total						

West Chatham Elementary	PTACS	41	GE	2011	10	3	\$ 156,300.00
	RTUS	1	Manrose	2007	15	6	\$ 191,241.84
	RTUS	1	Trane (7 Tons)	2007	15	7	\$ 61,351.13
Total							\$ 408,892.97

Riverside Academy	PTACS	26	Trane	2016	10	-4	\$ 92,300.00
	RTUS	4	Trane	2011	15	4	\$ 58,297.80
Total							\$ 150,597.80

All Schools (Grand Total)	PTACS	11	Trane	2011	10	6A	\$ 282,825.00
	RTUS	11	Trane	2011	15	6A	\$ 282,825.00
Total							\$ 565,650.00

Includes Replacing Harpeth Middle

Cheatham County Schools HVAC Audit 2021

Units Sorted by Over/Under Life Expectancy

(+) Numbers indicate past expectancy and (-) Numbers indicated years left till expectancy

School	Unit Type	Quantity	Brand	Average Year	Life Expectancy	Over/Under Life Exp.	Total Tonnage	Total Estimated Replacement Cost *
Ashland City STEM	PTACS	3	2 Trane, 1 Amana	2003	10	8	1	\$ 7,950.00
Program Elementary Fine Arts	RTUS	10	3 Trane RTU's 2 York Splits	2001	15	8	47.5	\$ 173,375.00
Sycamore High School	Make Up Air Units	3	Aerolift	1998	18	8	NA	\$ 81,000.00
Ashland City STEM	Gym Unit Heaters	2	Trane	2004	13	4	NA	\$ 16,000.00
Ashland City STEM	RTUS	19	Trane	2004	15	7	117.5	\$ 428,875.00
Kingston Springs Elementary	PTACS	30	Primarily Amanas	2010	10	1	1	\$ 79,500.00
Cheatham Co Middle	PTACS	71	GE	2011	10	0	1	\$ 188,150.00
East Cheatham Elementary	PTACS	75	GE	2011	10	0	1	\$ 198,750.00
Harpeth High School	PTACS	61	GE	2011	10	0	1	\$ 161,650.00
Program Elementary Fine Arts	PTACS	52	20 GE, 18 Amana, 5 Friedrich, 7	2011	10	0	1	\$ 137,800.00
Massanut View Elementary	PTACS	59	35 LG, 23 GE, 1 Friedrich	2011	10	0	1	\$ 156,350.00
Sycamore High School	PTACS	64	GE	2011	10	1	1	\$ 109,000.00
West Cheatham Elementary	PTACS	59	Primarily GE	2011	10	3	3	\$ 157,650.00
West Cheatham Elementary	PTACS	44	GE	2011	10	3	3	\$ 144,400.00
Ashland City STEM	Make Up Air Units	2	Captive Air	2004	18	-1	NA	\$ 54,000.00
Kingston Springs Elementary	RTUS	7	Trane	2007	15	-1	63.5	\$ 224,475.00
West Cheatham Elementary	RTUS	11	Trane	2007	16	-1	9	\$ 318,000.00
Ashland City STEM	Water Source Classroom	44	Marvaiv	2004	19	-2	3.5	\$ 1,540,000.00
Cheatham Co Central High	RTUS	20	Trane	2008	15	-2	312	\$ 1,138,800.00
Harpeth High School	Gym Unit Heaters	4	Trane	2011	13	-3	NA	\$ 32,000.00
Sycamore High School	Water Source Classroom	5	Trane	2011	13	-3	NA	\$ 32,000.00
West Cheatham Elementary	Water Source Classroom	5	Marvaiv	2007	19	-3	NA	\$ 175,200.00
Cheatham Co Central High	Make Up Air Units	1	Captive Air	2008	18	-5	NA	\$ 27,000.00
Harpeth High School	Ductless Mini Split	2	EMI	2011	15	-5	1.5	\$ 26,000.00
Harpeth Middle School	PTACS	72	Trane	2016	10	5	1	\$ 190,800.00
Harpeth Middle School	RTUS	17	Primarily Trane	2011	15	-5	112	\$ 408,800.00
Harpeth Middle School	Gym Unit Heaters	4	Trane	2013	13	-5	NA	\$ 32,000.00
Sycamore High School	RTUS	28	Trane	2011	15	-5	215.5	\$ 786,375.00
Sycamore High School	Ductless Mini Split	1	EMI	2011	15	-5	1	\$ 26,000.00
Sycamore Middle School	RTUS	17	Trane	2011	15	-5	117	\$ 409,200.00
Riverside Academy	PTACS	20	Trane	2016	10	-5	1	\$ 68,900.00
Riverside Academy	RTUS	4	Trane	2011	15	-5	12	\$ 43,800.00
Cheatham Co Central High	Water Source Classroom	36	Bard	2008	19	-6	126	\$ 1,260,000.00
East Cheatham Elementary	RTUS	10	Trane	2012	15	-6	81.5	\$ 297,475.00
Harpeth Middle School	Gym Air handlers	2	Trane	2013	15	-7	40	\$ 146,000.00
Sycamore Middle School	Gym Air Handlers	1	Trane	2013	15	-8	40	\$ 146,000.00

Customer	Make Up Air Units	RTUS	Energy Recovery	Year	Warranty	Age	Life	NA	NA	NA
Harpeth High School	Make Up Air Units	3		2011	Trane	8	18	NA	\$	81,000.00
Harpeth Middle School	Make Up Air Unit	1		2011	Greenheck	8	18	NA	\$	27,000.00
Pleasant View Elementary	RTUS	19		2014	Trane	8	15	125	\$	456,250.00
Pleasant View Elementary	Make Up Air Units	2		2011	Greenheck	8	18	NA	\$	54,000.00
Harpeth High School	RTUS	30		2015	Trane	9	15	233.5	\$	852,275.00
Harpeth High School	Energy Recovery	4		2011	Greenheck	10	20	NA	\$	52,000.00
Cheatham Co Middle	RTUS	33		2020	Trane	14	15	203.5	\$	742,775.00
Cheatham Co Middle	Make Up Air Units	2		2020	Trane	17	18	NA	\$	54,000.00
Cheatham Co Middle	Energy Recovery	4		2020	Renew Air	19	20	NA	\$	52,000.00
Cheatham Co Middle	Gym Unit Heaters	4		2020	Trane	12	13	NA	\$	32,000.00

* Units less PTAC's are budgeted with a 5 Year Parts and Labor Warranty

Total \$ of Units Past Life Expectancy \$ 2,122,300.00
 Total \$ of Units Aging over Next 2 Years \$ 3,305,850.00
 Total \$ of Units Aging over Next 5 Years \$ 6,564,450.00
 Total \$ of Units Aging over Next 10+ Years \$ 4,306,775.00

RESOLUTION: 11(A)
RESOLUTION TITLE: To Approve Mayor's Signature On Department Of Environment And Conservation Amendment
DATE: November 21, 2022
MOTION BY: Ms. Diana Lovell
SECONDED BY: Mr. Walter Weakley

COMPLETED RESOLUTION:

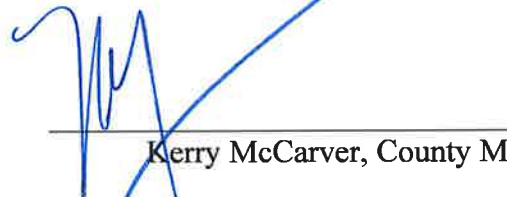
BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the Mayor's signature on the Department of Environment and Conservation Amendment is approved.

A copy of the amendment is attached.

RECORD: Approved by voice vote.

David Anderson	Bill Powers
Calton Blacker	Walter Weakley
Ann Jarreau	Diana Pike Lovell
Tim Williamson	Eugene O. Evans, Sr.
Chris Gilmore	James Hedgepath
B.J. Hudspeth	Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____
I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.


Abby Short, County Clerk





STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Division of Financial Assurance
William R. Snodgrass Tennessee Tower
312 Rosa L. Parks Ave., 10th Floor
Nashville, TN 37243
(615) 532-0851

October 11, 2022

The Honorable Kerry McCarver
Cheatham County Mayor
100 Public Square, Courthouse, Suite 105
Ashland City, Tennessee 37015

RE: 2022 Annual Inflation Adjustment of the Financial Assurance for the *Cheatham County Sanitary Landfill*, Permit No. *SNL110000164 Expansion* as required by the Regulations of the Division of Solid Waste Management

Dear Mayor McCarver:

All county and municipal "Contracts of Obligation in Lieu of Performance Bonds" must be adjusted annually for inflation by no later than the anniversary date of the issuance of the contract.

Rule Chapters 0400-12-01-.06(8) and 0400-11-01-.03(3) state that the inflation adjustment may be made by recalculating the closure and/or post-closure cost estimate in current dollars or by using an inflation factor derived from the most recent Implicit Price Deflator for the Gross National Product published by the U. S. Department of Commerce, Bureau of Economic Analysis, in its Survey of Current Business.

The staff of the Division of Financial Assurance, utilizing data published by the U. S. Department of Commerce, Bureau of Economic Analysis, has projected the inflation factor to be used for 2022 inflation adjustments as **4.10%**. The amount of your financial assurance instrument(s) from the **Year 2021** must be multiplied by **1.0410**. The permitted facility and/or the Department may reserve the right to adjust this figure later based upon revised data released by the U. S. Department of Commerce, Bureau of Economic Analysis, of Commerce during the year.

Effective immediately, any County or Municipal Contract of Obligation in Lieu of Performance Bond incurring an annual inflation adjustment shall not be processed by amendment until the cumulative amount of the adjustment(s) equals or exceeds TEN THOUSAND DOLLARS (\$10,000.00). This is a change from the previous threshold of Five Thousand Dollars (\$5,000.00). For example, if the inflation adjustment is \$4,000.00 in year one, \$5,000.00 in year two, and \$6,000.00 in year three, the amendment will be processed in year three when the total of adjustments exceeds \$10,000.00. We will continue to send your inflation adjustment figures annually for your records whether or not a contract amendment is required.

Please review the amount(s) for each permit listed below. If any changes or modifications to your permit(s) have occurred, please contact us as soon as you receive this letter. The due date(s) and projected amount(s) for the inflation adjustment(s) of your financial instrument(s) are as follows:

2022 Inflation Adjustment(s)

Facility Permit No.	Financial Instrument Type & No.	Financial Instrument Anniversary Due Date	Present Amount of Financial Assurance On File	Inflation Adjustment/ Increase Required	Inflation Adjustment and Allowable Post-Closure Reduction	Total Required Amount of Financial Assurance
SNL110000164 Expansion	Contract	03/15/22	\$1,061,623.64	\$ 77,482.30	\$ 0.00	\$1,139,105.95

Please see the attached spreadsheets, which list in detail the amount of financial assurance required due to the 2022 annual inflation adjustment and/or post-closure reduction (if applicable) for your permit(s). The spreadsheets also list the current amount of financial assurance on file for each permit.

PLEASE NOTE

If you have been advised by the TDEC Field Office that the required post-closure activities at a permitted site listed herein have not been performed to the satisfaction of the Field Office Staff, do not reduce your financial assurance instrument until the Field Office has approved the performance of the required post-closure work.

Please submit the inflation adjusted financial instrument(s) to the Division of Financial Assurance to my attention at the address listed on the letterhead as indicated above. If you have any questions, please call me at (615) 253-6367, or you may email me at Erini.Ryad@tn.gov.

Very Respectfully,

Erini Ryad

Erini Ryad, Financial Analyst

Enclosures: Customer Information Data Sheet, Summary Spreadsheet, Detailed Financial Assurance Information

CC: Mike Horsley, Manager of Solid Waste Management, Nashville Field Office, TDEC

<https://www.tn.gov/environment/about-tdec/fin-financial-responsibility.html>

For Department Use Only

Effective Date:

**Amendment of Contract of Obligation in Lieu of Performance Bond (County)
Department of Environment and Conservation, Division of Solid Waste Management**

1. This amendment is made by the County of Cheatham ("the County"), and the Tennessee Department of Environment and Conservation ("the Department") to the Contract of Obligation in Lieu of Performance Bond for proper operation, closure, and/or post-closure of the Cheatham County Sanitary Landfill, Permit Number SNL110000164 Expansion entered on or about 03/15/93 ("the Contract").
2. Paragraph 3 of the Contract is amended by deleting the language in the paragraph and substituting the following language, which shall constitute Paragraph 3 of the Contract:

The total penal sum of this contract is:

\$ 1,139,105.95
3. Except as set forth in this amendment, or another prior amendment, the Contract is unaffected and shall continue in full force and effect in accordance with its terms. If there is any conflict between this amendment and the Contract or any earlier amendment, the terms of this amendment shall control.
4. A copy of this amendment shall be filed with the Commissioner of the Tennessee Department of Finance and Administration.
5. All signatories to this amendment warrant that they have actual authority to enter this amendment on the terms contained herein.
6. This amendment shall be effective upon signature by all parties by a person authorized to bind each party. The Department shall note the Effective Date upon all signatures.

On Behalf of the County of Cheatham

Printed Name: _____

Title: _____

Date: _____

On Behalf of the Tennessee Department of Finance and Administration

Commissioner
Tennessee Department of Finance and Administration

Date: _____

On Behalf of the Tennessee Department of Environment and Conservation

David W. Salyers, P.E.
Commissioner
Tennessee Department of Environment and Conservation

Date: _____

RESOLUTION: 11(B)
RESOLUTION TITLE: To Approve Mayor's Signature On TDOT's Offer For Additional Partial Acquisition Area Of County Property At Sycamore Square Center
DATE: November 21, 2022
MOTION BY: Ms. Diana Lovell
SECONDED BY: Mr. Walter Weakley

COMPLETED RESOLUTION:

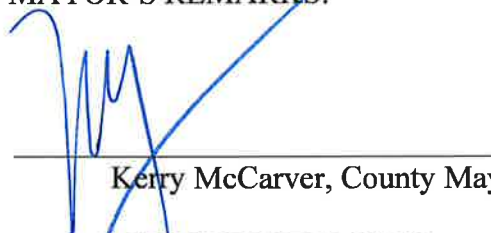
BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the Mayor's signature on TDOT's offer for additional partial acquisition area of County property at Sycamore Square is approved.

A copy of the offer is attached.

RECORD: Approved by voice vote.

David Anderson	Bill Powers
Calton Blacker	Walter Weakley
Ann Jarreau	Diana Pike Lovell
Tim Williamson	Eugene O. Evans, Sr.
Chris Gilmore	James Hedgepath
B.J. Hudspeth	Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____
I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.


