

LEGISLATIVE TRACKING FORM

Filing for Council Meeting Date: _____ ^{DS} PD _____ X Resolution _____ Ordinance

Contact/Prepared By: JHoneysucker/PDeaner Date Prepared: 5/5/2025

Title (Caption): A resolution authorizing the Director of Public Property, or his designee, to exercise an option to purchase a certain parcel of property located at 4665 Whites Creek Pike (Parcel No. 04000000900) for Metro Water Services. (MWS Project No. 25-WC-0032 and Proposal No. 2025M-004PR-001).

Submitted to Planning Commission? _____ N/A _____ Yes-Date: _____ Proposal No: ^{DS} SP

Proposing Department: Metro Water Services Requested By: Scott Potter

Affected Department(s): _____ Affected Council District(s): 1

Legislative Category (check one):

- | | | |
|---|--|---|
| <input type="checkbox"/> Bonds | <input type="checkbox"/> Contract Approval | <input type="checkbox"/> Intergovernmental Agreement |
| <input type="checkbox"/> Budget – Pay Plan | <input type="checkbox"/> Donation | <input type="checkbox"/> Lease |
| <input type="checkbox"/> Budget – 4% | <input type="checkbox"/> Easement Abandonment | <input type="checkbox"/> Maps |
| <input type="checkbox"/> Capital Improvements | <input type="checkbox"/> Easement Accept/Acquisition | <input type="checkbox"/> Master List A&E |
| <input type="checkbox"/> Capital Outlay Notes | <input type="checkbox"/> Grant | <input type="checkbox"/> Settlement of Claims/Lawsuits |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> Grant Application | <input type="checkbox"/> Street/Highway Improvements |
| <input type="checkbox"/> Condemnation | <input type="checkbox"/> Improvement Acc. | <input checked="" type="checkbox"/> Other: Property Acquisition |

FINANCE ^{Initial} TV Amount+/-: \$ 395,000.00

Funding Source: _____
 PIF #22-162 _____
 Fund 47335 _____
 Capital Improvement Budget
 Capital Outlay Notes
 Departmental/Agency Budget
 Funds to Metro
 General Obligation Bonds
 Grant
 Increased Revenue Sources ^{DS} AP

Approved by OMB: AC
 Approved by Finance/Accounts: _____
 Approved by Div Grants Coordination: _____

Match: \$ -0-

Judgment and Losses
 Local Government Investment Project
 Revenue Bonds
 Self-Insured Liability
 Solid Waste Reserve
 Unappropriated Fund Balance
 4% Fund
 Other: _____
 Date to Finance Director's Office: _____

APPROVED BY

FINANCE DIRECTOR'S OFFICE: _____

ADMINISTRATION

Council District Member Sponsors: _____

Council Committee Chair Sponsors: _____

Approved by Administration: _____ **Date:** _____

DEPARTMENT OF LAW

Date to Dept. of Law: _____ Approved by Department of Law: _____

Settlement Resolution/Memorandum Approved by: _____

Date to Council: _____ For Council Meeting: _____ E-mailed Clerk

All Dept. Signatures Copies Backing Legislative Summary Settlement Memo Clerk Letter Ready to File

Department of Law - White Copy Administration - Yellow Copy Finance Department - Pink Copy

RESOLUTION NO. _____

A resolution authorizing the Director of Public Property, or his designee, to exercise an option to purchase a certain parcel of property located at 4665 Whites Creek Pike (Parcel No. 04000000900) for Metro Water Services. (MWS Project No. 25-WC-0032 and Proposal No. 2025M-004PR-001).

WHEREAS, pursuant to the terms of the option agreement attached hereto and incorporated herein as Exhibit 1 to this resolution, the Metropolitan Government holds an option to purchase approximately 0.98 acres located at 4665 Whites Creek Pike, also known as Map and Parcel No. 04000000900) as shown on Exhibit 2; and,

WHEREAS, Water and Sewerage Services proposes to construct a Water Pumping Station upon said property; and,

WHEREAS, Section 2.24.250(F) of the Metropolitan Code of Laws provides:

Where land in fee simple is being purchased for purposes other than for rights-of-way for highways, streets, roads, alleys and other places for vehicular traffic, the director of public property administration shall negotiate for the purchase of such property and seek to obtain from the owner an option to sell to the Metropolitan government at a fixed price, subject to the approval of the Metropolitan Council by resolution, and no purchase shall be consummated until it has been so approved by the Metropolitan Council; and,

WHEREAS, it is in the best interest of the citizens of Nashville and Davidson County to approve the purchase of said property.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. The Director of Public Property, or his designee, is hereby authorized to execute the necessary documents to acquire Map and Parcel No. 04000000900 located at 4665 Whites Creek Pike from Jeffery George.

