

**PARKLAND IMACT FEE (PAYMENT OF FEE ONLY)
AGREEMENT FOR THE MADISON BETWEEN THE CITY OF
FRANKLIN AND FRANKLIN MEADOWVIEW PARTNERS, LLC**

CONTRACT NO. 2019-0370

PARKLAND IMPACT FEE AGREEMENT (this "Agreement"), made and entered into this 17 day of JANUARY 2020 by and between THE CITY OF FRANKLIN, TENNESSEE (hereinafter "City") and Franklin Meadowview Partners, LLC (hereinafter "Meadowview") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, and Meadowview as owner of that certain land known as The Madison in Williamson County, Tennessee. The parties join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

WITNESSETH:

WHEREAS, Meadowview is in the process of developing the property located at 801 Del Rio Pike, Franklin, TN 37064 (the "Development Project"), located in Parkland Quadrant Four (4) of the City, consisting of Sixty-Four (64) dwelling units known as The Madison; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, and hereinafter, "Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for this project is Two Hundred Seventy-Five Thousand Four Hundred Fifty-Six Dollars (\$275,456.00) and shall be paid at the final plat or at the issuance of the first building permit, whichever comes first.

NOW, THEREFORE, in consideration of the terms, conditions and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PAYMENT OF PARKLAND IMPACT FEES

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. This Agreement is non-transferable to the successors or assigns of Meadowview unless the successor assumes the same obligations of Meadowview in writing. Such assignment shall be provided to the City within fifteen (15) days of its occurrence. Upon assignment, Meadowview shall be relieved from further liability under this Agreement.
3. The City and Meadowview agree that the terms and conditions contained herein shall be binding on and shall insure to their heirs, representatives, successors, and assigns.
4. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to

that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

5. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Vernon J. Gerth, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Meadowview:

Franklin Meadowview Partners, LLC
Attn: John Berry
4515 Harding Road
Suite 210
Nashville, TN 37205

6. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

II. General Terms and Conditions

1. Personal Liability.

No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Meadowview or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Meadowview or successor or on any obligations hereunder.

2. Warranties /Limitation of Liability/Waiver.

The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Meadowview to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq. for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.

3. Severability.

If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher, Staff Attorney

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

**Franklin Meadowview
Partners, LLC**

By: 

Name: RICK SCAROLA

Title: MANAGING PARTNER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Tennessee)

COUNTY OF Davidson)

On January 17, 2020, before me, Danielle Wills, Notary Public, personally appeared Frederic Rick Scarola who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Danielle Wills (seal)

Signature

My Commission Expires: September 7, 2021