Abby Short, County Clerk



ADDITIONAL COMMENTS

1 B. Tenants Name and Address: Continued from preceding page.....

1) China Star, Unit 100, 1,200 SF, 615-792-2882; 2) Family Health Center of Ashland City, Unit 40, 4,400 SF, 615-792-1199; 3) Food Lion, Unit 180, 34,248 SF, email: Christine.Salamone-vendor@delhaize.com; 4) H&R Block, Unit 30, 1,600 SF, 615-792-1025; 5) No Limits Fitness, Unit 160, 1,810 SF, 615-477-8065; 5) Pizza Hut, Unit 130, 1,200 SF, Bullock-Scott Restaurant Group, 615-722-0640; 6) Barry M. Segroves State Farm, Unit 120, 1,200 SF, 615-792-7507; 7) Subway, Unit 80, 1,200 SF, Amanda Carpenter, email: carpenter a@subway.com; 8) Tractor Supply, Unit 10, 23,000 SF, Chuck Thatcher, email: cthatcher@tractorsupply.com, 615-440-4351; Cheatham County Government tenants include: Mayors Office; Building Commission; Community Room; Economic Community Development; Veterans Services; Register of Deeds; County Clerk; Trustee; Human Services; and Budget and Accounting; Cheatham County, Mary Kathryn Deason; 615-792-2037.

6. Type of Appraisal: Continued from preceding page.....

Intended Use of Report – This “Formal Part-Affected” appraisal of a 100% ownership position is intended for the sole purpose of assisting the Tennessee Department of Transportation in the acquisition of land for right-of-way purposes. This appraisal pursuit excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

This is an appraisal report, which is intended to comply with Standard Rule 2-2(a). As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process. Supporting documentation that is not provided within the report is retained in the appraiser’s work file or can be obtained from the Market Data Brochure. The depth of discussion contained in this report is specific to the needs of the client.

Larger Parcel

Tract 60-S is a sliver of land fronting Frey Street/SR 49 which was initially left off the ROW Plans. This error was corrected per plans revision dated 5/15/2021. Since Tract 60-S should have initially been included in Tract 60 and the fact that 60-S still has continuity of ownership and zoning with Tract 60 I have defined the larger parcel as a combination of both Tract 60-S and Tract 60. Together they form the larger parcel which contains a total of 16.7857± acres or 731,187± square feet. The following is a breakdown of each Tract.

Tract 60-S: Tract 60-S measures 7.62± lineal feet on the south side; 145.98± lineal feet on the east side; 7.66± lineal feet on the north side; and fronts 147± lineal feet on the west side. According to the ROW Plans Tract 60-S contains a total of 1,165± square feet.

Tract 60: As shown on the ROW Plans the larger parcel Tract 60 is an irregular shaped, 16.7590± acre or 730,022 sq. ft. tract of land located on the right side of the construction project just before the intersection of Frey Street and Bearwallow Road. This tract has 495.71± lineal feet of frontage along the existing ROW of Frey Street/SR 49; measures a total of 793.24± lineal feet on the north side; 1,080± lineal feet on the east side; and measures a total of 769.40± lineal feet on the south side along Ashland Drive. Topography is best described gently sloping to the east and southeast. According to the Cheatham County Tax Assessor's Office the site is improved with a 102,500± square foot, multi-tenant, retail shopping center known as Sycamore Square Shopping Center built in 1989. Site improvements include 247,375± square feet of asphalt paved parking; 3,800± lineal feet of concrete curbing; and landscaping which includes grass, shrubs and trees.

9. Highest and Best Use: Continued from preceding page.....

As Vacant: The subject 16.7857± acre larger parcel is zoned C-2 (Highway Service District) under the zoning jurisdiction of Ashland City, Tennessee. The C-2 zoning district is "designed to provide adequate space in appropriate locations for uses which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts". This zoning precludes most residential and industrial uses. The C-2 zoning district has the following Dimensional Regulations: minimum lot size: 20,000 square feet; front yard setback: 35 feet; side yard setback: 15 feet; rear yard setback: 20 feet; and maximum lot coverage: 70%. Based on these requirements it appears that the subject site is of more than adequate size and configuration for most permitted uses under this zoning district. Land use along this section of Frey Street includes commercial retail, office or service oriented uses. Considering the subject tract's visibility, access, and configuration it appears that a commercial retail use is a financially feasible use and the maximally productive use of the site and is therefore considered the highest and best use of the subject site as vacant.

Neighborhood Boundaries

The general neighborhood is located just north of downtown Ashland City and is defined as the SR 49/Frey Street corridor and adjoining residential neighborhoods to the east and west from the intersection of SR 49/Frey Street with Oak Street and Brookhollow Drive to the south to the intersection of SR 49/Frey Street and Bearwallow Road to the north. The immediate neighborhood is defined as the SR 49/Frey Street corridor from the intersection of SR 49/Frey Street with Oak Street and Brookhollow Drive to the south to the intersection of SR 49/Frey Street and Bearwallow Road to the north.

Neighborhood Description:

The subject property is located at the north end of the described general neighborhood. The immediate neighborhood is separated from downtown Ashland City by an area of steep topography with land use in this portion of the neighborhood mostly residential single-family and steep acreage tracts of undeveloped land. Some of the more notable properties near the intersection of Frey Street and Bell Road include the Cheatham County Health Department, Cheatham County Public Library and Cheatham County EMS. There is also a considerable amount of newer single-family residential development along Bell Road. North of Bell Road land use again becomes primarily older single-family residential land use with several tracts of steep undevelopable land. Nearing the intersection of Bearwallow Road there is a concentration of commercial land use which includes Tennessee Department of Human Services; Mayfield Professional Building; Affordable Storage; and a small strip center anchored by Auto Zone and Dollar General Store; a car wash; Boman's Wrecker Service; Cheatham County Animal Clinic; Whitt's Barbeque; and a large shopping center anchored by Food Lion Food Store, Tractor Supply Company; and County Offices.

Market Analysis - Commercial

Analysis of supply and demand for commercial land within Ashland City, TN is challenging due the limited amount of available data for this market. This analysis is based on the available data obtained through the Middle Tennessee Multiple Listing Service (MTMLS).

According to the MTMLS there were eight (8) closed commercial land sales within all of Cheatham County over the past 12 months (05/04/2021 to 05/04/2022). The average site size is 2.00 acres and the average sales price is \$325,000 or \$198,586 per acre. The average list to sales price is 93.33% and average days on market is 110 days. There are currently 11 active listing which would suggest a 16.5 month supply for undeveloped commercial lots. The MTMLS data also indicated that there were only three (3) closed sales during the prior year (5/4/2020 to 5/4/2021) with an average sales price of \$431,667 or \$198,586 per acre. These data suggest a slight decrease in average sales price for this property type however the sample size for both periods, especially (5/4/2020 to 5/4/2021) are less than desirable and is believed to skew the results. The average days on market for the most recent period 110 days and a list to sales price ratio of 93.3%.

Therefore, I have relied on the following analysis of all commercial property in Cheatham County using the following specific parameters: Type: County: Cheatham; Commercial; Closing Date Time Period as shown on the chart below.

Historical Commercial Sales Data in Cheatham County, TN

Time Period	Average Size (Ac)	No. Sales	Average Sale Price	Average Price Per/Ac	Average Price Per/SF	Average DOM	Average LP/SP Ratio
05/04/2019 thru 05/04/2020	3.00	11	\$336,036	\$272,241	\$102	253	90.5%
05/04/2020 thru 05/04/2021	3.00	11	\$422,409	\$400,777	\$158	139	90.6%
05/04/2021 thru 05/04/2022	2.00	18	\$513,353	\$578,252	\$175	102	92.2%

As discussed earlier the data presented above reflects all types of commercial property in Cheatham County over the indicated time periods. Again, the sample size is less than desirable but, considering all, I believe the most recent period should be the most accurate with a sample size of 18 sales. These data indicate an annual increase of 21.53% for average sales price; a 44.28% increase for price per acre; and a 10.75% for price per square foot. Again considering the less than desirable sample size and the diversity of properties used in this analysis I believe this analysis should be viewed with considerable skepticism but I believe the analysis does establish a trend of increasing value over the past 12 month period. Therefore, based on the available data I have chosen a more conservative 10% annual appreciation rate which is used in the sales comparison approach. I have estimated average days on market for

Notification of Property Owners and Inspection Dates

Title to the property is vested in Cheatham County, Tennessee via Special Warranty Deed dated 12/27/2017 and Quitclaim Deed dated 12/28/2017. I meet with Mr. Kerry McCarver, Mayor of Cheatham County, on June 30, 2022 and we reviewed the ROW Plans. At that meeting I gave Mayor McCarver an invitation to accompany me upon inspection of the subject property. Mayor McCarver declined the invitation to accompany me but he did give me permission to inspect the property. The effective date of this report is 06/30/2022 which is the date of inspection.

Prior Appraisal

I performed an appraisal on the subject property with an effective date of January 9, 2018 or 4.47 years ago. Therefore, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the past three (3) year period immediately preceding acceptance of this assignment.

This Appraisal Is Based On Original Plans	<input type="checkbox"/>	Or Plan Revision	<input checked="" type="checkbox"/>	Dated: 05/15/2021
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Comments:

OTHER IMPROVEMENTS

Structure No. 1 No. Stories N/A Age Unknown Function Paving
 Construction Asphalt Condition Average Sq. Ft. Area 210±
 Reproduction Cost See Below Depreciation See Below Indicated Value \$250

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

The contribution value for the total 274,375± square foot asphalt paving was estimated using Marshall Valuation Service, Paving -Decking, Yard Improvements, Sec. 66, Page 2. The average base cost for 4 inch asphaltic concrete is \$2.52 per square foot. Applying the current cost multiplier of 1.10 equates to an adjusted cost factor of \$2.77 per square foot. Cost new for the asphalt paving is estimated as follows: 274,375± square feet x \$2.77 = \$760,018.75 + \$114,002 (15% entrepreneurial profit) = \$874,021.56. I have estimated the effective age of the asphalt paving at 4 years and the total economic life of 8 years (see Sec. 97, Page 19). Effective age reflects all types of applicable depreciation (physical, functional and/or external). Depreciation is calculated as follows: \$874,021.75 x 5÷8 (62.50%) = \$546,263.59. Therefore, the contribution value of the asphalt pavement is estimated as follows: \$874,021.75 cost new - \$546,263.59 depreciation = \$327,758.15 or \$327,759 R. $\$327,758.15 \div 274,375 \text{ SF} = \1.19 p/sf . The contribution value of the asphalt pavement located within the acquisition area is estimated as follows: $210\pm \text{ SF} @ \$1.19 \text{ p/sf} = \$249.90 \text{ or } \$250 \text{ R}$.

Structure No. 2 No. Stories N/A Age Unknown Function Curbs
 Construction Concrete Condition Average Sq. Ft. Area N/A
 Reproduction Cost See Below Depreciation See Below Indicated Value \$114

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

The contribution value for the total 3,800± lineal feet of concrete curbing was estimated using Marshall Valuation Service, Paving-Decking, Yard Improvements, Sec. 66, Page 2. The average base cost for a 6" concrete curb is \$13.58 per lineal foot. Applying the current cost multiplier of 1.10 equates to an adjusted cost of \$14.94 per lineal foot. Cost new for the concrete curbing is estimated as follows: 3,800± lineal feet x \$14.94 p/lf = \$56,772.00 + \$8,515.80 (15% entrepreneurial profit) = \$65,287.80. I have estimated the effective age of the concrete curbing at 10 years and the total economic life of 19 years (see page E-14). Effective age reflects all types of applicable depreciation (physical, functional and/or external). Depreciation is calculated as follows: $\$65,287.80 \times 10 \div 19 (52.63\%) = \$34,360.96$. Therefore, the contribution value of the concrete curbing is estimated as follows: \$65,287.80 cost new - \$34,360.96 depreciation = \$30,926.83 or \$30,927 R. $\$21,186 \div 3,800 \text{ LF} = \8.13 P/LF . The contribution value of the concrete curbs located within the acquisition area is estimated as follows: $14\pm \text{ LF} @ \$8.13 = \$113.82 \text{ or } \$114 \text{ R}$.

Structure No. _____ No. Stories _____ Age _____ Function _____
 Construction _____ Condition _____ Sq. Ft. Area _____
 Reproduction Cost _____ Depreciation _____ Indicated Value _____

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

Structure No. _____ No. Stories _____ Age _____ Function _____
 Construction _____ Condition _____ Sq. Ft. Area _____
 Reproduction Cost _____ Depreciation _____ Indicated Value _____

OTHER COMMENTS AND EXPLANATION OF REPRODUCTION COST AND DEPRECIATION:

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

ADJUST SALES TO SUBJECT USING (Plus +, Subject Better)(Minus -, Subject Poorer) Using Dollar Adjustments Only. If the land is broken down and assigned more than one unit value, additional sales must be shown supporting each value.

(A) ANALYSIS OF COMPARABILITY (Insert Comp. Sale No.'s. from Brochure or Attachments)

Inspection Date 06/30/2022		Sale No. <u>1</u>		Sale No. <u>2</u>		Sale No. <u>3</u>	
CASH EQUIVALENT Sales Price		\$850,000		\$750,000		\$850,000	
Date of Sale	# of Periods	12/15/2021	5.95	03/09/2021	4.40	12/16/2021	10.55
% Per Period	Time Adj.	0.0083	10.00%	0.0083	10.00%	0.0083	10.00%
Sales Price Adj. for Time		\$891,977		\$777,390		\$924,430	
Proximity to Subject		5.50± Miles N		25± Miles NW		20± Miles SW	
Unit Value Land SF <input type="checkbox"/> FF <input type="checkbox"/> Acre <input checked="" type="checkbox"/> Lot <input type="checkbox"/>		\$134,536 per/acre		\$73,338 per/acre		\$92,443 per/acre	
Elements	Subject	Description	(+)(-) Adj.	Description	(+)(-) Adj.	Description	(+)(-) Adj.
Location (A)	Hwy 49 Ashland City	Hwy 49 Ashland City, TN		Tiny Town Rd. Clarksville, TN		Highway 96 Burns, TN	
Size (B)	16.7857± Ac	6.63± Acres		10.60± Acres		10.00± Acres	
Shape (C)	Irregular	Irregular		Irregular		Irregular	
Site/View (D)	Good	Similar		Similar		Similar	
Topography (E)	Gentle to Steeply Sloping	Gently to Moderately		Gently to Moderately		Gently to Moderately	
Access (F)	Good	Similar		Similar		Similar	
Zoning (G)	C-2 Ashland City	C-1 Cheatham Co.		C-5 Clarksville		CC Burns, TN	
Utilities Available (H)	Water, Elect, Sewer, etc.	Water, Elect., Sewer, etc.		Water, Elect., Sewer, etc.		Water, Elect., Sewer, etc.	
Encumbrances Easements, etc. (I)	Typical	Typical		Typical		Typical	
Off-Site Improvements (J)	None	None		None		None	
On-Site Improvements (K)	Typical	Similar		Similar		Similar	
Other Adj. (Specify) (L)							
(M)							
(N)							
NET ADJUSTMENTS		(+)(-)	0	(+)(-)	0	(+)(-)	0
ADJUSTED INDICATED UNIT VALUE		\$134,500 p/ac		\$73,300 p/ac		\$92,400 p/ac	
(B) TOTAL INDICATED VALUE OF SUBJECT LAND				$\left(\frac{\text{N/A} \quad \mathbf{X} \quad \text{N/A}}{\text{Correlated Unit Value X Units}} \right) \frac{\text{N/A}}{\text{N/A}} \quad \text{(R)}$			

COMMENTS: Continued on following page

SALES COMPARISON APPROACH

14. LAND VALUE ANALYSIS

ADJUST SALES TO SUBJECT USING (Plus +, Subject Better)(Minus -, Subject Poorer) Using Dollar Adjustments Only. If the land is broken down and assigned more than one unit value, additional sales must be shown supporting each value.

