

CSEP SEPARATION PROJECT PARTICIPATION AGREEMENT
Ballpark Village Location

THIS AGREEMENT is entered into by and between PR Germantown, LLC., hereinafter known as "Developer", and The Metropolitan Government of Nashville and Davidson County acting through the Metropolitan Department of Water and Sewerage Services, hereinafter known as "**METRO**".

WHEREAS, METRO owns and operates a combined sewer system located in the Kerrigan basin with combined flow directed to the Central Wastewater Treatment Plant and the Kerrigan outfall during heavy rain conditions; and,

WHEREAS, METRO desires to separate the stormwater and sewer flow in a 56 acre portion of the Kerrigan basin, thereby directing stormwater flow to the Cumberland River and the sewage flow to the Central Waste Water Treatment Plant; and,

WHEREAS, by separating the stormwater and sewage, METRO has an opportunity to reduce the overall volume load in the Kerrigan basin combined sewer resulting in a reduction in the potential for localized storm flooding, surcharging sewer, and odor. Furthermore, separating the stormwater and sewage will improve overall water quality in the Cumberland River; and,

WHEREAS, Developer has been approved to construct a mixed use development; known as Project No. SWGR# 2021057815 which is located in the Combined Sewer System for the Kerrigan Basin, and,

WHEREAS, METRO is developing the design and construction of dedicated storm infrastructure consistent with the Combined Sewer Master Plan, and,

WHEREAS, the Developer agrees, as provided by this Agreement, to provide on-site stormwater control measures and pay fees towards off-site public infrastructure improvements to the Current Stormwater System and construction of a New Stormwater System that has a direct benefit to both parties; and,

WHEREAS, the provision of such storm and sanitary sewer service improvement will directly benefit both parties and the general community of Nashville and Davidson County, Tennessee; and,

NOW, THEREFORE, DEVELOPER AND METRO AGREE AS FOLLOWS:

I. SCOPE OF WORK:

The design and construction of the new stormwater system shall be completed by Metro. All materials and methods used to construct the proposed infrastructure shall be in keeping with Metro Water Services, Nashville Department of Transportation, and/or Tennessee Department of Transportation standard drawings, construction specifications and approved materials. If there are any conflicts during construction, Metro will address them with the owner of the utility. Metro will provide on-site inspections during the construction of the new stormwater system to ensure that work is proceeding in accordance with approved plans.

II. PAYMENT TERMS AND CONDITIONS:

- A. **DEVELOPER** agrees to provide **METRO** the amount of \$950,000.00 (hereinafter, the "Payment"), as full compensation to fund the design, construction, operation and maintenance of the current and new stormwater systems identified on Exhibit A. As part of Exhibit A, an overall location map for the Combined Sewer Elimination Program (CSEP) is included with the location of the **DEVELOPER'S** project identified.
- B. **METRO** agrees to begin design and construction of the project within timeframes set forth by Metro Water Services upon receiving the funds.
- C. **METRO** will inspect the construction and will be responsible for ongoing operation and maintenance.
- D. **DEVELOPER** acknowledges and agrees that under no circumstances will the **DEVELOPER** be entitled to receive or will **METRO** be required to provide a refund of any portion of the payment regardless of the final cost of construction.
- E. Upon acceptance of the \$950,000.00 of funding for the project, **METRO** shall not withhold the **DEVELOPER'S** permits under the authority of Metro for this project including but not limited to the use and occupancy permits. **METRO** will provide the **DEVELOPER** temporary access to the current combined sewer and water system if the stormwater infrastructure is not constructed when the use and occupancy permit is applied for.
- F. This agreement is subject to the approval through Ordinance (three readings) of The Metropolitan Council of Nashville and Davidson County.

