

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Agenda
January 9, 2018**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

**Consideration Of The Minutes Of The November 14th, 2017 Regular Meeting
And The November 27th, 2017 Special Session Meeting**

Documents:

[11142017 MINUTES.PDF](#)

[11272017 MINUTES.PDF](#)

Public Comments-

Unfinished Business:

1. Discussion - 2018 Bond Issuance Referendum Petition

Documents:

[LAND PURCHASE MEMO.PDF](#)

2. Public Hearing And Second Reading Of Ordinance 2017-015: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 1.2.2 (THE TOWN), SECTION 1.2.3. (THE COMMUNITY), SECTION 1.2.8 (SUBDIVISION REGULATIONS), AND INCORPORATE A NEW SECTION 4.1.1 (THE INTENT).

Documents:

[ORDINANCE 2017-015 MEMO 2ND READING.PDF](#)

[ORDINANCE 2017-015.PDF](#)

3. Public Hearing And Second Reading Of Ordinance 2017-016: AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION REPEALING ORDINANCE 14-008 AND ADOPTING THE 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL PLUMBING CODE, 2015 INTERNATIONAL MECHANICAL CODE, 2015 INTERNATIONAL FUEL GAS CODE, 2015 NATIONAL FIRE PROTECTION CODE, 2015 LIFE SAFETY CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2015 INTERNATIONAL EXISTING BUILDING CODE AND THE 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE

Documents:

[ORDINANCE 2017-016 2015 CODES UPDATE.PDF](#)

4. Tollgate Phase 1 - 13 Dedication Request

Documents:

New Business:

5. Blackberry Estates Dedication Request

Documents:

[BLACKBERRY ESTATES DEDICATION.PDF](#)
[BLACKBERRY ESTATES PLAT.PDF](#)

6. First Reading Of Ordinance 2018-001: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 4.17 SIGN STANDARDS AND AMEND TABLES 4.15 AND 4.16 IL AND IM LOT STANDARDS

Documents:

[ORDINANCE 2018-001 STAFF REPORT LDO SIGNS.PDF](#)
[ORDINANCE 2018-001.PDF](#)
[DRAFT SIGN STANDARDS BOMA JAN.PDF](#)

7. First Reading Of Ordinance 2018-002: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE A REVISED PLAN FOR THE EVENT VENUE AT 4520 GRAYSTONE QUARRY LANE (OFF OF HARPETH SCHOOL ROAD) INCLUDING THE ADDITION OF AN ADJACENT 75.8 ACRES ALONG LES WATKINS ROAD (FILE: CP 2017-007)

Documents:

[ORDINANCE 2018-002 STAFF REPORT.PDF](#)
[ORDINANCE 2018-002 GRAYSTONE QUARRY.PDF](#)
[GRAYSTONEQUARRY_SITEPLAN.PDF](#)

8. Resolution 2018-01: A Resolution Of The Town Of Thompson's Station, Tennessee To Approve The Exchange Of Real Property With The Gary Family Trust For The Realignment And Other Improvements To Critz Lane

Documents:

[GARY PROPERTY EXCHANGE MEMO.PDF](#)
[RESOLUTION 2018-001 GARY PROPERTY EXCHANGE.PDF](#)
[RESOLUTION 2018-001 EXHIBIT A.PDF](#)
[RESOLUTION 2018-001 EXHIBIT B.PDF](#)

9. Resolution 2018-02: A Resolution Of The Town Of Thompson's Station, Tennessee To Approve A Contract With R&D Enterprises, Inc. For Right-Of-Way Acquisition And Negotiation Services And To Authorize The Mayor To Sign The Contract

Documents:

[RANDD CONTRACT MEMO.PDF](#)
[RANDD ENTERPRISES CONTRACT.PDF](#)
[RANDD ENTERPRISES CONTRACT EXHIBIT A.PDF](#)
[RESOLUTION 2018-002 R AND D ENTERPRISES ROW ACQUISITION.PDF](#)

10. First Reading Of Ordinance 2018-003: AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE WHICH AMENDS THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018

Documents:

[2018-003 FY18 BUDGET ORD REVISION.PDF](#)

Announcements/Agenda Requests

Adjourn

Information Only:

Town Administrator Report

Documents:

[TA REPORT 01092018.PDF](#)

Finance Report

Documents:

[2018 01 BOMA FINANCE REPORT.PDF](#)

*This meeting will be held at 7:00 p.m. at Thompson's Station Community Center
1555 Thompson's Station Road West*

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
November 14, 2017

Call to Order.