(A) ANALYSIS OF COMPARABILITY (Insert Comp. Sale No's. from Brochure or Attachments)

Inspection Date 6/30/2022		Sale No. <u>4</u>		Sale No. _____		Sale No. _____	
CASH EQUIVALENT Sales Price		\$1,200,000					
Date of Sale	# of Periods	Current Listing					
% Per Period	Time Adj.	List/Sales Ratio	92.2%				0.00%
Sales Price Adj. for Time		\$1,106,400					
Proximity to Subject		6.00± Miles NE					
Unit Value Land		\$122,159 per/acre					
SF <input type="checkbox"/> FF <input type="checkbox"/> Acre <input checked="" type="checkbox"/> Lot <input type="checkbox"/>							
Elements	Subject	Description	(+)(-) Adj.	Description	(+)(-) Adj.	Description	(+)(-) Adj.
Location (A)	Hwy 49 Ashland City	SR 41 Pleasant View					
Size (B)	16.7857± Ac	9.057± Ac					
Shape (C)	Irregular	Irregular					
Site/View (D)	Good	Good					
Topography (E)	Gentle to Steeply Sloping	Gentle to Steeply Sloping					
Access (F)	Good	Good					
Zoning (G)	C-2 Ashland City	C-2 Pleasant View					
Utilities Available (H)	Water, Elect, Sewer, etc.	Water, Elect., Sewer, etc.					
Encumbrances Easements, etc. (I)	Typical	Typical					
Off-Site Improvements (J)	None	None					
On-Site Improvements (K)	Typical	Similar					
Other Adj. (Specify) (L)							
(M)							
(N)							
NET ADJUSTMENTS		(+)(-)	0	(+)(-)		(+)(-)	
ADJUSTED INDICATED UNIT VALUE		\$122,200 p/ac					
(B) TOTAL INDICATED VALUE OF SUBJECT LAND				(<u>N/A</u> X <u>N/A</u>)		<u>N/A</u>	
				Correlated Unit Value X Units		<u>N/A</u> (R)	

COMMENTS: Continued on following page....

ADDITIONAL COMMENTS

14. LAND VALUE ANALYSIS: Continued from preceding page.....

Methodology: An exhaustive search of the public records, multiple listing service, and discussions with real estate agents for commercial land sales did not produce any recent similar commercial land sales within the subject's defined immediate or general neighborhood over the past five year period. There are a few unimproved commercial land sales in downtown Ashland City and along Highway 12 near Wal-Mart Shopping Center but I do not consider these sales representative of the subject's defined immediate or general neighborhood. However, Value Indicator No. 4 is a current listing and is within the defined immediate neighborhood. The closed sales and current listing utilized in this report are believed to be the best and most recent sales data available for comparison purposes.

Analyzing the comparable land sales and current active listing in comparison to the subject site the following areas of divergence appear significant and require adjustment: market conditions, location, site view (visibility), topography, access and site size. The market conditions adjustment is a quantitative adjustment based on the market analysis as discussed on Page 1B of 19 of this report. Based on this analysis I have utilized a 10.00% annual appreciation rate for the market condition adjustment in the sales comparison approach. The market condition adjustment was based on the period of time from contract date to the effective date of the report. The contract date for Land Sale No. 1 is 10/31/2021; Land Sale No. 2 is 02/16/2022; Land Sale No. 3 is 08/13/2021. Value Indicator No.4 (current listing) required adjustment for current list to sales price ratio of 92.2%.

Due to the limited quantity and quality of available sales data areas of divergence such as location, topography, site view, access and site size do not lend themselves to quantitative adjustment; therefore I have chosen to account for these differences by using Relative Comparison Analysis which is a form of qualitative analysis.

"To apply Relative Comparison Analysis the appraiser analyzes comparable sales and identify whether the characteristics of the comparable properties are inferior, superior, or similar to those of the subject property. Reliable results can usually be obtained by bracketing the subject property between comparable properties which are inferior and superior to the subject property." In this particular case, the element of comparison is price per square foot which are arrayed from lowest to highest on the chart on the following page. In comparison to the subject property each closed sales and current listing is discussed below pointing out similar and differing attributes and then given an overall ranking of inferior, superior or equal to the subject property. After the ranking is completed the subject property's position in the overall ranking becomes apparent.

Land Sale No. 1: This is the sale of a 6.60± acre or 287,496 square foot tract of land located at the southwest corner of SR 49 and Old Clarksville Pike in Ashland City, Tennessee. In comparison to the subject tract, this property has similar location at a major intersection with a stop light at the intersection of SR 49 and Old Clarksville Pike but is a much smaller site. Typically, price per acre and site size have an inverse relationship so the smaller the site size the higher the price per acre. Therefore, in comparison to the subject property this sale would warrant a superior ranking suggesting a downward adjustment in price per acre.

Land Sale No. 2: This is the sale of a 10.60± acre tract of land with commercial zoning located on the north side of Tiny Town Road within close proximity to Fort Campbell Army Base in Clarksville, Tennessee. This tract is located across from Clarksville Regional Airport and is subject to restrictions imposed by the Airport Runway Protection Zone. All considered, any indicated downward adjustment in price per acre would be offset by the indicated upward adjustment for inferior utility due to restrictions imposed by runway protection zone. Therefore, this tract was given an overall inferior ranking which suggest an overall upward adjustment in price per acre.

Land Sale No. 3: This is the sale of a 10.00± acre tract of land located on the north side of Highway 96, 2.5± miles west of the I-40 and Hwy 96 Interchange within the city of Burns, Tennessee. In comparison to the subject site this is an irregular shaped tract of commercially zoned land which offers inferior configuration and utility for commercial development. Therefore, any indicated downward adjustment for site size would be offset by the required adjustment for inferior utility due to irregular shape. Therefore, overall this tract was given an inferior ranking which suggest an overall upward adjustment in price per acre.

Value Indicator No. 4: This is the current listing of an assemblage of three tracts of land totaling 9.057+ acres

ADDITIONAL COMMENTS

viewed as establishing the upper end of adjusted range of value. See the Qualitative Adjustment Analysis below.

Qualitative Adjustment Analysis Chart

Sales	Overall Raking	Sales Price p/SF Adjusted For Market Conditions
Land Sale 2	Inferior- Upward Adjustment	\$73,300
Land Sale 3	Inferior- Upward Adjustment	\$92,400
Subject Property	-----	-----
Value Indicator 4 (Current Listing)	Superior - Downward Adjustment	\$122,200
Land Sale 1	Superior - Downward Adjustment	\$134,500

Considering all factors most weight in the final reconciliation was given to the middle of the price per acre range. Therefore, I believe a unit value of \$100,000 per acre best represents the fair market value of the subject property. The fair market value of the unimproved subject site via the sales comparison approach is estimated as follows:

Estimated Fair Market Value Via The Sales Comparison Approach

Estimated Fair Market Value

\$/Acre: 16.7857± acres @ \$100,000 per acre =	\$1,678,570
\$/SF: \$1,678,570 ÷ 731,187 per sq. ft. =	\$2.2957

17. EXPLANATION and/or BREAKDOWN OF LAND VALUES:

(A) VALUATION OF LAND

LAND	<u>16.7857±</u>	S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input checked="" type="checkbox"/>	LOT	<input checked="" type="checkbox"/>	@	\$	<u>\$100,000</u>	(Average) Per Unit	\$	<u>1,678,600 R</u>
LAND		S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$		(Average) Per Unit	\$	
LAND		S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$		(Average) Per Unit	\$	
LAND		S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$		(Average) Per Unit	\$	
LAND		S.F.	<input type="checkbox"/>	F.F.	<input type="checkbox"/>	ACRE	<input type="checkbox"/>	LOT	<input type="checkbox"/>	@	\$		(Average) Per Unit	\$	

REMARKS

\$1,678,600 ÷ 731,187 SF = \$2.2957 Per/SF

18. APPROACHES TO VALUE CONSIDERED

(A) Indicated Value of	<input checked="" type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected from SALES COMPARISON APPROACH	\$	<u>1,678,600</u>
(B) Indicated Value of	<input type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected from COST APPROACH	\$	<u>N/A</u>
(C) Indicated Value of	<input type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected from INCOME APPROACH	\$	<u>N/A</u>

(D) RECONCILIATION: (Which approaches were given most consideration) (Single-Point Conclusion Should be Reasonably Rounded)

This is a Formal Part Affected Appraisal which excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution. The Cost Approach was utilized to a limited degree to estimate the contribution value for those improvements affected by the acquisition. The Income Approach is typically not appropriate for unimproved commercial land and was not processed in this report. Therefore, most weight in the final reconciliation of value was placed on the Sales Comparison Approach because it best reflects the actions of buyers and sellers within this market. The final estimated fair market value of the property is estimated as follows:

$$\text{\$1,678,600 Land} + \text{\$400 Improvements} = \text{\$ 1,679,000}$$

19. FAIR MARKET VALUE of	<input checked="" type="checkbox"/> Entire Tract	<input type="checkbox"/> Part Affected.....	\$	<u>1,679,000</u>		
(A) TOTAL AMOUNT DUE OWNER if	<input type="checkbox"/> Entire Tract	<input checked="" type="checkbox"/> Part Affected Acquired.....	\$	<u>3,100</u>		
(B) AMOUNT ATTRIBUTABLE TO:	Land	\$	<u>1,678,600</u>	Improvements	\$	<u>400</u>

REMARKS

N/A

Contribution Value Breakdown for "Affected" Improvements

Structure No.	Structure Type	Total Value	Portion Acquired	Remainder Value
1	Asphalt Paving	\$250	\$250	0
2	Concrete Curbing	\$114	\$114	0
Totals	-----	\$364	\$364	0

*Affected Improvements Acquired Rounded To \$400.

PARTIAL ACQUISITION

20.

VALUE OF ENTIRE TRACT..... \$1,679,000

AMOUNT DUE OWNER IF ONLY PART ACQUIRED (Detail breakdown)

- A. Right Land Acquired (Fee) 1,165± S.F. Ac. @ \$2.2957 \$2,674
 _____ Land Acquired (Fee) _____ S.F. Ac. @ _____
 Drainage Esmt. _____ S.F. Ac. @ _____
 Slope Esmt. _____ S.F. Ac. @ _____
 Const. Esmt. _____ S.F. Ac. @ _____
- B. Improvements Acquired (Indicate which improvements by showing structure numbers)
Asphalt pavement and concrete curbs \$400

- C. Value of Part Acquired Land & Improvements (Sub-Total)..... \$3,074
- D. Total Damages (See Explanation, Breakdown and Support on Sheet 2A-9). 0
- E. Sum of A, B and D: \$3,074
- F. Benefits: (Explain and deduct from D. Amount must not exceed incidental damages).... 0
- G. TOTAL AMOUNT DUE OWNER; if only part is Acquired..... \$3,100 R

21. VALUE OF REMAINDER (See 2A-9 for Documentation of Remainder Value)

A. LAND REMAINDER

- Left _____ S.F. Ac. @ _____
 _____ S.F. Ac. @ _____
 _____ S.F. Ac. @ _____
- Right 730,022± S.F. Ac. @ _____
 _____ S.F. Ac. @ _____
 _____ S.F. Ac. @ _____

AMOUNT PER UNIT		DAMAGES		REMAINING VALUE
BEFORE	AFTER	%	\$	
\$2.2957	\$2.2957	0	0	\$1,675,911

REMAINDER VALUE OF LAND..... \$1,675,911
 LESS AMOUNT PAID FOR EASEMENTS IN ITEM 20A..... 0
 LESS COST TO CURE (Line 20-D)..... 0
 TOTAL REMAINDER VALUE OF LAND..... \$1,675,911

B. IMPROVEMENTS REMAINDER

- Improvement No. _____
 Improvement No. _____
 Improvement No. _____

BEFORE VALUE	DAMAGES		REMAINING VALUE
	%	\$	
0	0	0	0

SUMMARY OF REMAINDER
APPRAISERS DESCRIPTION OF REMAINDER AND EXPLANATION OF DAMAGES OR BENEFITS
(Supplement to Items 20 and 21, Pages 2A-8)

A full narrative description of the remainder (s) must be given on all partial acquisitions. The after value estimates, both land and improvements shall be documented and supported by one or more of the applicable approaches to value.

23. HIGHEST AND BEST USE AFTER ACQUISITION:

After acquisition the remainder will consists of a commercially zoned, 16.759± acre (730,022± SF), site improved with a 102,500± square foot, multi-tenant, retail shopping center known as Sycamore Square Shopping Center. The shopping center was built in 1989. Site improvements on the remainder will include asphalt paved parking; concrete curbing; and landscaping. The highest and best use of the subject property (remainder) will remain unchanged as a commercial retail shopping center.

24. DESCRIBE REMAINDER (S):

As shown on the ROW Plans the remainder is an irregular shaped, 16.759± acre (730,022± SF) tract of land located on the right side of the construction project just before the intersection of Frey Street and Bearwallow Road. This tract has 495.71± lineal feet of frontage along the existing ROW of Frey Street/SR 49; measures a total of 793.24± lineal feet on the north side; 1,080± lineal feet on the east side; and measures a total of 769.40± lineal feet on the south side along Ashland Drive. Topography is best described gently sloping to the east and southeast. According to the Cheatham County Tax Assessor's Office the site is improved with a 102,500± square foot, multi-tenant, retail shopping center known as Sycamore Square Shopping Center built in 1989. Site improvements include asphalt paved parking; concrete curbing; and landscaping which includes shrubs and trees.

Damages To The Remainder

Based on examination of ROW plans no damages to the remainder were appropriate.

PHOTOGRAPHS

26.

An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



ACQUISITION AREA
(VIEW TO SOUTH)
PHOTO TAKEN
06/30/2022



ACQUISITION AREA
(VIEW TO NORTH)
PHOTO TAKEN
06/30/2022



IMPROVEMENTS IN
ACQUISITION AREA

PHOTOGRAPHS

26.