III. FUTURE AMENDMENTS:

Any future amendments to this agreement shall be approved by resolution of the Metropolitan Council.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

RECOMMENDED BY:

DocuSigned by:

Scott Potter

Director of Metropolitan Department of Water and Sewerage Services

APPROVED AS TO AVAILABILITY OF FUNDS:

DocuSigned by:

Kelly Flannery/mjw

62377A2A8742469... Director of Finance

APPROVED AS TO FORM AND LEGALITY:

DocuSigned by:

Tara Ladd

E355FC378EF2427... Metropolitan Attorney

THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY:

Metropolitan Mayor

ACCEPTED BY:

J Greenway

Developer

Sworn to and subscribed to before me, a Notary Public,

12 day of January 2021 2022

by Sara Park of

Developer and duly authorized to execute this instrument on Developer's behalf.

Tara Bryant

Notary Public

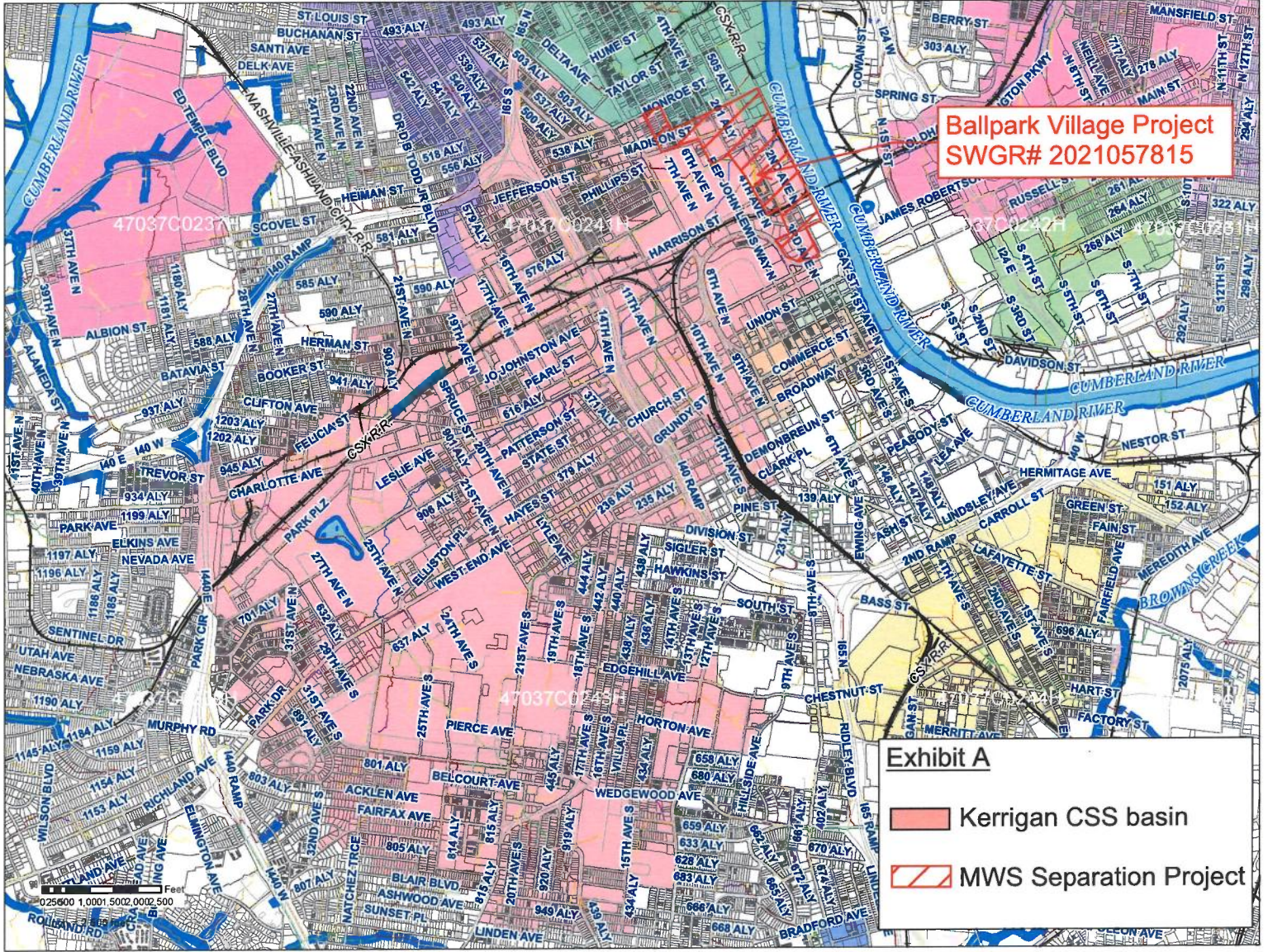
My Commission Expires: 8/10/2025

ATTEST:

Metropolitan Clerk

Date:

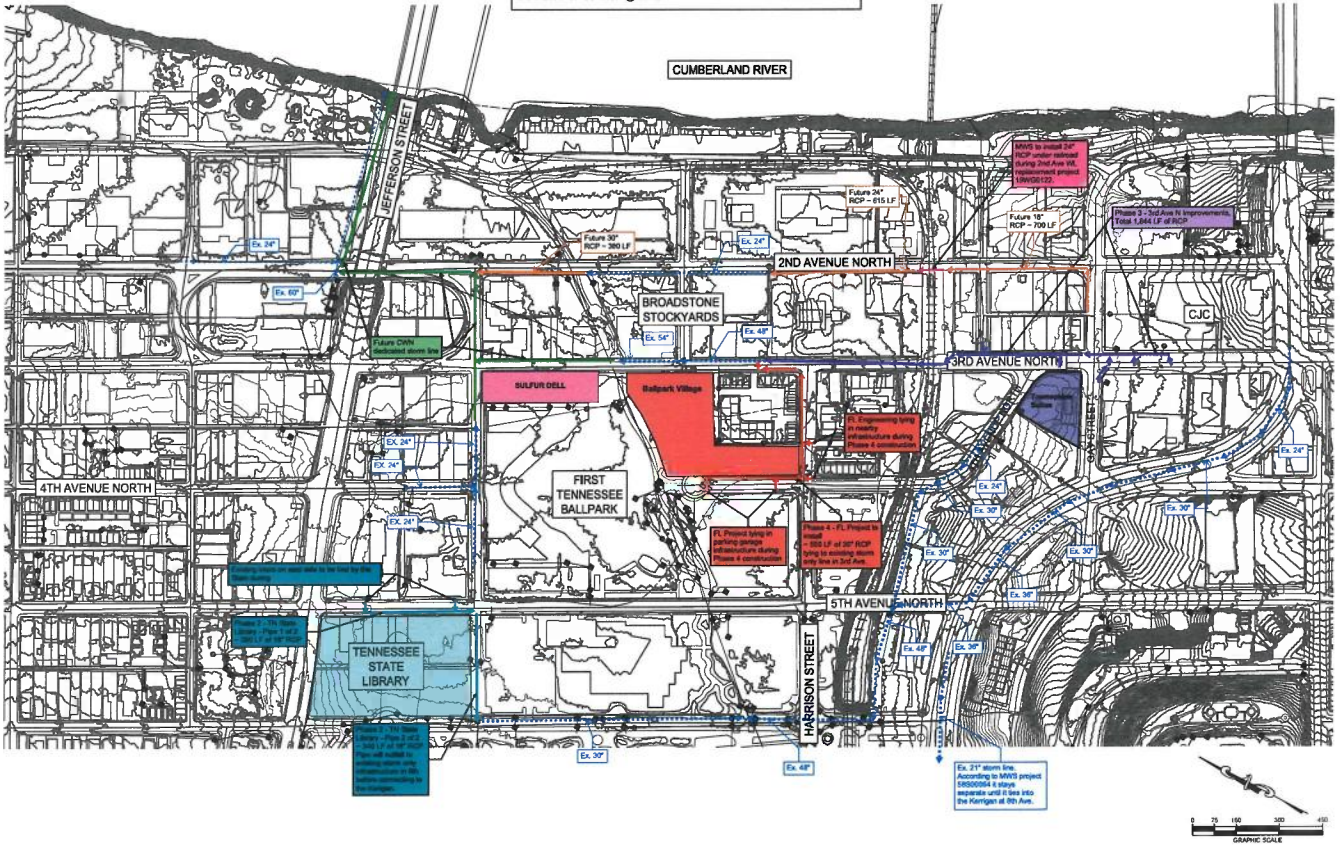




ESTIMATED FLOW TO EXISTING 60" = ±20 AC
 ASSUMED TIME OF CONCENTRATION = 10 MINS
 ASSUMED C-FACTOR = 0.90
 ESTIMATED 10-YR PEAK FLOW = ±110 CFS
 CAPACITY OF 60" AT 0.5% = ±200 CFS

TOTAL DRAINAGE AREA REMOVABLE FROM CSO = ±56 AC
 ASSUMED CONSERVATIVE TIME OF CONCENTRATION = 10 MINS
 ASSUMED C-FACTOR = 0.90
 TOTAL 10-YR PEAK FLOW = ±300 CFS
 CAPACITY OF 66" RCP @ 0.7% = ±300 CFS

TOTAL ESTIMATED FLOW TO JEFFERSON STORM = ±76 AC
 ASSUMED TIME OF CONCENTRATION = 10 MINS
 ASSUMED C-FACTOR = 0.90
 ESTIMATED 10-YR PEAK FLOW = ±415 CFS
 CAPACITY OF 72" RCP @ 0.8% = ±415 CFS



CSO REMOVAL EXHIBIT
 EXHIBITS FOR:
 DOWNTOWN CSO STUDY
 NASHVILLE, DAVIDSON COUNTY,
 TENNESSEE 37201

EXH 1.1



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201

December 22, 2021

To: Peggy Deaner, Metro Water Services

**Re: CSEP Separation Project Participation Agreement
Planning Commission Mandatory Referral #2022M-003AG-001
Council District #19 – Freddie O’Connell, Council Member**

On behalf of the Metropolitan Planning Commission, the following item, referred to the Commission as required by the Metro Charter, has been recommended for *approval* to the Metropolitan Council:

A request for an ordinance approving a participation agreement between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, and Portman Residential, LLC. (Proposal No. 2022M-003AG-001)

The relevant Metro agencies (Metro Parks, Metro Public Works, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, Metro Finance – Public Property and the Metro Historical Commission) have reviewed the proposal and concur in the recommendation for approval. This request must be approved by the Metro Council to become effective. A sketch showing the location of the request is attached to this letter.

Conditions that apply to this approval: None.

This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Michelle Hollingsworth at michelle.hollingsworth@nashville.gov or 615-862-7197.