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on Tuesday November 14, 2017 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Graham Shepard; Alderman Brian Stover; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Finance Director Tammy Womack; Town Clerk Jennifer Jones and Town Attorney Todd Moore.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the October 10th, 2017 regular meeting were presented.

After discussion, Alderman Dilks made a motion to approve the October 10th, 2017 minutes with the amendment under Mr. Brinton Davis' public comment, that he was asked to specify the unethical actions of Aldermen Dilks and Shepard, and he did not specify.

The motion was seconded and approved by all.

Public Comments:

Mike Roberts – 1810 Thompson's Station Rd. West – Concerns about financing options for drip field purchase by Town. Concerns that the contract between Encore Construction and the Town of Thompson's Station will have a conflict with zoning.

Stephen Lugg – 244 English Garden Way – Sewer system concerns.

Tom White – 1775 Sedberry – Opposed to Sedberry Rd. development. Traffic and roadway concerns.

Steve Hockett – 1795 Thompson's Station Rd. West – Drip field purchase concerns. Sedberry Road traffic concerns.

John Peterson – 3448 Colebrook – Concerns regarding the Signage LDO amendment.

Patty (& Joe) Twaddle – 1780 Pioneer Lane – Concerns about traffic and road improvements on Sedberry Rd.

Truman Elrod – 2631 Westerham Way – Wastewater and General Fund purchase concerns. Will there be a referendum for a community vote?

Bob Brentson – 2816 Chatham Place Ct. – Funding concerns regarding the land purchase.

Martin O'Donnell – 1827 Sedberry – Concerns regarding the traffic impact on Sedberry Rd.

Beth Lehman – 1893 Sedberry Rd. - Concerned that the zoning is not supportive of a new development on Sedberry Rd.

Tammy White – 1775 Sedberry Rd. – Would like the Town to focus on what’s best for the community and represent the interests of the people.

Angela Wall – 1779 Sedberry Rd. – Concerned that the road is not substantial enough to handle more traffic with a new development.

Judy Barnhill – 1795 Sedberry Rd. – Concerns against growth and growing lack of farmland.

Unfinished Business:

1. Land Purchase Financing Options

Mr. Cosentini reviewed his report and reviewed different options of financing. Option A – to finance the purchase 100% through a bond issuance by the wastewater fund; Option B – to finance the purchase 100% through a bond issuance by the general fund and sell drip land to the wastewater fund as needed; Option C – to pay cash from the wastewater und for the land that will be used for dripfields (90 acres, \$1,642,682). The remaining acreage (80.12 acres, \$1,458,320) would be financed through the general fund either through a bond issuance or a shorter-term capital outlay note; or Option D – Pay cash from the wastewater fund for the first 40 acres of drip land at \$18,252 per acre. Finance the remaining purchase through the general fund (NTE \$2.5M).

After discussion, Alderman Stover made a motion to accept Option D - Pay cash from the wastewater fund for the first 40 acres of drip land at \$18,252 per acre and finance the remaining purchase through the general fund (NTE \$2.5M). The motion was seconded. After further discussion, Alderman Stover amended his original motion to include this approval is subject to it being brought back to the Board via a formal resolution for financing approved by this Board and then approval from comptroller’s office within a 2-week time frame. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

2. Public Hearing and Second Reading Ordinance 2017-012: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON’S STATION, TENNESSEE TO AMEND THE TOWN’S ZONING MAP BY REZONING 60 ACRES SOUTHWEST OF TOM ANDERSON ROAD (PORTION OF COUNTY TAX MAP 132 PARCEL 006.09) FROM D1 (LOW INTENSITY RESIDENTIAL) TO D3 (HIGH INTENSITY RESIDENTIAL) AND TO REZONE THE REMAINING 106 ACRES FROM D1 TO THE T1 ZONE.