An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



REMAINDER
PHOTO TAKEN
06/30/2022



REMAINDER
PHOTO TAKEN
06/30/2022

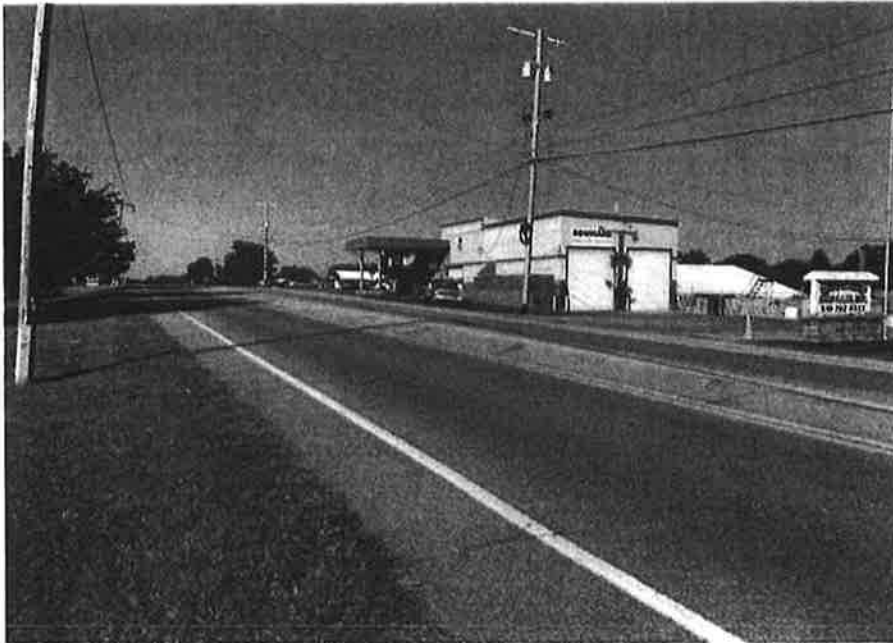


SR 49/FREY STREET
(VIEW TO NORTH)

PHOTOGRAPHS

26.

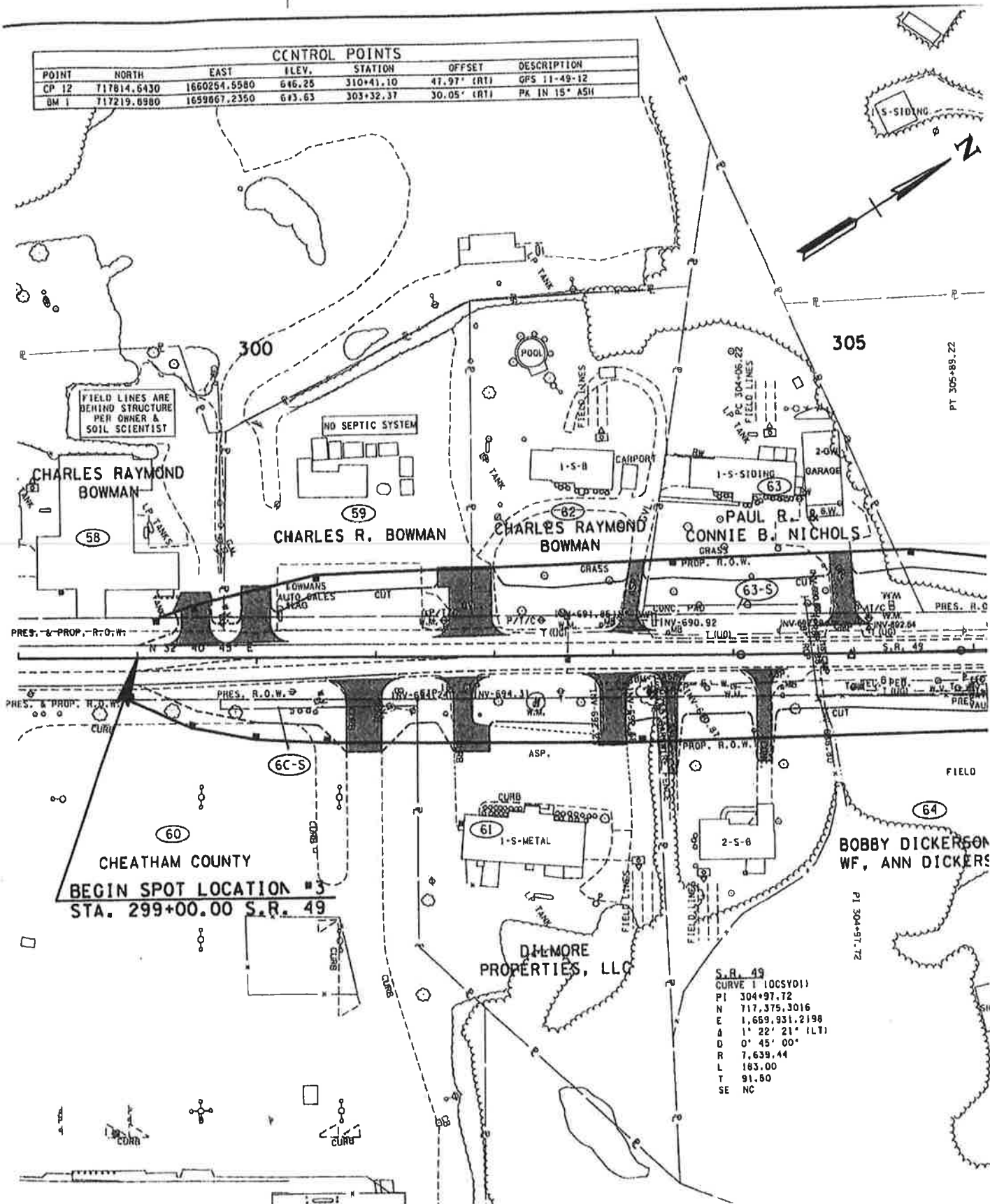
An adequate number of photographs of all improvements acquired or damaged or of land showing and unusual features shall be included in each appraisal. **(Even though there are no unusual features that would affect the land value, a minimum of one photograph is required of vacant land.)** Each photograph shall be properly identified on the front or back with unalterable identification showing the following: PROJECT NUMBER, TRACT NUMBER, SUBJECT, and DATE PICTURE TAKEN.



SR 49/FREY STREET
(VIEW TO SOUTH)
PHOTO TAKEN
06/30/2022

RIGHT-OF-WAY MAP

CONTROL POINTS						
POINT	NORTH	EAST	ELEV.	STATION	OFFSET	DESCRIPTION
CP 12	717814.6430	1660254.5580	646.25	310+41.10	47.97' (RT)	GPS 11-49-12
BM 1	717219.8980	1659867.2350	643.63	303+32.37	30.05' (RT)	PK IN 15' ASH



PURPOSE OF APPRAISAL

The purpose of the appraisal is to estimate the amount due the property owner as a result of acquisition of all, or a portion of, the property for a proposed highway right-of-way project. The value estimate in this report is based on market value. See "Definition of Market Value" below.

DEFINITION OF MARKET VALUE

All estimates of value prepared for agency acquisitions shall be based on "fair market value" —as defined and set forth in the *Tennessee Pattern Jury Instructions* 2nd Edition to wit: "the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied".

PROPERTY RIGHTS APPRAISED

Basic underlying property rights considered herein are those of a 100% ownership position in Fee Simple, defined as: "absolute ownership, unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." *The Appraisal of Real Estate, 14th ed. Chicago, IL.*

The proposed acquisition consists of a fee acquisition and/or easement rights for the proposed construction of a highway. The easement rights, if any, consist of the acquisition of less than fee simple title and in these cases the extent of the property rights conveyed have been considered in arriving at the estimate of value.

Any and all liens have been disregarded. The property is assumed to be free and clear of all encumbrances except easements or other restrictions as noted on the title report or during physical inspection of the property and mentioned in this report.

INTENDED USE

The intended use of this appraisal is to assist the Tennessee Department of Transportation in Right-of-Way acquisition or disposition.

INTENDED USER

The intended user of this report is the Tennessee Department of Transportation.

NOTE: If this appraisal is limited to the area affected by the acquisition for the proposed project and consists of only a part of the whole property, the value for the portion appraised cannot be used to estimate the value of the whole by mathematical extension.

Plans for the proposed construction, including cross sections of cuts and fills for the subject property, have been considered in arriving at the estimates of market value.

ATTACHMENTS

Sales information and/or other pertinent information, which is part of this appraisal report and referenced in the text of this appraisal, can be found:

 X attached at the end of this report.

 in a related market data brochure prepared for this project and which becomes a part of this report.

SCOPE OF WORK

The Tennessee Department of Transportation has requested an appraisal to estimate the market value of the property described herein for the purpose of acquisition or disposition. In accordance with the client's request, appropriate/required inspections and investigations have been conducted to gain familiarity with the subject of this report and the market in which it would compete if offered for sale.

Reliable data-subscription services have been utilized as the primary search tool for transfers of vacant land as well as improved properties. Deeds have been read and interviews with property owners and project-area real estate professionals conducted to the extent necessary to gain clarity and market perspective sufficient to develop credible opinions of use and value. Where construction costs are an integral part of the valuation pursuit, national cost services have been employed, but supplemented by local suppliers and contractors where necessary.

Applicable and customary approaches to value have been considered. Each of the traditional approaches to value has been processed or an explanation provided for the absence of one or more in the valuation of the subject property. For acquisition appraisals, furnished Right-of-Way plans have been utilized to visualize the property in an after-state where there is a remainder. Damages and/or special benefits have been considered for all remainders. As well, for acquisition appraisals, a "Formal" appraisal includes all real property aspects of the "Larger Parcel" as defined in this report or the tract as shown on the right-of-way plans, in the acquisition table, or extant on the ground at the time of inspection or date of possession. A "Formal Part-Affected" appraisal generally constitutes something less than a consideration of the entire tract, but in no way eliminates appropriate analyses, or diminishes the amount due owner had a "Formal" appraisal been conducted.

Acquisition appraisals are conducted in accordance with Tennessee's State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages. Further, the public improvement project or its anticipation cannot be considered in the "before" value estimate; however, when there is a "remainder", the public improvement project must be considered as to its influence on said remainder.

GENERAL LIMITING CONDITIONS & ASSUMPTIONS

This appraisal report has been made with the following general limiting conditions and assumptions:

- (1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) The value estimate is based on building sizes calculated by the appraiser from exterior dimensions taken during the inspection of the subject property. Land areas are based on the Acquisition Table unless otherwise noted in this report.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- (10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- (11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable

- (14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- (15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- (16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.
- (17) The Americans with Disabilities Act ("ADA") became affective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could affect the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of the subject property.

CERTIFICATE OF APPRAISER

I hereby certify that to the best of my knowledge and belief:

- (1) That I have personally inspected the property herein appraised and that I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were represented by the photographs contained in said appraisal and/or market data brochure.
- (2) The statements of fact contained in this appraisal are true and correct.
- (3) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions, and conclusions.
- (4) That I understand that said appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the State of Tennessee with without , the assistance of Federal-aid highway funds, or other Federal funds.
- (5) That such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right-of-way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State.
- (6) That any increase or decrease in the fair market value of real property prior to the date of valuation caused by the public improvement for which said property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining the compensation for the property.
- (7) That neither my employment nor my compensation is contingent upon the reporting of a predetermined value or direction in value that favors that cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (8) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- (9) That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the State Department of Transportation of said State or officials of the Federal Highway Administration and I will not do so until so authorized by State officials, or until I am released from this obligation by having publicly testified to such findings.
- (10) That no one, in the development of use and value conclusions, provided significant professional assistance to the person signing this report.
- (11) That my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

(12) THAT the OWNER (Name) Kerry McCarver, Mayor of Cheatham County was contacted on (Date) 06/20/2022 .

In Person By Phone *By Mail, and was given an opportunity for he or his designated representative (Name) Kerry McCarver, Mayor of Cheatham County to accompany the appraiser during his or her inspection of the subject property. The owner or his representative Declined Accepted to accompany appraiser on (Date) 06/30/2022 .

**If by mail attach copy to 2A-12*

Date(s) of inspection of subject June 30, 2022

Date(s) of inspection of comparable sales January 13, 2022, July 12, 2022 and July 15, 2022

- (13) That the centerline and/or right-of-way limits were staked sufficiently for proper identification on this tract.
- (14) That the roadway cross sections were furnished to me and/or made available and have been used in the preparation of this appraisal.
- (15) That my (our) opinion of the fair market value of the acquisition as of the June day of 30 , 2022. is \$3,100 Based upon my independent appraisal and the exercise of my professional judgment.

Supplemental USPAP Requirements and Certification

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the past three year period immediately preceding acceptance of this assignment.

Appraiser Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I have made a personal inspection of the property that is the subject of this report.
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report E. Craig Gracey, Jr. has completed the continuing education program of the Appraisal Institute.

E. Craig Gracey, Jr.

Commercial Land Sales Data

Address: NWC SR 49 and Old Clarksville Highway, Ashland City, TN 37015

Directions to Property: From Nashville north on I-24 west, Exit 24 turn left on SR 49, property located at the NWC SR 49 and Old Clarksville Highway.

Tax Map & Parcel: 019-028.00 **Document #** 596/1357 **Property Rights:** Fee Simple

Grantor: Carl D. Krantz and Margaret K. Krantz, husband and wife

Grantee: Randal Pleasant View Partners, LLC, a Tennessee Limited Liability Company

Date of Sale: 12/15/2021 **Sales Price:** \$850,000 **Verified:** Public Records/RE Agent

Financing: Construction Loan **Interest Rate:** N/A **Terms:** \$1,726,660 loan w/FNB Bank

Land Area: 6.63± ac (288,803± SF) **Dimensions:** See Tax Map **Frontage:** 387+475' **Depth:** 380/728'

Shape: Irregular **Site/View:** Good **Topography:** Gently to Moderately Sloping

On Site Improvements: None **Encumbrances, Easements, etc.:** Typical utility and drainage easements.