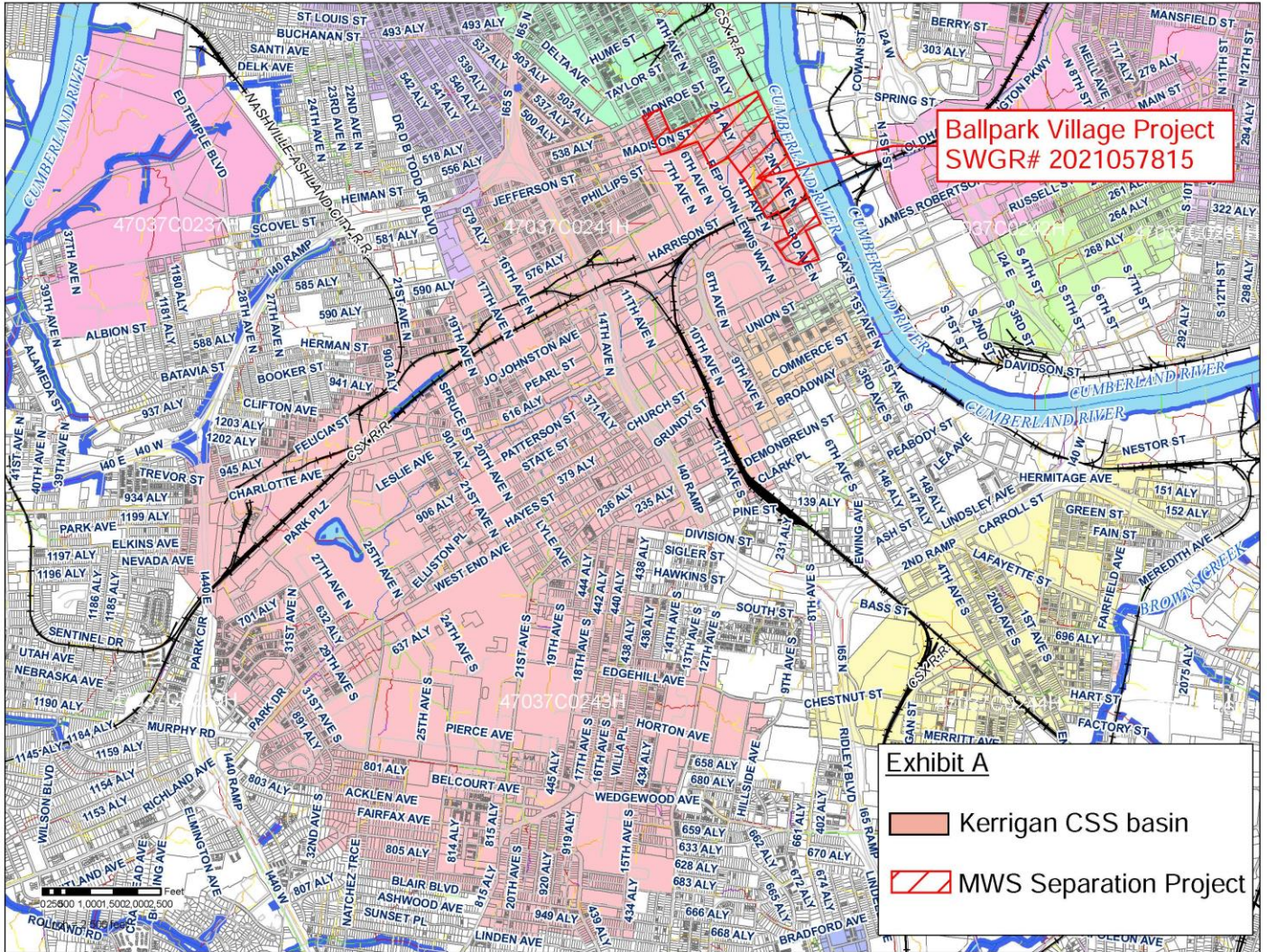
Sincerely,

A handwritten signature in black ink that reads 'Robert Leeman'.