Mrs. Deats reviewed her report and the Planning Commission recommends that the Board of Mayor and Aldermen pass Ordinance 2017-012 to amend the zoning map to rezone 60 acres of land (portion of Map 132, Parcel 006.09) from the D1 zone to the D3 zone. The Planning Commission also recommends that the remaining 106 acres be rezoned from D1 to the T1 zoning District.

Mayor Napier opened the floor for Public Comment.

Bob Brentson – 2816 Chatham Place Ct. – Concerns with residential traffic flow.

Public Comment was then closed.

At 8:48, Alderman Bell made a motion to recess. The meeting reconvened at 8:55.

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2017-012, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, TN to amend the Town's Zoning Map by rezoning 60 acres Southwest of Tom Anderson Rd. (Portion of County Tax Map 132 Parcel 006.09) from D1 to D3 and to rezone the remaining 106 acres from D1 to T1 zone, with the contingency that upon the financing resolution passing on November 27th, 2017. The motion was seconded and approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

- 3. Public Hearing and Second Reading Ordinance 2017-013: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE TOWN'S ZONING MAP BY REZONING 140.1 ACRES LOCATED AT 1824 SEDBERRY ROAD (PORTION OF COUNTY TAX MAP 131 PARCEL 007.01) FROM D1 (LOW INTENSITY RESIDENTIAL) TO D2 (MEDIUM INTENSITY RESIDENTIAL) AND TO REZONE 65.12 ACRES (PORTION OF COUNTY TAX MAP 131 PARCEL 007) FROM D1 TO T1.**

Mayor Napier opened the floor for public comment.

Beth Lehman – 1893 Sedberry Rd. – Opposed to re-zoning of land.

Bobbie Goodwin – 1771 Sedberry Rd. – Opposed to re-zoning. It keeps the density lower.

Kathleen O'Donnell – 1827 Sedberry Rd. – Has zoning concerns and prefers it to stay the way it is.

Patty Twaddle – 1780 Pioneer Lane – Opposed to re-zoning.

Judy Barnhill – 1795 Sedberry Rd. – Has commercial development concerns. Leave the zoning as it is currently.

Chris Waller – 1779 Sedberry Rd. – Opposed to re-zoning.

Jeff Twaddle – 1780 Pioneer Lane – Has density concerns.

Public Comment was then closed.

Mrs. Deats reviewed her report and based on the findings of consistency with the Town's General Plan, the Planning Commission recommends that the Board of Mayor and Aldermen pass Ordinance 2017-013.

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2017-013, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, TN to amend the Town's zoning map by rezoning 140.1 acres located at 1824 Sedberry Rd. (portion of county tax map 131 parcel 007.01) from D1 to D2 and to rezone 65.12 acres (portion of county tax map 131 parcel 7) from D1 to T1 with the contingency that upon the financing resolution passing on November 27th, 2017. The motion was seconded and approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

- 4. Public Hearing and Second Reading Ordinance 2017-014: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE LAND DEVELOPMENT ORDINANCE REGARDING THE D3 ZONE USE TABLE, CRITERIA FOR VILLAGES AND RESIDENTIAL SUBDIVISIONS AND PERMITTED USES WITHIN T1 ZONES.**

Mayor Napier opened the floor for public comment. There being none, public comment was closed.

Mrs. Deats reviewed the Land Development Ordinance Amendments and the Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2017-014 to amend the Town's Land Development Ordinance to modify these sections.

After discussion, Alderman Dilks made a motion to approve Ordinance 2017-014, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, TN to amend the Land Development Ordinance regarding the D3 Zone use Table, criteria for Villages and Residential Subdivision and permitted uses within T1 Zones. The motion was seconded and carried by all.