Section 2. This resolution shall take effect upon passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

DocuSigned by:

Scott Potter

Scott A. Potter, Director
Water and Sewerage Services

DocuSigned by:

Abraham Wescott

Abraham Wescott, Director
Public Property Administration

INTRODUCED BY:

Council Member(s)

APPROVED AS TO THE
AVAILABILITY OF FUNDS:
Fund No. 47335
BU 65530131
Amount: \$395,000.00
PIF No. 22-162

Signed by:

Jenneen Reed/mjr

Jenneen Reed, Director
Department of Finance

APPROVED AS TO FORM
AND LEGALITY:

Signed by:

Tara Ladd

Assistant Metropolitan Attorney

Fee Simple Acquisition Option

Project: Acquisition for Metropolitan Water Services
Improved Property and additional .98 Acres

Property Address: 4665 Whites Creek Pike, Whites Creek Davidson County

Map No. 040
Parcel No. 00900

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the mutual benefits that will accrue by reason of the hereinafter described acquisition, we/I hereby grant and give to the Metropolitan Government of Nashville and Davidson County, Tennessee ("Metropolitan Government"), its agents or assigns, the right and option to purchase at any time within 90 days or within a reasonable period of time thereafter necessary to obtain the required documents to conclude the closing, upon the terms set forth, the fee simple interest in the herein described property located in Metropolitan Nashville and Davidson County, Tennessee:

Being Parcel 009.00, Tax Map 040, containing .98 acres, more or less, and improvements as more particularly described in Exhibit A attached hereto

And Grantor(s) hereby agree(s) upon notice of the desire of the Metropolitan Government to exercise said right or option, within the time set out above (the Notice), to convey to said Metropolitan Government, its agents or assigns, by good and sufficient Quitclaim Deed, the stated interest in the described tract of land. In the event the Metropolitan Government does not give notice of exercise of this option within the time set out above, this instrument is to become null and void.

It is agreed that consideration paid to Grantor(s) by the Metropolitan Government will be applied consistent with applicable lien holders agreements, if applicable, unless waived by said lien holders. Grantor acknowledges that the herein-described consideration, when paid to Grantor at closing, shall constitute good and sufficient consideration for this transaction. The Metropolitan Government will pay all normal closing costs, including title insurance.

It is agreed that when this option is executed, Grantor(s) shall vacate and give complete possession of above described property by date of deed.

It is agreed should the Metropolitan Government exercise said right or option within the time set out above, that Grantor(s) will be paid Three Hundred Ninety-Five Thousand Dollars (\$395,000.00) or the Fair Market Value as determined by a Independent Appraisal upon execution of the aforesaid deed to the Metropolitan Government. To the extent applicable, Grantor(s) will pay taxes for the current year (pro-rated) and all back taxes, if any, assessed on above described property.

It is agreed that within ten (10) days from this agreement, the Metropolitan Government will be granted access to the property at all times for the purpose of performing a Independent Appraisal, Survey, Phase I Environmental Site Assessment, any and all inspections deemed necessary.

The purchase of this property is contingent upon the approval of the Metropolitan Council.

IN WITNESS WHEREOF, we/I hereunto set our/my hand(s), and obligate ourselves/myself and our/my heirs, executors and assigns to faithfully perform this agreement, in its entirety, on this, the _____ day of _____, 2025.

Grantor(s) Signature(s) Required:

For the Metropolitan Government:

[Handwritten Signature]

4/10/2025 | 2:28 PM PDT

Abraham Wescott, Director
Public Property Administration

Exhibit A

Beginning at a point on the easterly margin of Whites Creek Pike, 706.5 feet southerly from the southwest corner of the Larry F. Capps' property, said point also being the southwest corner of Lot No. 4 on the Plan, conveyed to C.L. Wheeler, Jr., by deed from Clyde L. Owens and wife, as of record in Book 1206, page 289, Register's Office; thence with the easterly margin of said Pike, southwardly 150 feet; thence North 82° 24' East 254.20 feet to the southwest corner of a 14.06 acre tract of land shown on said survey conveyed to Gus H. Capps by deed from Clyde L. Owens and wife, as of record in Book 2134, page 313, said Register's Office; thence with the western boundary line of said Capps' property, North 18° 02' West 196 feet to the southeast corner of said Lot No. 4 owned by Wheeler; thence with the line between said Lots No. 4 and 5, westwardly 250 feet to the beginning.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Herman C. McCool, Jr. dated December 23, 2024 and filed of record in Instrument No. 20241226-0099768, Register's Office for Davidson County, Tennessee.