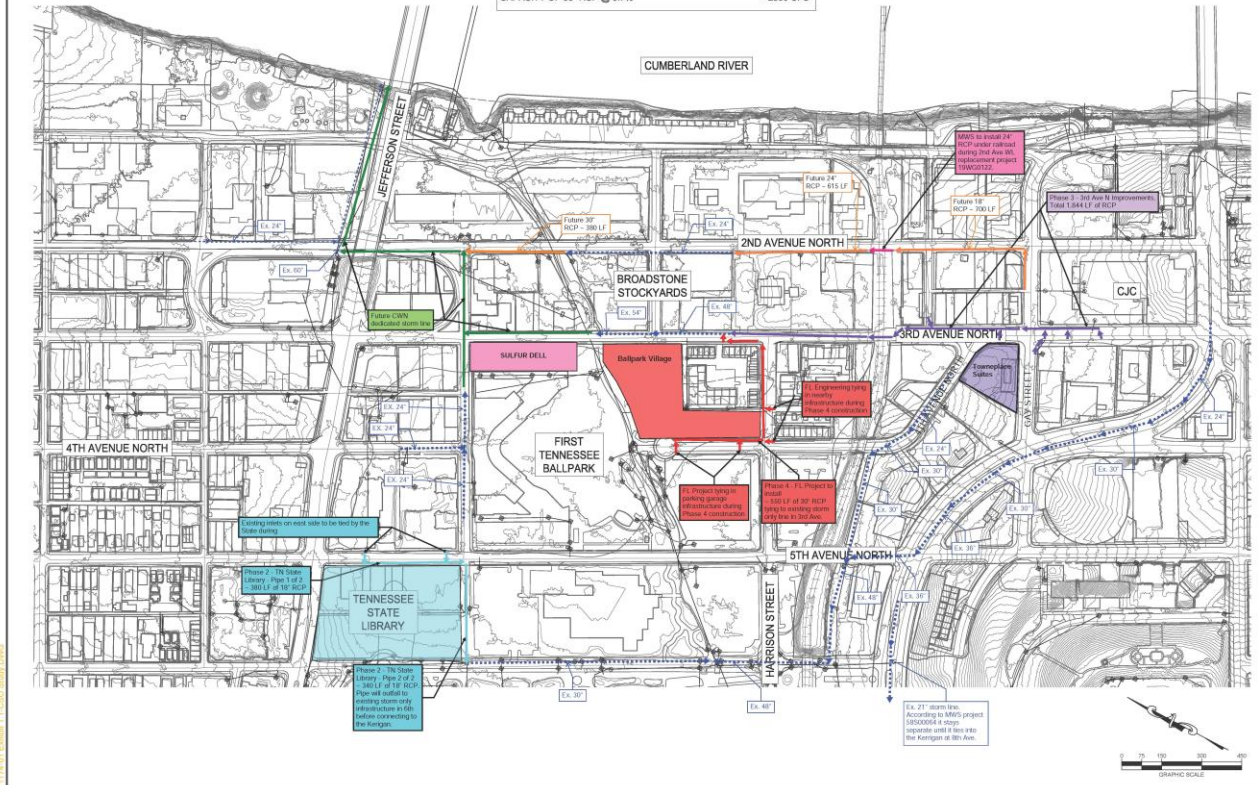
Robert Leeman
Deputy Director
Metro Planning Department
cc: *Metro Clerk, Elizabeth Waites*

Re: CSEP Separation Project Participation Agreement
Planning Commission Mandatory Referral #2022M-003AG-001
Council District #19 – Freddie O’Connell, Council Member

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ESTIMATED FLOW TO EXISTING 60"	= ±20 AC	TOTAL ESTIMATED FLOW TO JEFFERSON STORM	= ±76 AC
ASSUMED TIME OF CONCENTRATION	= 10 MINS	ASSUMED TIME OF CONCENTRATION	= 10 MINS
ASSUMED C-FACTOR	= 0.90	ASSUMED C-FACTOR	= 0.90
ESTIMATED 10-YR PEAK FLOW	= ±110 CFS	ESTIMATED 10-YR PEAK FLOW	= ±415 CFS
CAPACITY OF 60" AT 0.5%	= ±200 CFS	CAPACITY OF 72" RCP @ 0.8%	= ±415 CFS
TOTAL DRAINAGE AREA REMOVABLE FROM CSO			
ASSUMED CONSERVATIVE TIME OF CONCENTRATION	= 15 AC		
ASSUMED TIME OF CONCENTRATION	= 10 MINS		
ASSUMED C-FACTOR	= 0.90		
TOTAL 10-YR PEAK FLOW	= ±300 CFS		
CAPACITY OF 66" RCP @ 0.7%	= ±300 CFS		



CSO REMOVAL EXHIBIT
EXHIBITS FOR
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NASHVILLE, DAVIDSON COUNTY,
TENNESSEE 37201

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11/16/2010 11:50:00 AM