Off Site Improvements: Paved Street

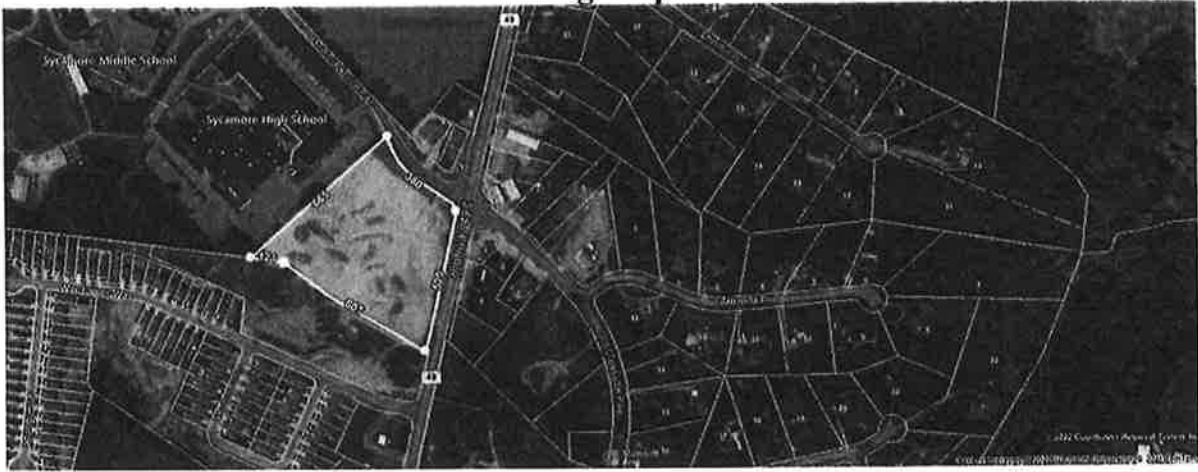
Utilities: Water, electricity, sewer, gas, telephone, cable

Zoning: C-1 General Commercial **Highest & Best Use:** Commercial Retail

Comments: This is the sale of an irregular shaped, 6.63± acre, commercial site located at the NWC of SR 49 and Old Clarksville Pike. This tract has 520± lineal feet of frontage along SR 49 and 380± lineal feet of frontage along Old Clarksville Pike. Topography is mostly gently sloping above grade. The front 2.5± acres was being marketed at \$649,900 or \$5.96 per acre and the remaining 4.1± acre was being offered at \$410,000 or \$2.29 per acre. This sale was verified with the listing agent, Patty Kennedy with Gold Star Realty (615-792-1910). The property was on the market 256 days with an original asking price of \$999,900.

Verified Lists Price		\$850,000
Adjustment for Property Rights Conveyed	\$	0
Adjustment for Financing Terms	\$	0
Adjustment for Conditions of Sale	\$	0
Cash Equivalent Sales Price of Comparable Sale		\$850,000
Unit of Comparison:	<u>\$2.94 per square foot or \$128,205 per acre</u>	

Bing Map



Photograph



Photograph Taken 01/13/2022

Commercial Land Sales Data

Address: 410 Tiny Town Road, Clarksville, TN 3704215

Directions to Property: From Nashville take I-24 West to Clarksville, TN, exit Trenton Rd. go south, turn right on Tiny Town Rd. property on right before railroad right-of-way.

Tax Map & Parcel: 006-111.00 **Document #** 2195/1268 **Property Rights:** Fee Simple

Grantor: Third Generation, LLC, a Tennessee Limited Liability Company

Grantee: Todd Morris Construction, LLC, a Tennessee Limited Liability Company

Date of Sale: 03/09/2022 **Sales Price:** \$750,000 **Verified:** Public Records/RE Agent

Financing: Cash to Seller **Interest Rate:** N/A **Terms:** N/A

Land Area: 10.60± acres **Dimensions:** 600x811 **Frontage:** 600 LF **Depth:** Varies

Shape: Irregular **Site/View:** Good **Topography:** Gently Sloping to Rolling

On Site Improvements: None.

Encumbrances, Easements, etc.: Airport Runway Protection Zone; typical utility and drainage easements.

Off Site Improvements: Paved Street

Utilities: Water, electricity, sewer, gas, telephone, cable

Zoning: C-5 Commercial **Highest & Best Use:** Commercial Retail, Mini-Warehouse Storage, etc.

Comments: This is the sale of an irregular shaped, 10.60± acre, commercially zoned tract of land which is adjacent to Walmart Neighborhood Store. The property is subject to restrictions imposed due to its location near the Clarksville Regional Airport (Airport Runway Protection Zone). Topography is best described as level to gently sloping. The sales agent Steven Settlers with Byers & Harvey Inc. (931-801-7080 or 931-647-3501) said the property was purchased for development with commercial retail and mini-warehouse units. Mr. Settlers said he thought purchaser acquired at a low price. This was an all cash sale. Property is mostly wooded and currently remains undeveloped.

Verified Lists Price \$750,000

Adjustment for Property Rights Conveyed \$ 0

Adjustment for Financing Terms \$ 0

Adjustment for Conditions of Sale \$ 0

Cash Equivalent Sales Price of Comparable Sale \$750,000

Unit of Comparison: \$70,754 per acre

Bing Map



Photograph



Photograph Taken 07/12/2022

Commercial Land Sales Data

Address: 3501 Hwy 96, Burns, TN 7029

Directions to Property: From Nashville take I-40 West, take Exit 182 (Hwy 96) go west toward Dickson 2.5± miles property on right.

Tax Map & Parcel: 118-011.06 Document # V1530/2557 Property Rights: Fee Simple

Grantor: Jimmie David Anderson, unmarried

Grantee: Robert S. Doochin

Date of Sale: 12/15/2021 Sales Price: \$850,000 Verified: Public Records/Listing Agent

Financing: Cash to Seller Interest Rate: N/A Terms: N/A

Land Area: 10.00± acres Dimensions: 710x868 Frontage: 710± LF Depth: 868/1026'

Shape: Irregular Site/View: Good Topography: Mostly Level to Gently Rolling

On Site Improvements: None Known.

Encumbrances, Easements, etc.: 50' access easement and typical utility and drainage easements.

Off Site Improvements: Paved Street

Utilities: Water, electricity, sewer, gas, telephone, cable

Zoning: CC-Commercial Corridor (Burns, TN) Highest & Best Use: Commercial Retail

Comments: This is the sale of an irregular shaped 10.00± acre, commercially zoned tract of land which fronts 710 LF along Hwy 96 in Burns, TN. This unimproved tract of land has mostly level to gently rolling topography. This sale was verified by Vicki Cooper with Crye-Leike Realtors (615-268-9020 or 615-650-7447). Ms. Cooper said the site was purchased for commercial retail development. The property was initially offered for \$850,000 and was on the market 240 days.

Verified Lists Price		\$850,000
Adjustment for Property Rights Conveyed	\$	0
Adjustment for Financing Terms	\$	0
Adjustment for Conditions of Sale	\$	0
Cash Equivalent Sales Price of Comparable Sale		\$850,000
Unit of Comparison:		<u>\$85,000 per acre</u>

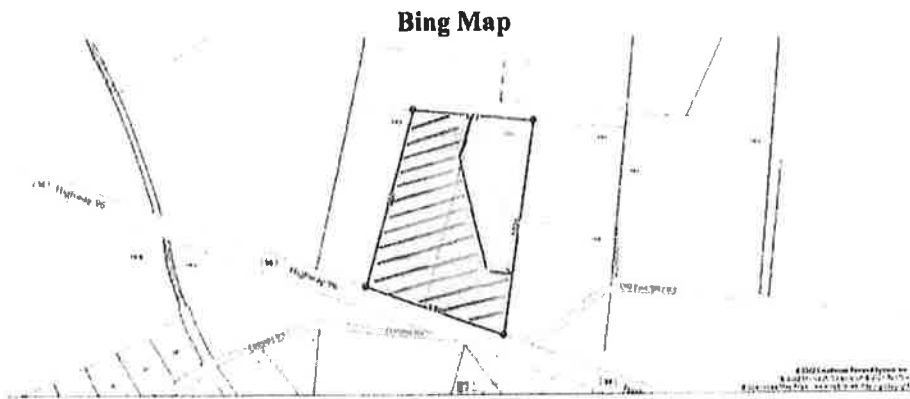
State Project No. 11008-2226-14

County Cheatham

Sale No.: 3

Federal Project No. STP-49(29)

Name of Appraiser: E. Craig Gracey, Jr., SRA, CG-371



Photograph



Photograph Taken 07/15/2022

State Project No. 11008-2226-14
Federal Project No. STP-49(29)
ROW Form

County Cheatham
Name of Appraiser: E. Craig Gracey, Jr., SRA, CG-371
Vacant Land Sales

Sale No.: 3
Page 6

Commercial Land Sales Data

Address: 1665 Hicks Edgen Road, Pleasant View, TN 37146

Directions to Property: From Nashville go west on I-24, get off at Exit 24, turn left on SR 49 they left again on US 41A, property on right at corner of US 41A and Hicks Edgen Road.

Tax Map & Parcel: 010-71.00, 71.05 & 10N-C-004.01 **Document #** N/A **Property Rights:** Fee Simple

Grantor: Patricia Kennedy and husband, Stephen Kennedy, d/b/a Kennedy Investments

Grantee: Current Listing

Date of Offering: Current **Asking Price:** \$1,100,000 **Verified:** Public Records/Seller

Financing: N/A **Interest Rate:** N/A **Terms:** N/A

Land Area: 9.057± acres **Dimensions:** 368x548 **Frontage:** 368+548± LF **Depth:** Varies

Shape: Irregular **Site/View:** Good **Topography:** Gently to Moderately Sloping to Rolling

On Site Improvements: Tract 2 is improved with 1,522 SF single-family dwelling, built in 1974 with full unfinished basement and 2 car carport.

Encumbrances, Easements, etc.: Typical utility and drainage easements.

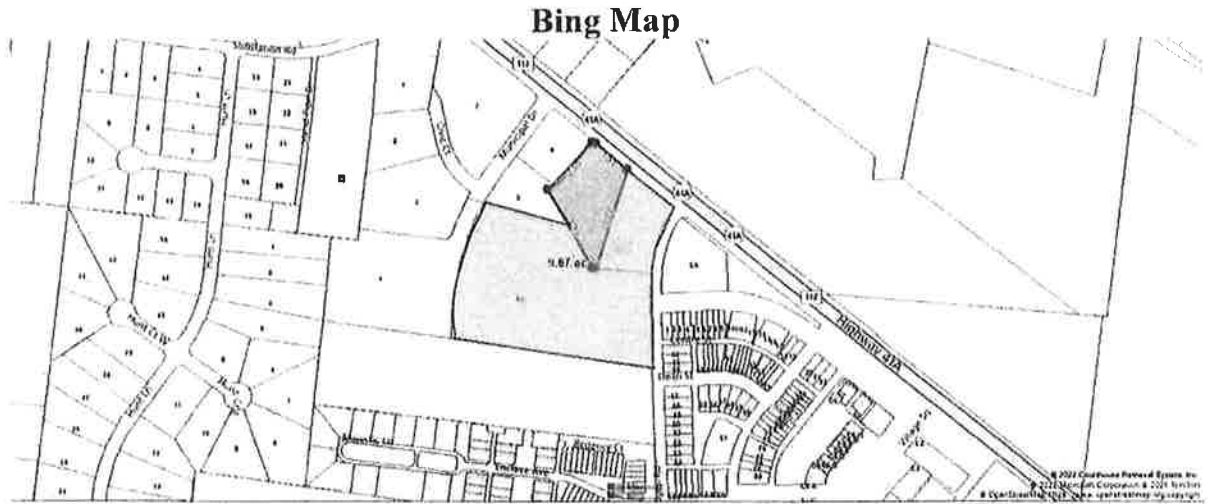
Off Site Improvements: Paved Street

Utilities: Water, electricity, sewer, gas, telephone, cable

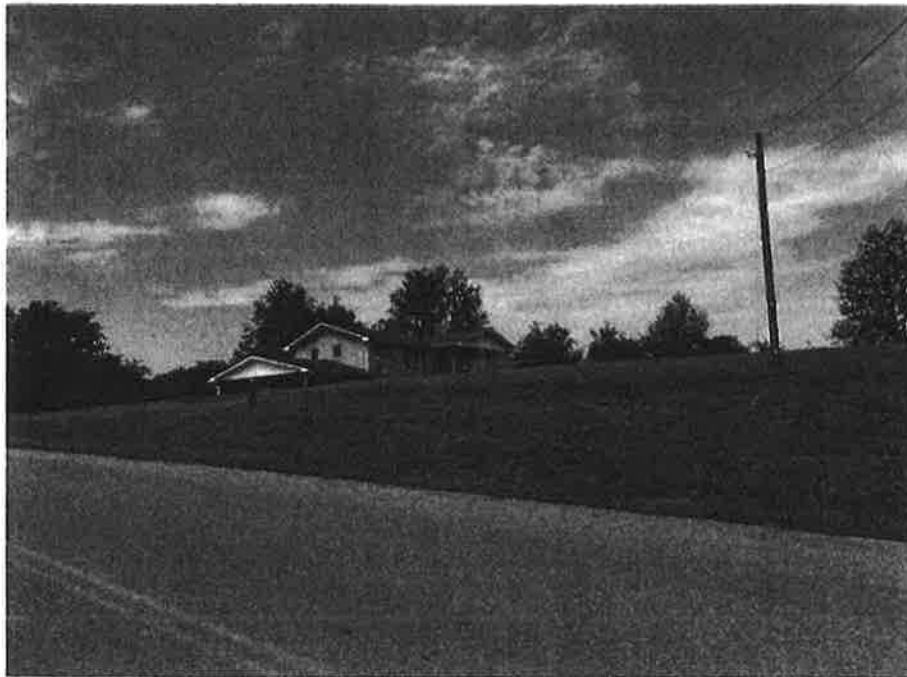
Zoning: C-2 Commercial (Pleasant View, TN) **Highest & Best Use:** Commercial Retail

Comments: This listing is the assemblage of 3 Tracts of land totaling 9.057± acres located at the corner of U. S. Hwy 41A and Hicks Edgen Rd., Pleasant View, TN. This assemblage is improved with a single-family dwelling and two car carport. This property has gently to moderately rolling topography and average to good visibility. This offering was verified with owner Patty F. Kennedy with Goldstar Realty (615-406-9494 or 615-792-1910). The current listing price is \$1,100,000 and the property has been on the market for 47 days.