Being also known as 4665 Whites Creek Pike, Whites Creek, TN 37189.

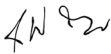


Certificate Of Completion

Envelope Id: 46BD464E-21DF-405A-BF05-0D0C5623A5DB		Status: Completed
Subject: Complete with Docusign: 4665 Whites Creek Pike Fee Simple Option.docx		
Source Envelope:		
Document Pages: 2	Signatures: 1	Envelope Originator:
Certificate Pages: 14	Initials: 0	Felecia Teasley
AutoNav: Enabled		730 2nd Ave. South 1st Floor
Envelopeld Stamping: Enabled		Nashville, TN 37219
Time Zone: (UTC-06:00) Central Time (US & Canada)		felecia.teasley@nashville.gov
		IP Address: 170.190.198.185

Record Tracking

Status: Original	Holder: Felecia Teasley	Location: DocuSign
4/10/2025 3:44:56 PM	felecia.teasley@nashville.gov	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Metropolitan Government of Nashville and Davidson County	Location: Docusign

Signer Events	Signature	Timestamp
Jeff George		Sent: 4/10/2025 3:52:21 PM
jeff@jeffwgeorge.com		Viewed: 4/10/2025 4:09:31 PM
Security Level: Email, Account Authentication (None)		Signed: 4/10/2025 4:28:41 PM
	Signature Adoption: Drawn on Device	
	Using IP Address: 99.188.170.13	
	Signed using mobile	

Electronic Record and Signature Disclosure:
Accepted: 4/10/2025 4:09:31 PM
ID: 0ef8e7cc-3b97-4a48-8fdf-afa343a0c698

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/10/2025 3:52:21 PM
Certified Delivered	Security Checked	4/10/2025 4:09:31 PM
Signing Complete	Security Checked	4/10/2025 4:28:41 PM
Completed	Security Checked	4/10/2025 4:28:41 PM