New Business:

- 5. First Reading of Ordinance 2017-015: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 1.1 (THE TOWN), SECTION 1.2.3. (THE COMMUNITY), SECTION 1.2.8 (SUBDIVISION REGULATIONS), AND INCORPORATE A NEW SECTION 4.1.1 (THE INTENT).**

Mrs. Deats reviewed the memo outlining the timeline.

After discussion, Alderman Bell made a motion to approve first reading of Ordinance 2017-015, an Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, TN to amend Section 1.1 (the Town), Section 1.2.3. (the Community), Section 1.2.8 (Subdivision Regulations), and incorporate a new Section 4.1.1. (the Intent). The motion was seconded and carried by all.

Alderman Shepard then provided a slide show regarding Section 4.1.2. discussing the minimum number of Single Family detached Dwelling units.

6. Wastewater Request: Lutheran Church Property

Mr. Cosentini reviewed his report and recommended that BOMA approve the selected technology and allow for the submittal of a State Operating Permit.

Mr. Michael Ray, Mr. John Haas & Mr. Neil Westerman all came forward to speak on behalf of the applicant.

After discussion, Alderman Bell made a motion to deny the Wastewater Request. The motion was seconded and carried by all.

7. Resolution 2017-24: A Resolution of the Town of Thompson’s Station, Tennessee to Approve Change Orders with Parchman Construction Co., Inc. for the Realignment of Critz Lane Project.

Mr. Cosentini reviewed his report and recommended that BOMA approve the change orders 1 through 3 with Parchman Construction Company, Inc.

After discussion, Alderman Stover made a motion to approve Resolution 2017-024, a Resolution of the Town of Thompson’s Station, TN to approve change orders with Parchman Construction Co., Inc. for the realignment of Critz Lane Project. The motion was seconded and carried by all.

8. First Reading of Ordinance 2017-016: An ordinance of the Town of Thompson’s Station repealing Ordinance 14-008 and adopting the 2015 International Building Code, 2015 International Residential Code, 2015 International Plumbing Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, The 2015 National Fire Protection Code, 2015 Life Safety Code, 2015 International Energy Conservation Code, The 2015 International Existing Building Code and the 2015 International Swimming Pool and Spa Code.

Mr. Cosentini recommended approval of the First reading of Ordinance 2017-016 with the amendment we are waiving the requirement for sprinklers to be required in Single Family Residences.

After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2017-016 with the amendment that the Town waive the requirement for sprinklers to be required in Single Family Residences. The motion was seconded and carried by all.

Adjourn

There being no further business, the meeting was adjourned at 10:11 p.m.

Board of Mayor and Aldermen – Minutes of the Meeting
November 14, 2017

Jennifer Jones, Town Recorder

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
November 27th, 2017

Call to Order.

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on Monday November 27th, 2017 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brandon Bell, Alderman Ben Dilks; Alderman Graham Shepard; Alderman Brian Stover; Town Administrator Joe Cosentini and Town Attorney Todd Moore.

Public Comment:

Mike Roberts – 1860 Thompson's Station Rd. West - Thanked Town Staff for identifying drip field land.

Mr. Cosentini presented an Option F – Purchase the entire 65 acres on the Hill Property from the wastewater fund at \$7,371 per acre (\$480,000) and finance the 105 acres on the Alexander property from the General Fund (\$2,620,000) as another option for purchasing the land for drip fields. Alderman Shepard asked that the Wastewater fund paying 100% of the cost on the Hill Property not be used as a precedent for the Alexander Property. No other BOMA member disagreed.

After discussion, Alderman Bell made a motion to amend the land purchase financing option from the November 14th, 2017 meeting to accept Option F – Purchase the entire 65 acres on the Hill Property from the wastewater fund at \$7,371 per acre (\$480,000) and finance the 105 acres on the Alexander property from the General Fund (\$2,620,000), per the Town Administrator's report. The motion was seconded and carried by all.