Verified List Price		\$1,200,000
Adjustment for Property Rights Conveyed	\$	0
Adjustment for Financing Terms	\$	0
Adjustment for Conditions of Sale	\$	0
Cash Equivalent Sales Price of Comparable Listing		\$1,200,000
Unit of Comparison:	<u>\$132,494 per acre</u>	



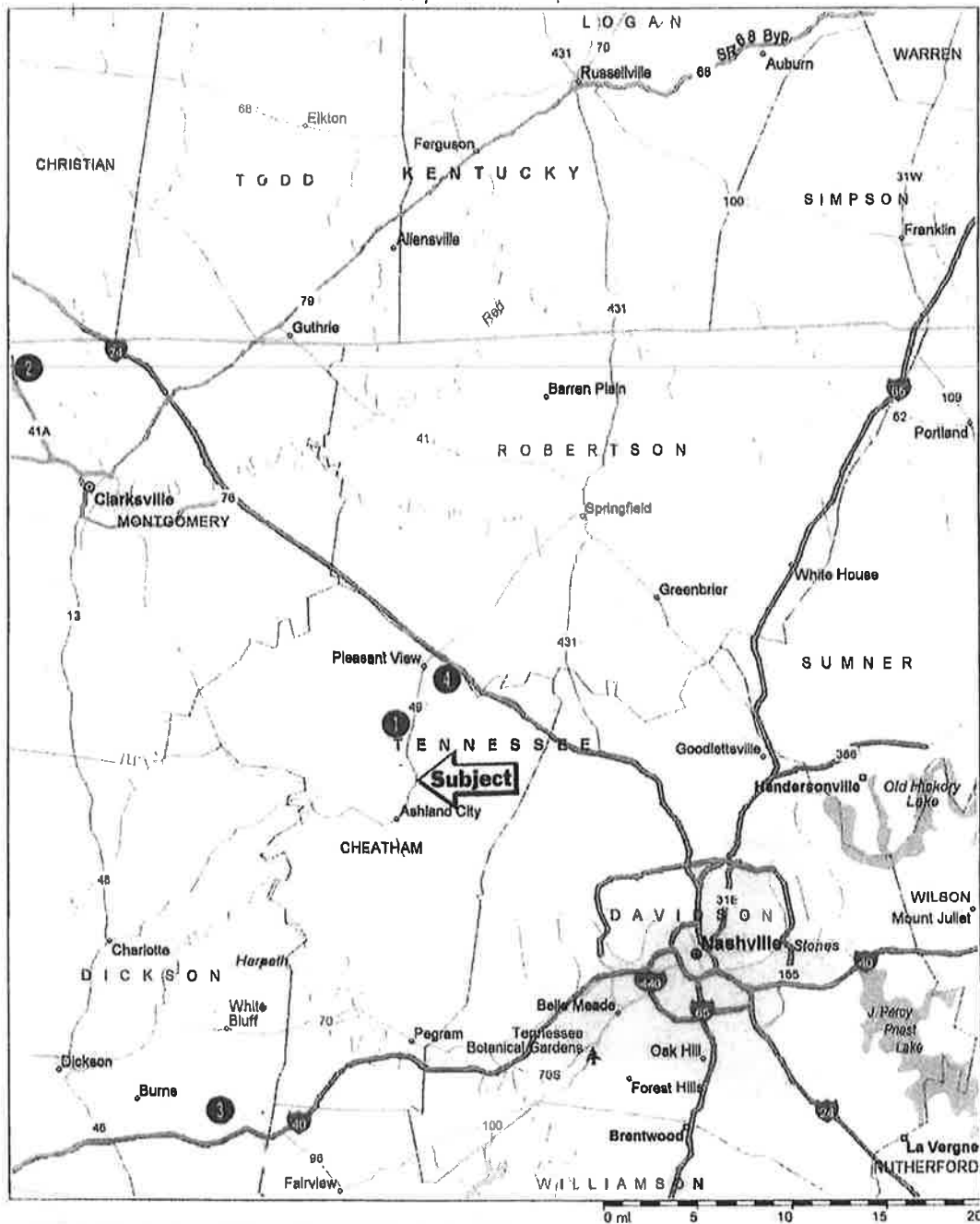
Photograph



Photograph Taken 07/12/2022

Commercial Land Sales Location Map

Pleasant View, Tennessee, United States



**State of Tennessee Department of Transportation
Approved Offer Compensation**

ROW FORM 2
Revision 11-05-2014

STATE PROJ. #: 11008-2226-14
FED PROJ. #: STP-49(29)
PIN #: 109542.01
TAX MAP/PARCEL NO: 49/21
OWNERS: CHEATHAM COUNTY

COUNTY/S Cheatham
FIELD OFFICE: Region 3
FORM 2 DATE: 10/7/2022
TRACT #: 60-S

SUMMARY OF REPORTS

COMPLETED BY	APPROVER NAME	APPRAISAL AMOUNT	EFFECTIVE DATE	TYPE REPORT
Edward Gracey, Jr.	David Smedley	\$3,100.00	06/30/2022	Formal Part Affected (FPA)

APPROVED ACQUISITION AREAS/COMPENSATION

INTERESTS ACQUIRED	ORIGINAL ACQUISITION AREAS	ORIGINAL APPROVED COMP.	REVISED ACQUISITION AREAS	REVISED APPROVED COMPENSATION	ALTERNATE ACQUISITIONS AREAS	ALTERNATE APPROVED COMP
LAND (FEE SIMPLE)	1,165 s.f.	\$2,674.00				
PDE		\$0.00				
SLOPE EASEMENT		\$0.00				
TCE		\$0.00				
AIR RIGHTS		\$0.00				
ACCESS CONTROL		\$0.00				
AVIGATION		\$0.00				
OTHER		\$62.00				
(LAND OWNER) IMPROVEMENTS		\$364.00				
(OWNER) DAMAGES/BENEFITS		\$0.00				
APPROVED OFFER AMOUNT		\$3,100.00				
UTILITY ADJUSTMENT		\$0.00				
(OWNER) TOTAL		\$3,100.00				
TENANT IMPROVEMENTS TOTAL		\$0.00				
FORM 2 GRAND TOTAL		\$3,100.00				

*Attachment
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ORIGINAL AREA SUMMARY			ALTERNATE AREA SUMMARY		
ORIGINAL AREA BEFORE	ORIGINAL AREA ACQUIRED	ORIGINAL AREA AFTER	ALTERNATE AREA ACQUIRED		ALTERNATE AFTER AREA ACQUISITION
0.027 Ac.	0.027 Ac.	0.000 Ac.			

COMMENTS TO NEGOTIATOR

The Appraisal report appears to be well founded, documented and supported by data found within the

WARRANTY DEED

PROJECT
STP-49(29)
11008-2226-14

COUNTY
CHEATHAM

TRACT
60

MAP/PARCEL
49/21.00

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,

COUNTY OF CHEATHAM, TENNESSEE

("Grantor") has bargained and sold, and by these presents does transfer and convey unto the STATE OF TENNESSEE ("Grantee") the land and/or land rights, more particularly described as follows:

Located in CHEATHAM County, Tennessee:

Beginning at the point of intersection of the existing southeast margin of S.R. 49 and the southwest boundary of the John T. Johnston, ETUX property, said point of intersection being 40.84' right of S.R. 49 proposed centerline station 301 + 35.00; thence with said boundary S 57° 19'32" E 31.45' to a point, said point being 72.29' right of S.R. 49 proposed centerline station 301 + 35.00; thence with the proposed southeast margin of said road ⁽¹⁾ S 32° 53'43" W 76.00' ⁽²⁾ S 35° 32'30" W 60.07' ⁽³⁾ S 43° 10'14" W 54.92' ⁽⁴⁾ S 57° 19'49" W 61.39' to a point, said point being 33.40' right of S.R. 49 proposed centerline station 298 + 89.21; thence with said existing margin ⁽¹⁾ N 32° 40'45" E 80.52' ⁽²⁾ S 57° 46'42" E 10.00' ⁽³⁾ N 31° 53'44" E 165.20' to the point of beginning, containing 0.141 acres.

The above described property is hereby conveyed in fee simple.

Being all or a portion of the property conveyed to Grantor under instruments of record in Record Book 530, Page 1190 and Record Book 530, Page 1194, both in the Register's Office of Cheatham County, Tennessee.

REFERENCE: The legal descriptions of the property conveyed herein was taken from the right-of-way plans for the above referenced Highway Project on file with the Tennessee Department of Transportation in Nashville, Tennessee, and it was prepared by an employee or agent of said Department. If and when metric data is contained in the said legal descriptions then that metric data is to be relied upon, as the English conversions are provided for information and convenience only.

This conveyance is made in consideration of Sixteen Thousand and One Hundred Fifty and No/100 Dollars (\$16,150.00), cash in hand paid, the receipt of which is hereby acknowledged, and said consideration includes payment for the property conveyed herein, and any other additions/features specifically noted herein or appearing in the Department of Transportation plans of the captioned project and tract. The above consideration also includes payment for or the elimination of all actual or incidental damages to the remainder otherwise compensable under the Tennessee laws of eminent domain.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the Grantee. Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a right to convey it and the same is unencumbered.

Patrick Smith, Register Cheatham County Tennessee	
Rec #: 223025	Instrument #: 196827
Rec'd: 10.00	Recorded
State: 0.00	5/30/2019 at 11:49 AM
Clerk: 0.00	in Record Book
Other: 2.00	547
Total: 12.00	Pgs 1886-1887

Attachment

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And Grantor does further covenant and bind itself and its representatives, to warrant and forever defend the title to said land to the Grantee against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 28 day of May, 2019.

COUNTY OF CHEATHAM, TENNESSEE

By: [Signature]
Kerry McCarver, Mayor

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, duly commissioned and qualified, personally appeared Kerry McCarver, 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 Mayor of COUNTY OF CHEATHAM, TENNESSEE, the within named bargainor, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of COUNTY OF CHEATHAM, TENNESSEE by himself as such Mayor.

WITNESS my hand and official seal at office this 28 day of May, 2019.

Ladonna Evans
NOTARY PUBLIC

My Commission Expires:

06-28-2021



My Comm Exp. 6-28-2021

This Instrument Prepared By:
Tennessee Department of Transportation
Region IV – Right of Way
300 Benchmark Place
Jackson, TN 38301

Owner's Name and Address:
State of Tennessee
Tennessee Department of Transportation
Nashville, TN 37243-0337

Mail Tax Bills To:
Owner is tax exempt

Property Address:
Frey Street
Ashland City, TN 37015



A Attachment
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**STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
REGION 3 RIGHT OF WAY DIVISION
6601 CENTENNIAL BOULEVARD
NASHVILLE, TENNESSEE 37243-0360
(615) 350-4200
(615) 350-4200**

BUTCH ELEY
DEPUTY GOVERNOR &
COMMISSIONER OF TRANSPORTATION

AUTHORIZATION TO CONTACT

By signing below, I hereby grant authorization for an employee and/or agent of the Tennessee Department of Transportation to contact the lender to discuss my loan for the purpose of obtaining a partial release of lien on the property listed herein which is required for right-of-way for the construction of the below referenced highway project.

TDOT PROJECT NUMBER: **11008-2226-14, STP-49(29)** TRACT: **60S**

LENDER (POC) : _____

Please check here if there are no liens or mortgages on this property >>>

LENDER'S ADDRESS: _____

LOAN NUMBER: _____

PROPERTY ADDRESS: Sycamore Square Shopping Center, Frey Street, Ashland City, TN 37015

Cheatham County Tennessee _____

Signature

Date

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
SELLER'S ACKNOWLEDGMENT OF SALE PRICE AND CONDITIONS

STATE PROJECT 11008-2226-14
FEDERAL PROJECT STP-49(29)
COUNTY/S Cheatham
TRACT # 60-S

OFFICE USE ONLY	
REC'D:	_____
INV #:	_____
RG #:	_____
DEPT:	_____
TX #:	_____
Approve:	_____

- A. The Seller hereby offers and agrees to convey to the Department the interest(s) in the lands identified as TRACT 60-S on the right-of-way plans for the above referenced project upon the Department tendering the price of \$3,100.00, said tract being further described on the attached legal description. In the event of subsequent plans revisions, this sale price may be adjusted and shall be evidenced by a new ROW Form 30A.
- B. The Department shall pay for the expenses of title examination, preparation of instrument of conveyance, and recording of deed. The Department will reimburse the Seller for reasonable and customary fees charged by lienholders to obtain necessary releases of any liens upon the property acquired by the Department. Real estate taxes will be prorated pursuant to TCA § 67-5-203.

The following terms and conditions will also apply unless otherwise indicated:

C. Retention of Improvements Does Not Retain Improvements Not Applicable
 If applicable, Seller agrees to retain improvements under the terms and conditions stated in ROW Form-32A attached to this document and made a part of this acknowledgment.

D. Utility Adjustment Not Applicable
 If applicable, Seller agrees to make at his expense the below listed repair, relocation or adjustment of utilities owned by him/her. The price offered includes _____ to reimburse the Seller for such expenses.

E. Other:
 _____ N/A _____

F. The Seller states in the following space the name of any Lessee of any part of the property to be used and the name of any other parties having any interest of any kind in said property.
 _____ N/A _____

G. The Seller agrees not to change the condition of the property being conveyed between the date of signature and the date the property is conveyed to the Department and understands that any costs incurred by the Department due to non-compliance are the responsibility of the Seller.

SELLER(S):

Attachment
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Date

CHEATHAM COUNTY

CHEATHAM COUNTY, 3rd C.D.

Fed. Project: STP – 49(29)

State Project: 11008-2226-14

CHEATHAM COUNTY, TENNESSEE

Tract 60S

Map: 49; Parcel: 21.00

LOCATED IN CHEATHAM COUNTY, TENNESSEE

Beginning at the point of the intersection of the present and proposed east margin of S.R. 49 and the south boundary of the Dilmore Properties, LLC property (Tract 61), said point being 35.05' right of S.R. 49 proposed centerline station 301+34.99; thence with said south boundary S 57° 26'29" E 5.79' to a point, said point being 40.84' right of S.R. 49 proposed centerline station 301+35.00; thence with said east margin of said road as follows: ⁽¹⁾ S 31° 53'44" W 165.20', ⁽²⁾ N 57° 46'42" W 8.30', ⁽³⁾ N 32° 46'09" E 165.25' to the point of beginning, containing 1165 square feet.

The above described property is hereby conveyed in fee simple.

Reference

Deed Book 530, Page 1190, 1194 in the Register's Office of Cheatham County, Tennessee.

Property Address:

Frey St.

Ashland City, TN 37015

Attachment
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Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <hr/> <p>2 Business name/disregarded entity name, if different from above</p> <hr/> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ </p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p> <input type="checkbox"/> Other (see instructions) ▶ _____ </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See Instructions.</p> <hr/> <p>6 City, state, and ZIP code</p> <hr/> <p>7 List account number(s) here (optional)</p> <hr/>	<p>Requester's name and address (optional)</p> <hr/>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> <td></td> <td></td> </tr> </table>					-	-		
-	-							
or								
Employer identification number								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="text-align: center;">-</td> <td></td> <td></td> <td></td> </tr> </table>					-			
-								

Part II Certification

Under penalties of perjury, I certify

1. The number shown on this form
2. I am not subject to backup withholding (IRS) that I am subject to no longer subject to backup withholding
3. I am a U.S. citizen or other U.S.
4. The FATCA code(s) entered on

Certification instructions. You must certify that you have failed to report all interest, acquisition or abandonment of secured property other than interest and dividends,

- a) for a number to be issued to me); and
- b) I have not been notified by the Internal Revenue Service of dividends, or (c) the IRS has notified me that I am

Attachment

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... is correct.

... you are currently subject to backup withholding because section 2 does not apply. For mortgage interest paid, retirement arrangement (IRA), and generally, payments from your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶
------------------	----------------------------

Date ▶

General Instructions

Section references are to the Instructions for Form 1099-INT.