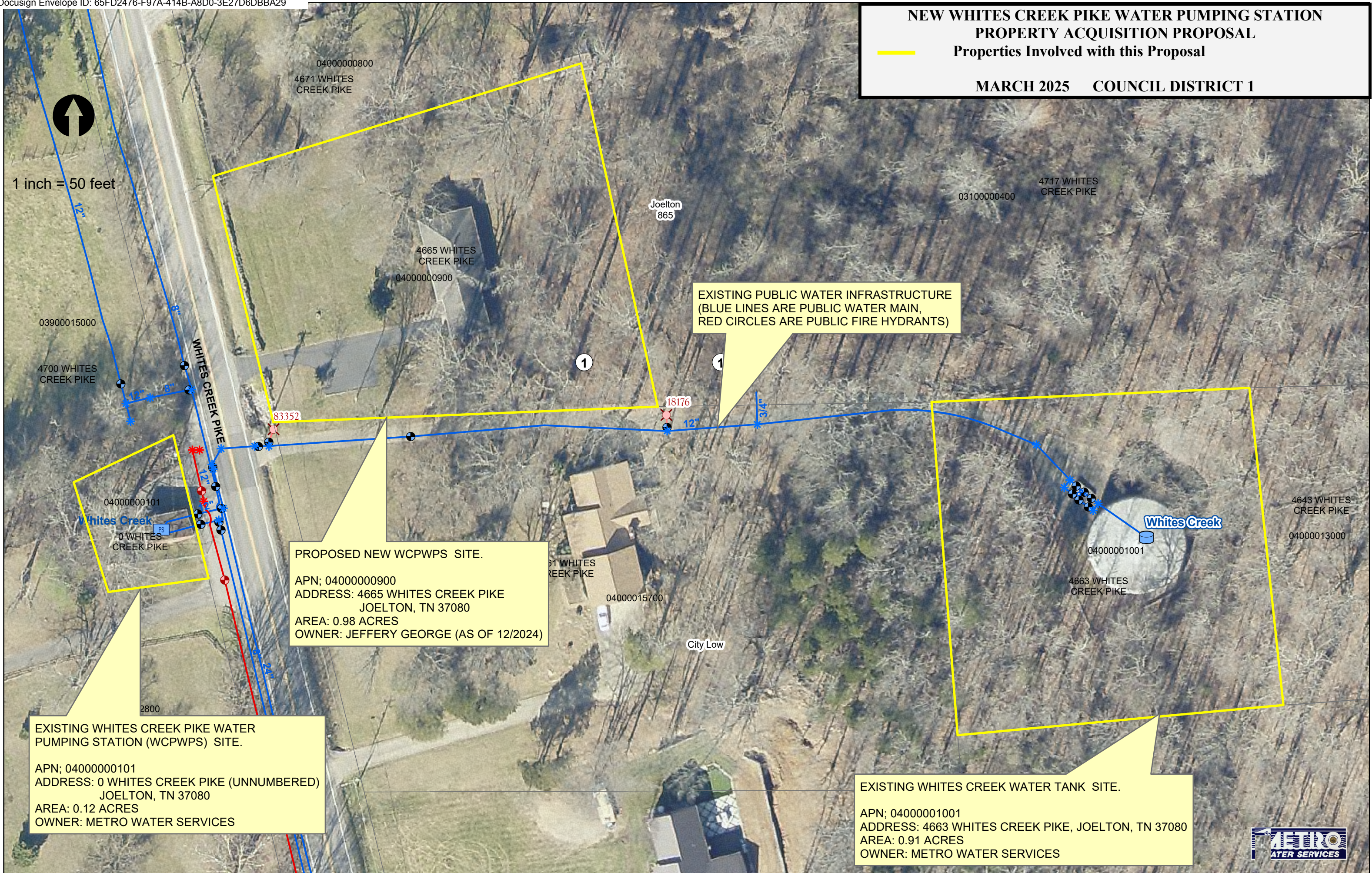
Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

**NEW WHITES CREEK PIKE WATER PUMPING STATION
PROPERTY ACQUISITION PROPOSAL**

Properties Involved with this Proposal

MARCH 2025 COUNCIL DISTRICT 1



ORIGINAL

METROPOLITAN COUNTY COUNCIL

Resolution No.

A resolution authorizing the Director of Public Property, or his designee, to exercise an option to purchase a certain parcel of property located at 4665 Whites Creek Pike (Parcel No. 04000000900) for Metro Water Services. (MWS Project No. 25-WC-0032 and Proposal No. 2025M-004PR-001).

Introduced

Amended

Adopted

Approved

By Metropolitan Mayor



April 24, 2025

To: Peggy Deaner Metro Water Services

**Re: Whites Creek Water Pumping Station Replacement Project
Planning Commission Mandatory Referral 2025M-004PR-001
Council District # 01 Joy Kimbrough, 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 the acquisition of property needed to construct Project number 25-WC-0032, Whites Creek Water Pumping Station Replacement Project. This property is to be acquired through negotiations, condemnation, and acceptance in order to complete this project. This parcel is needed to construct a new water pumping station, which will be a full replacement of the existing water pumping station located across the road. The current property owned by Metropolitan Government of Nashville is too small to allow construction of a new station. This project will address aging infrastructure and attain firm capacity based on water master planning goals.

The relevant Metro agencies (Metro Parks, Nashville Department of Transportation, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, General Services-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 Delilah Rhodes at Delilah.Rhodes@nashville.gov or 615-862-7208

Sincerely,

A handwritten signature in blue ink that reads "Lisa Milligan". The signature is stylized and cursive.

Lisa Milligan
Assistant Director Land Development
Metro Planning Department
cc: Metro Clerk

**Re: Whites Creek Water Pumping Station Replacement Project
Planning Commission Mandatory Referral 2025M-004PR-001
Council District # 01 Joy Kimbrough, Council Member**

A request for the acquisition of property needed to construct Project number 25-WC-0032, Whites Creek Water Pumping Station Replacement Project. This property is to be acquired through negotiations, condemnation, and acceptance in order to complete this project. This parcel is needed to construct a new water pumping station, which will be a full replacement of the existing water pumping station located across the road. The current property owned by Metropolitan Government of Nashville is too small to allow construction of a new station. This project will address aging infrastructure and attain firm capacity based on water master planning goals.