Unfinished Business:

- 1. Resolution 2017-026- A Resolution authorizing the Town of Thompson's Station, TN to engage Raymond James & Associates, Inc. as its Municipal Advisor and Bass, Berry & Sims PLC as its Bond Counsel in connection with certain debt obligations of the Town.**

Mr. Cosentini reviewed his report and recommended approval of Resolution 2017-026.

After discussion, Alderman Stover made a motion to approve Resolution 2017-026. The motion was seconded and carried unanimously.

- 2. Resolution 2017-027 – Initial Resolution authorizing the Issuance of Not to Exceed Three million dollars (\$3,000,000) general obligation Public Improvement Bonds of the Town of Thompson's Station, TN.**

Mr. Cosentini reviewed his report and recommended approval of Resolution 2017-027.

After discussion, Alderman Stover made a motion to approve Resolution 2017-027. The motion was seconded and carried unanimously.

- 3. Encompass Land Group – Contract for Sale Amendments.**

Board of Mayor and Aldermen – Minutes of the Meeting
September 28, 2017

After discussion, Alderman Stover made a motion to remove the financing contingency from the Encompass Land Group contract contingent on the Auditor and Comptroller approving the financing. Then after further discussion, Alderman Stover added that the Town must get through the 20-day protest period without a referendum being called. The motion was seconded and carried by all.

Adjourn

There being no further business, the meeting was adjourned at 8:27 p.m.

Corey Napier, Mayor

Jennifer Jones, Town Recorder

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1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

MEMO

DATE: January 3, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Land Purchase

At a special session of the BOMA on November 27th, the BOMA approved the financing of a land purchase through the issuance of bonds. Upon passage of the initial resolution and advertising of the same, the Town entered the protest period of the bond issuance which allows residents to file a petition protesting the issuance.

The Town received a petition containing nearly 500 signatures just before Christmas. The petition was submitted to the Williamson County Election Commission for review and certification. On December 21st, we received notice from the Administrator of Elections that the petition contained 359 certified signatures and met the threshold for a referendum on the bond issuance. Upon receiving the certification, we communicated this to the sellers and informed them that we would not be lifting the financing contingency due to the receipt of the petition. Their response was as follows:

We are disappointed to hear a petition was brought forward negating the unanimous vote by BOMA to issue a bond to purchase the needed acreage of drip field ground. We understand now that the town will have to hold a referendum in order to issue that bond and in turn close on the property. With the referendum unable to be held until May 1st and the risk that at that point the town may not be able to move forward with issuing a bond and closing until sometime in June, it is not feasible for us to continue to pursue this deal along that path. Our current contracts have now been extended multiple time costing us additional deposits and extending them beyond the current expiration dates at the end of January would again cost a significant amount of additional money at absolute risk. Additionally, we cannot afford to be unsure of current land and secured future lot position as well as future investment of capital for another 6 months with again risk out of our control with a vote needed for the town to secure financing. We are open to discussing possible ways to work with the town to reach an alternative solution that allows the town to release contingencies not later than the end of January. We would consider prepayment of the additional taps giving the town additional funds to assist with purchase. Please let us know how we can move forward working towards the only solution feasible to keep this deal in place by releasing contingencies not later than the end of January.

The BOMA has an approved financing plan, but can change the financing mechanism in order to meet the timetable described in the seller's response. This would require the initial resolution to be rescinded and a new type of financing approved. The seller is offering to prepay tap fees (285 taps x \$3,600 = \$1,026,000) which can be used to reduce the overall borrowing amount. That said, this would mean that the wastewater fund would be bringing more money to the table for the purchase.

Staff is seeking direction from BOMA on how to proceed given the information above. No vote will be necessary at this time. The following is some general information for consideration as we decide how to move forward.

Land for consideration:

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Encompass Land Group has contracts to purchase two pieces of land referred to as the Alexander Parcel (approximately 165 acres) and the Hill Parcel (approximately 290 acres). The Alexander Parcel is under contract for \$5,900,000 or \$35,757 per acre and the Hill Parcel for \$8,197,854 or \$28,268 per acre.