Future developments. For the latest information related to Form W-9 and its instructions, go to www.irs.gov/formw9 after they were published, go to

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-MISC (other income, mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note: ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
<ul style="list-style-type: none"> • Corporation 	Corporation
<ul style="list-style-type: none"> • Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes. 	Individual/sole proprietor or single-member LLC
<ul style="list-style-type: none"> • LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes. 	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
<ul style="list-style-type: none"> • Partnership 	Partnership
<ul style="list-style-type: none"> • Trust/estate 	Trust/estate

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

Generally, individuals (including sole proprietors) are not exempt from backup withholding.

- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/Businesses and clicking on Employer Identification Number (EIN) under Starting a Business. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor ⁴
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

***Note:** The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Visit www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

RESOLUTION: 11(C)
RESOLUTION TITLE: To Approve Mayor's Signature On MBI Contract (Pending Attorney Approval)
DATE: November 21, 2022
MOTION BY: Ms. Diana Lovell
SECONDED BY: Mr. Walter Weakley

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the Mayor's signature on MBI contract (pending Attorney approval) is approved.

A copy of the contract is attached.

RECORD: Approved by voice vote.

David Anderson	Bill Powers
Calton Blacker	Walter Weakley
Ann Jarreau	Diana Pike Lovell
Tim Williamson	Eugene O. Evans, Sr.
Chris Gilmore	James Hedgepath
B.J. Hudspeth	Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.

Abby Short
Abby Short, County Clerk





October 20, 2022

Mayor Kerry McCarver
Cheatham County Government
350 Frey Street
Ashland City, TN 37015

Re: Cheatham County Offices TI
MBI Comm. No.220796

Dear Mayor McCarver:

We are very pleased that you have decided to request a proposal from this firm to provide professional services with reference to the above captioned project. If you find this proposal acceptable, we will prepare an AIA B101 agreement for our services. Please be assured that we will do our utmost to service you professionally and efficiently. If at any time you have any questions or concerns, please contact the undersigned at once.

PROJECT INFORMATION

Item	Description
Proposed Improvements / Use	Tenant Improvement for the Cheatham County Election Commission and UT Extension offices.
Site Location	318 Frey Street, Ashland, TN 37015
Estimated Square Footage	Major renovation of 6,500 Sf and minor renovation of 900 SF
Proposed Building Construction	Metal stud partition walls within existing structure
Program	3,000 SF UT Extension Office, 3,500 SF Election Commission Office 900 SF court storage area

SCOPE OF BASIC SERVICES

- MBI includes customary architectural, fire protection, mechanical, plumbing, and electrical engineering services
- Assist the Client in filing documents required for the approval of governmental authorities having jurisdiction over the Project.
- The existing ceiling height in the space shall be maintained.
- Security layouts/design is excluded.
- Design/Permitting for an exterior storage shed is excluded.
- Electrical lighting/devices shall be added/relocated as required, but the existing electrical service shall be utilized.
- Mechanical ducts/devices shall be added/relocated, but the existing units shall be utilized.
- Design for spaces outside of the 7,400 SF tenant space will be performed as an additional service.

DATA COLLECTION PHASE

- The Client shall provide PDF scans of all available drawings of the existing building.
- MBI shall physically verify the locations of architectural components such as walls, ceilings, and doors.
- Mechanical and electrical systems will be verified to the extent required to complete the design for the new spaces.
- MBI shall document the existing architectural components for use during the Design Phase.

DESIGN PHASE

- MBI shall review the program and other information furnished by the Client and shall review laws, codes, and regulations.

Chattanooga
University Tower
651 E. Fourth Street, Suite 500
Chattanooga, TN 37403
(o) 423.756.5046

Knoxville
299 N. Weisgarber Road
Knoxville, TN 37919
(o) 865. 584.0999

- MBI shall discuss with the Client the Client's program, schedule, budget for the Cost of the Work, Project site, and alternative approaches to design and construction of the Project and shall reach an understanding with the Client regarding the Project requirements.
- Based on the Project requirements, MBI shall prepare Design Documents for the Client's approval consisting of drawings and other documents appropriate for the Project.
- MBI shall submit the Design Documents to the Client and request the Client's approval.
- MBI will participate in Two (2) planning and design meetings with the Owner / Client during the design phase.
- MBI will provide up to Two (2) schematic design concepts.

CONSTRUCTION DOCUMENT PHASE SERVICES

ARCHITECTURE

- Based on the Client's approval of the Design Documents, MBI shall prepare for the Client's approval Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Work.
- Submit the Construction Documents to the Client, and make appropriate recommendations to the Client to adjust the Project's size, quality or budget, if necessary. Client shall cooperate with MBI in making such adjustments.
- Following the Client's approval of the Construction Documents, MBI shall assist the Client in awarding and preparing contracts for construction.

ENGINEERING

- **PLUMBING**
 - Determine applicable codes.
 - Perform calculations to determine sewer and plumbing pipe sizes.
 - Create plumbing floor plans and details.
 - Specify plumbing fixtures.
- **FIRE PROTECTION**
 - Scope of Services will include full specifications, indication of the zones and densities required per code, coordination with the Client's insurance carrier and hydraulic calculations demonstrating availability of adequate water volume, pressure for protection of the area of greatest demand and provision of locations and sprinkler heads for this area prepared by the Mechanical Engineer.
 - Client shall provide a flow test prior to fire protection design services beginning.
- **MECHANICAL**
 - Determine temperature and humidity requirements based on Client's needs.
 - Perform heating and cooling load calculations.
 - Create duct floor plans and details.
 - Specify mechanical equipment and accessories
- **ELECTRICAL**
 - **GENERAL**
 - Generic seismic installation details for applicable electrical equipment will be provided if required.
 - **LIGHTING**
 - Lighting layout will be provided via calculations adhering to IESNA requirements per each space allocation and fixture specifications as determined from the Client and/or Engineer.
 - Egress lighting will be provided throughout the space per the latest edition of the International Building Code.
 - **GENERAL POWER**
 - Provide general receptacle layout and equipment coordination as applicable.
 - **POWER DISTRIBUTION**
 - Verify and utilize existing electrical service and panels per calculations and distribution as applicable.
 - **FIRE ALARM**
 - Provide Fire Alarm system layout/specification as applicable to code and/or Client requirement(s).
 - **COMMUNICATIONS**
 - MBI will provide a design including 1" conduit routed to the nearest accessible ceiling space for extension as required at each back box location.

PERMITTING

- MBI will submit the documents and associated application paperwork to the local building department for plan review. If plan review comments are issued, MBI will revise the documents as needed to respond to the comments and resubmit them back to the building department. Associated plan review fees, if any, shall be paid by the Client.

BIDDING

- MBI will electronically submit the Construction Documents to a local printing company or a web based file hosting service such as DropBox or Google Drive and Planrooms where potential prime bidders can obtain and reproduce them at their own expense.
- MBI will provide the Client with electronic copies of the documents. Hard copies can be provided as a Reimbursable Expense.
- MBI will attend a pre-bid meeting which will be held near the Project site.
- MBI will receive, review and tabulate the bids and make recommendation to the Client of the apparent successful bidder.

CONSTRUCTION PHASE SERVICES

- MBI will provide customary Construction Phase Services as indicated or negotiated in the AIA B101 Agreement.

SCHEDULE

- Data Collection Phase - MBI estimates Ten (10) business days from written authorization to proceed.*
- Design Phase – MBI estimates Twenty (20) business days from written authorization to proceed.*
- Construction Documents Phase - MBI estimates Twenty-five (25) business days from written authorization to proceed.*

**Protracted delays will result in additional services and extended schedule.*

DELIVERABLES

- Design Phase – Floor Plans
- Construction Document Phase - MBI shall prepare for the Client's approval Construction Documents consisting of Drawings and Specifications book setting forth in detail the requirements for the construction of the Work

FEE

Based on the above program, the following lump sum fees or a percentage basis will be required for the scopes outlined herein:

Item	Compensation	Total: \$139,750.00
Data Collection Phase	Ten percent – 10%	
Design Phase	Thirty percent – 30%	
Construction Documents	Thirty percent – 30%	
Permitting	Included	
Bidding	Five percent – 5%	
Construction Phase Services	Twenty-Five percent – 25%	
Additional Services	Quoted as requested – approved in advance of proceeding	

MBI's fees for additional services will be the product of the hours worked for the type of services performed multiplied by the hourly rates for the professionals and staff performing the services. Please see attached hourly rates. Direct personnel costs include base salary, payroll taxes, insurance and benefits. Fees for additional services will be submitted for approval prior to start of services.

Thank you again for allowing us to provide you with this proposal. If you have any questions, please contact Cory Griffis
coryg@mbicompanies.com..

By signing this proposal, you authorize MBI to begin work while an AIA agreement is reached in good faith.

Sincerely,
MBI Companies Inc.

Jay Henderlight
Principal

Cheatham County Government

(Authorized Signature)

(Print Authorized Signature)

(Title of Person Authorized to Sign)

ACCEPTED AND AGREED TO THIS

____ DAY OF _____, 20____

The space program provided by the Client is as follows:

Election Commission (approximately 2,000 SF):

- Reception Area with desk to service the public with workspace for copy machine, letter folding machine
- Election Equipment Storage Room with a drop-down work shelf for setting equipment. Electrical outlets every 4 feet on the wall with the work shelf.
- General Storage Room
 - Will store Kardveyor machine and election files.
 - Data closet will be located in this storage room.
- (2) small private offices that have a clear view of the reception area.
- Large private office
- (1) Male and (1) Female Restroom
- Kitchenette
- 10-person conference room

UT Extension (approximately 3,000 SF):

- Multi-purpose room (includes educational space with some retractable ceiling electrical outlets for griddles or computers, and demonstration kitchen at the backside of the room, with two stove/oven units and 2 sinks.
 - This room should be located at the back of the building for access from the back door for night use by staff and volunteers. This room should be able to be closed off from the rest of the office (separated by double doors if possible).
- (5) offices for agents.
- Lobby for greeting clientele and completing various paper work.
- Administrative Assistants office – separated from lobby by a counter top.
- Workroom space/office equipment/staff meetings, (next to the Administrative Assistants office for easy/close access).
- Storage area (no particular dimensions), with double door entrance.
- Closet for table/chair storage.
- (1) Male and (1) Female Restroom

RESOLUTION: 11(D)
RESOLUTION TITLE: To Approve Mayor's Signature On BIS Contract For Circuit Court
(Pending Attorney Approval)
DATE: November 21, 2022
MOTION BY: Ms. Diana Lovell
SECONDED BY: Mr. Walter Weakley

COMPLETED RESOLUTION:

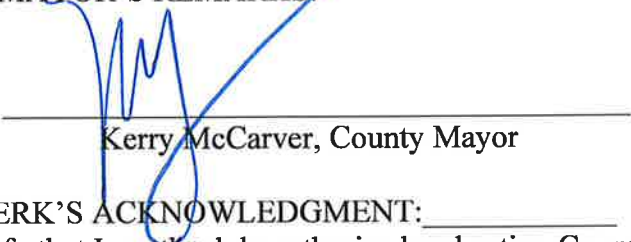
BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the Mayor's signature on BIS contract for Circuit Court (pending Attorney approval) is approved.

A copy of the contract is attached.

RECORD: Approved by voice vote.

David Anderson	Bill Powers
Calton Blacker	Walter Weakley
Ann Jarreau	Diana Pike Lovell
Tim Williamson	Eugene O. Evans, Sr.
Chris Gilmore	James Hedgepath
B.J. Hudspeth	Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.


Abby Short, County Clerk





November 9, 2022

Cheatham County Circuit Court
100 Public Square, Room #225
Ashland City, TN 37015

RE: BIS Digital Technical Support Agreement

Annual Full Support Agreement with Hardware Replacement without SAS	
Effective Date	11/09/2022
Account Number	CHE702
Contract Number	23-11-A-74696R/M-50011690
Contract Amount	\$3,679.34

Hello,

Attached is your Full Support Agreement. Please sign the electronic document.

Without a signed support agreement, you will be charged hourly for technical support.

Thank you for the opportunity to serve your audio and video technology needs. If you have any questions, please do not hesitate to contact me at 800-834-7674, ext. 4511 or email me at BIScontracts@bisdigital.com.

Best regards,

Maria-Virginia A. Gonzalez

Maria-Virginia A. Gonzalez
Staff Accountant



1350 NE 56th Street, Suite 300
Ft. Lauderdale, FL 33334



Sales: (800) 834-7674
Support: (800) 715-1234



Email: info@bisdigital.com
Web: www.bisdigital.com



FULL SUPPORT AGREEMENT (HR)

Between:
BIS Digital, Inc.
1350 NE 56th Street, Suite 300
Fort Lauderdale, FL 33334-6142
Phone: (800) 834-7674
Fax: (877) 858-5611
Email: support@bisdigital.com

And:
Cheatham County Circuit Court
100 Public Square, Room #225
Ashland City, TN 37015
Phone: (615) 792-2028
Contract #: 23-11-A-74696R/M-50011690

BIS Digital, Inc., agrees to provide system support for the software and hardware listed below, in accordance with the terms and conditions of this agreement.

1. TERMS AND CONDITIONS

- A. The term of this agreement is for an initial period of twelve (12) months from the effective date. Upon expiration of the initial term, this agreement shall automatically renew for successive periods of twelve (12) months. Written notice of the intent to terminate must be provided and shall be effective sixty (60) days from the date of notice. If cancelled mid-month, the effective date of cancellation will be the first day of the following month following the 60-day notification.
- B. The agreement entitles the user to telephone support 24 hours per day, 7 days per week and on-site support Monday - Friday (8AM - 5PM ET) on covered items.
- C. User training is included for the term of agreement.
- D. This support agreement is for the installed BIS Digital integrated system. Any changes or enhancements may incur additional coverage costs.
- E. Charges for maintenance and support for reasons outside of BIS Digital's control, arising from neglect, negligence, misuse, acts of God, modifications to, or failures of systems software and/or hardware not covered under this agreement shall be billed separately.
- F. Due to the many components that comprise a BIS Digital integrated system, certain components may be discontinued or reach end of life (EOL) by the manufacturer. If a component reaches EOL and a replacement from the manufacturer is not available, BIS Digital will provide a quotation for replacement with a comparable product.
- G. BIS Digital may increase maintenance service contract fees associated with hardware replacement if the price of the covered hardware replacement costs 30% or more than the original price.
- H. BIS Digital agrees to provide customer thirty (30) days' notice in the event of a price increase.

2. COVERAGES

- A. DCR Software (all BIS Digital supplied licenses) This support agreement is for the user's installed DCR Software version. DCR Software Assurance, which provides for all new feature and function upgrades is not included.
- B. Hardware Accessories: Digital Mixers, PA Components, Microphones, Hearing Impaired Devices, USB Foot Controls. Customer will be responsible for shipping defective unit(s) to BIS Digital. BIS Digital will replace or repair and ship back to customer.
- C. Excluded Hardware: Personal Computers (PCs), Laptop Computers, Servers, Tablets, Display Monitors, TVs, Projectors and Headsets. BIS Digital will handle repairs via manufacturer's warranty.
- D. Re-wiring required for structural, or design changes, remodeling, or renovations is not covered. BIS Digital can provide a quotation based on client needs.

Initials:

S.C. / _____
BIS Digital Customer

3. **CUSTOMER RESPONSIBILITY**
 - A. Maintain a current backup of all data.
 - B. Designate a systems administrator to act as a liaison with BIS Digital technical support.

4. **CONFIDENTIALITY**
 - A. BIS Digital, Inc., agrees that all customer data is strictly confidential. BIS Digital shall not, without prior written consent, disclose to any third party any such data acquired in connection with this agreement or any other services.

5. **PAYMENT**
 - A. Invoices shall be sent once per year and payment shall be due in full upon receipt.
 - B. Support coverage may be discontinued for non-payment of any invoice greater than thirty (30) days.

6. **LIABILITY**
 - A. In no event shall BIS Digital, Inc. be liable for any direct or indirect losses or damages, or any other claims arising in connection with this agreement to the user, including loss of data, productivity, or earnings due to equipment down time.
 - B. BIS Digital's sole responsibility with respect to the maintenance and support shall be limited to those outlined in this agreement.
 - C. The laws of the State of Florida shall govern this agreement and any litigation shall occur in Broward County, Florida.

This agreement covers the following equipment:

Purchased on invoice #74696R
Installed on 11/9/2018

- *Professional Digital PA Mixer DANTE Capable w/8ch USB out (1) SN {03471541}
- *DANTE Virtual Sound Card (up to 64ch) (1)
- *Multi-Channel Amplifier (4ch 60W) (1) SN {03465925}
- *18" Gooseneck Microphone (Series 2) (5)
- *Gooseneck Desk Stand (Series 2) (2)
- *Gooseneck Desk Stand w/Programmable Light Switch (Series 2) (3)
- *Wireless System with Handheld Microphone (Series 2) (1) SN {18110757}
- *Wireless System with Gooseneck Microphone (Series 2) (6)
- *Add-On Wireless Gooseneck for BIS-M-Wxx-S2 (6)
- *Assisted Listening Device (FM) Series 2 (1) SN {D10152}
- *4ch Input DANTE Expander (2) SN {2RC0959950 / 2RC0959527}
- *Network Switch w/PoE 8-port (Series 5) (1) SN {PSZ20131H3F}
- *1U Rack Shelf (Series 2) (1)
- *USB Gigabit NIC (10/100/1000) (2) SN {AH1A1801002358 / 359}
- *DANTE Virtual Sound Card (up to 64ch) (1)

Initials:

S.C. / _____
BIS Digital Customer



The terms and conditions stated herein form the complete agreement between the parties. Any additions to this agreement (new systems) will be prorated to coincide with this contract.

Effective Date: 11/09/2022
Contract #: 23-11-A-74696R/M-50011690
Annual Contract Amount: \$3,679.34

Accepted By:

BIS Digital, Inc.

Cheatham County Circuit Court

Steve Coldren

By Steve Coldren

By _____

President

Title

Title

November 9, 2022

Date

Date

Initials:

S.C. / _____
BIS Digital Customer

RESOLUTION: 12
RESOLUTION TITLE: To Accept Haven Place As A County Road
DATE: November 21, 2022
MOTION BY: Mr. Walter Weakley
SECONDED BY: Mr. James Hedgepath

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the final subdivision plat for Pinewood Ridge Section 2 was approved for recording on July 9, 2019; and

WHEREAS, the final subdivision plat for Pinewood Ridge Section 2 was recorded on July 11, 2019 with the Cheatham County Register of Deeds at Plat Book 14, Page 295; and

WHEREAS, the plat includes a road labeled Pinewood Ridge Road to be dedicated to public use; and

WHEREAS, Pinewood Ridge Road has since been renamed Haven Place.

WHEREAS, Haven Place has been constructed in accordance with the Cheatham County road standards and the Cheatham County Superintendent of Roads recommends that Haven Place be accepted by the County and added to the County Road List as a county maintained road.

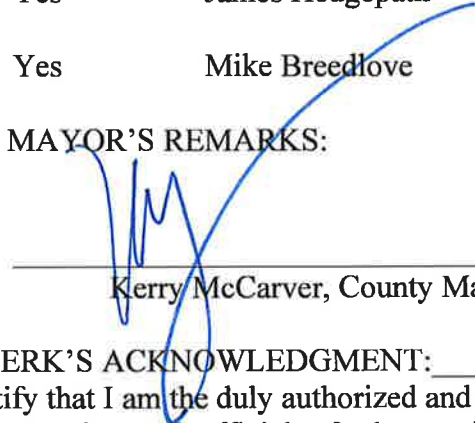
BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Session Court Room of Cheatham County Tennessee as follows:

1. Haven Place is hereby accepted as a county-maintained road.
2. Haven Place is hereby added to the Cheatham County Road List.
3. This resolution shall take effect upon adoption, the public welfare requiring it.

RECORD: Approved by roll call vote 12 Yes 0 No 0 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.



Abby Short, County Clerk



RESOLUTION: 13

RESOLUTION TITLE: To Commit Funds For Use By The Office Of Cheatham County Clerk

DATE: November 21, 2022

MOTION BY: Ms. Diana Lovell

SECONDED BY: Mr. Bill Powers

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the Governmental Accounting Standards Board (GASB) has provided authoritative guidance for generally accepted accounting procedures for State and Local Governments; and

WHEREAS, the Comptroller of the State of Tennessee has deemed that all county governments in Tennessee will comply with GASB accounting statements to ensure that there is a uniform and transparent accounting standard for reporting of public funds; and

WHEREAS, GASB Statement 54, paragraph 10, authorizes the county legislative body to commit certain funds for specific uses through formal resolution; and

WHEREAS, Tennessee Code Annotated, Section 38-6-109, authorizes clerks of court, county clerks, registers of deeds, and county trustees to enter into agreements with a fingerprint vendor that is under contract with the Tennessee bureau of investigation for purposes of providing fingerprint capture services for fingerprint-based background checks permitted by law; and

WHEREAS, pursuant to an agreement between Identogo by Idemia and the Office of the Cheatham County Clerk, the Office of Cheatham County Clerk receives a fee of \$3.00 for each set of fingerprints captured for purposes of a criminal background check; and

WHEREAS, revenue from the fingerprint capture fees is deposited into the Cheatham County general fund; and

WHEREAS, the Office of the Cheatham County Clerk has requested the revenue from the fees be committed for use in their office.

NOW, THEREFORE, BE IT RESOLVED by the Cheatham County Legislative Body meeting in regular session at Ashland City, Tennessee, on this 21st day of November, 2022, that:

SECTION 1. All fingerprint capture fees be deposited in the county general fund and be formally committed to be spent only for the operations and improvements of the Office of the Cheatham County Clerk.

SECTION 2. That any unexpended portion of the annual fingerprint capture fees that are realized by the Office of the Cheatham County Clerk be committed in the Cheatham County general fund to fund expenditures specifically for the Office of the Cheatham County Clerk.

RECORD: Approved by roll call vote 12 Yes 0 No 0 Absent

David Anderson	Yes	Bill Powers	Yes
Calton Blacker	Yes	Walter Weakley	Yes
Ann Jarreau	Yes	Diana Pike Lovell	Yes
Tim Williamson	Yes	Eugene O. Evans, Sr.	Yes
Chris Gilmore	Yes	James Hedgepath	Yes
B.J. Hudspeth	Yes	Mike Breedlove	Yes

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.



Abby Short, County Clerk



RESOLUTION: 14
RESOLUTION TITLE: To Appoint Ms. Beth Carr To The Agriculture Committee
DATE: November 21, 2022
MOTION BY: Mr. David Anderson
SECONDED BY: Ms. Diana Lovell

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November, 2022, in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, Ms. Beth Carr is appointed to the Agriculture Committee for a 2 year term beginning January 1, 2023 and ending December 31, 2024.

RECORD: Approved by voice vote.

David Anderson	Bill Powers
Calton Blacker	Walter Weakley
Ann Jarreau	Diana Pike Lovell
Tim Williamson	Eugene O. Evans, Sr.
Chris Gilmore	James Hedgepath
B.J. Hudspeth	Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection

Witness, My official signature and seal of said county, this 30th day of November 2022.


Abby Short, County Clerk



RESOLUTION: 15

RESOLUTION TITLE: To Recognize And Appreciate All Responders To The 2021 Tornado

DATE: November 21, 2022

MOTION BY: Mr. David Anderson

SECONDED BY: Ms. Diana Lovell

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November, 2022, in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, a F-2 tornado hit along Highway 70 near Kingston Springs in Cheatham County on December 2021; and

WHEREAS within minutes of the storm, emergency responders were on the scene for rescue and recovery efforts; and

WHEREAS the immediate and professional response coupled with the relentless focus over the weeks and months after the disaster helped to stabilize and restore the impacted areas; and

WHEREAS the Cheatham County Emergency Management, Cheatham County Emergency Service, Cheatham County Road Department, Cheatham County Sheriff's Office, Pegram Fire Department, Kingston Springs Fire Department, Dickson County Road Department and Dickson County EMS, City of Nolensville, along with multiple contractors and other volunteers all contributed to the rebuilding of the lives, homes, businesses, roads and community impacted.

WHEREAS all the departments and volunteers that demonstrated the heart and soul of our community when it comes to responding and helping our neighbors in Cheatham County.

THEREFORE, BE IT RESOLVED by the Cheatham County Legislative Body on this 21st Day of November, 2022, in the General Sessions Courtroom at the Cheatham County Courthouse approved this resolution to recognize the tremendous efforts of the listed organizations.

RECORD: Approved by voice vote.

David Anderson

Bill Powers

Calton Blacker

Walter Weakley

Ann Jarreau

Diana Pike Lovell

Tim Williamson

Eugene O. Evans, Sr.

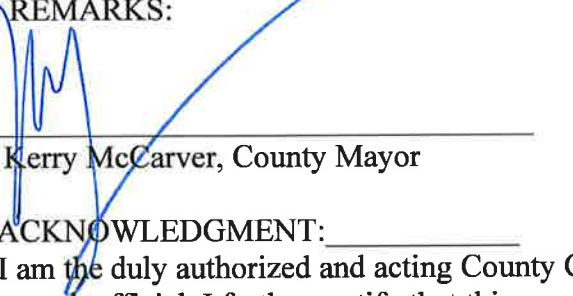
Chris Gilmore

James Hedgepath

B.J. Hudspeth

Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection

Witness, My official signature and seal of said county, this 30th day of November 2022.




Abby Short, County Clerk

RESOLUTION: 16
RESOLUTION TITLE: Consent Calendar
DATE: November 21, 2022
MOTION BY: Mr. B.J. Hudspeth
SECONDED BY: Mr. Calton Blacker

COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, the following Consent Calendar and applicants for Notary Public are approved:

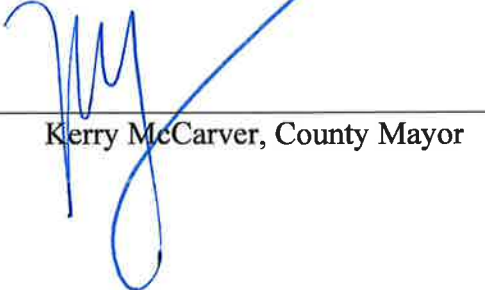
Notaries

<i>Jennifer Bartram</i>	<i>Carol A. Boaz</i>	<i>Kaylea Buckley</i>
<i>James C. Estes</i>	<i>Michael Kevin Heffelman</i>	<i>Kelly Kaio</i>
<i>Eric W. Krapf</i>	<i>Tiffany Nicole Leik</i>	<i>Jason T. Napier</i>
<i>Margarite L. Ogaz</i>	<i>Nicholas Tibert</i>	<i>Brooke N. Underwood</i>

RECORD: Approved by voice vote.

David Anderson	Bill Powers
Calton Blacker	Walter Weakley
Ann Jarreau	Diana Pike Lovell
Tim Williamson	Eugene O. Evans, Sr.
Chris Gilmore	Jimmy Hedgepath
B.J. Hudspeth	Mike Breedlove

CHEATHAM COUNTY MAYOR'S REMARKS:



Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.



Abby Short, County Clerk



RESOLUTION: 17
RESOLUTION TITLE: Adjourn
DATE: November 21, 2022
MOTION BY: Mr. Walter Weakley
SECONDED BY: Mr. Calton Blacker

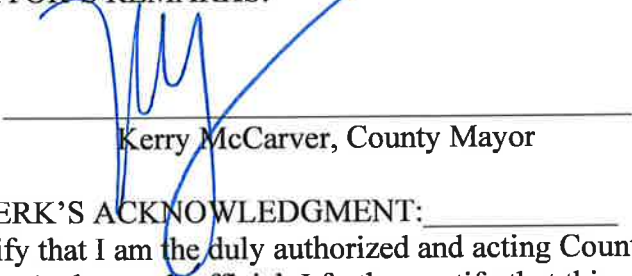
COMPLETED RESOLUTION:

BE IT THEREFORE RESOLVED, That the Cheatham County Legislative Body meeting in Regular Session this the 21st day of November 2022 in the General Sessions Courtroom at the Courthouse in Ashland City, Tennessee, WHEREAS, there being no further business to conduct the meeting is adjourned at 7:06 P.M.

RECORD: Approved by voice vote.

David Anderson	Bill Powers
Calton Blacker	Walter Weakley
Ann Jarreau	Diana Pike Lovell
Tim Williamson	Eugene O. Evans, Sr.
Chris Gilmore	Jimmy Hedgepath
B.J. Hudspeth	Mike Breedlove

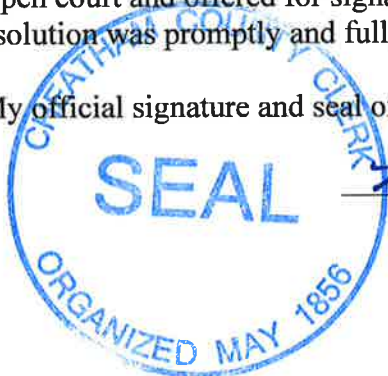
CHEATHAM COUNTY MAYOR'S REMARKS:

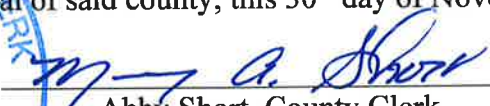

Kerry McCarver, County Mayor

CHEATHAM COUNTY CLERK'S ACKNOWLEDGMENT: _____

I, Abby Short, do hereby certify that I am the duly authorized and acting County Clerk of Cheatham County, Tennessee. And as such official, I further certify that this resolution was duly passed in open court and offered for signature to the Honorable Kerry McCarver, County Mayor; that this resolution was promptly and fully recorded and is open to public inspection.

Witness, My official signature and seal of said county, this 30th day of November 2022.




Abby Short, County Clerk