Encompass has also agreed to sell portions of these parcels to the Town. We would be buying approximately 105 acres from the Alexander Parcel at \$25,000 per acre and 65 acres from the Hill Parcel at \$7,371 per acre. The total cost to the Town is \$3,105,000.

If this arrangement is no longer acceptable to the BOMA, we would have to begin evaluating the purchase of land directly with the property owners. The overall cost and number of acres acquired by the Town would likely be higher, but the land would not come with any development contingencies.

Wastewater:

The agreement between Encompass and the Town included two wastewater provisions. The first being a new allocation of 285 taps to be used for a future development on the remaining Hill Parcel and the second allowing unused taps allocated to Canterbury to be used for the expected expansion of Canterbury. The number of unused taps for Canterbury are 293. It has been noted that allowing these taps to be used rather than expire in 2021 equates to the Town conceding \$1,054,800 in future tap fee revenue (293 x \$3,600).

The reason the Town is purchasing this land is for disposal purposes for our Regional Wastewater Facility. The Town's only method of disposing of treated wastewater is through land application with our preferred method being drip fields. Good drip fields allow for an estimated 10,000 gallons per acre of disposal. Our Regional Facility was designed to treat up to 1.2M gallons per day which would necessitate a minimum of 120 acres of drip fields. We have 28 acres of active drip land and the land purchase would yield a minimum of 40 acres from the Hill Parcel and 50 acres from the Alexander Parcel.

As of today, the Town has issued 3,100 taps. Using current flow data, these taps will generate approximately 700,000 gallons per day of flow. We need a minimum of 70 acres of drip fields in order to satisfy our existing allocation. We cannot, or should not, issue new allocations until we satisfy our existing tap commitment. This would mean no new taps for the development of the front of Tollgate, Town Center, Whistle Stop, new commercial, etc.



MEMO

DATE: January 9, 2018
TO: Board of Mayor and Aldermen
FROM: Wendy Deats, Town Planner
SUBJECT: Request from Alderman Shepard to amend the Land Development Ordinance (File 2017-006).

In January 2017, the Planning Commission reviewed a request submitted by Aldermen Shepard to revise the Land Development Ordinance. Work sessions to discuss the revisions were held in April and May and the request was considered in August and September and another work session was held in October.

On October 24, 2017, the Planning Commission recommended that the following be included in the Land Development Ordinance:

Section 1.1 Intent.

- g. Development should occur with a balanced mix of residential and commercial products.
- h. Residential development should include both a balanced and diverse mix of housing products.

Section 1.2.3 The Community.

- e. Within neighborhoods, a **balanced** range of housing types should be provided to accommodate diverse ages and incomes.

Section 1.2.8 Subdivision Regulations.

- a. That future growth and development in the Town should be performed in an orderly, **balanced**, incremental and predictable manner, in accordance with the General Plan, as adopted and amended.

Section 4.1.1 Intent.

The long-term intention of the Land Development Ordinance is to guide development in a balanced manner while preserving the small-town character of Thompson's Station. The Land Development Ordinance will help the Town create the right balance of housing by:

- Ensuring new development preserves the distinctive, historical, and small town character of Thompson's Station for future generations.
- Encouraging a mix of housing options and lot sizes to provide opportunities to accommodate a diverse population and wide variety of income levels.
- Raising the quality standard of new and replacement construction in the Town.

On November 14, 2017, the Board of Mayor and Aldermen reviewed the recommendation and passed on first reading of Ordinance 2017-015 as proposed by the Planning Commission. However, a request from the Board was made to keep the following language in the staff report for further discussion by the Board during the second reading of the ordinance:

Section 4.1.2 Minimum Number Of Single-Family Detached Dwelling Units (Page 72).

The total minimum number of non-modular single-family detached units in all zoning districts throughout the Town of Thompson's Station, excluding the "Town Center" G3 Targeted Growth Sector, shall not be less than 75% of the total number of dwelling units within the Town of Thompson's Station.

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RECOMMENDATION

The Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2017-015 amending the Land Development Ordinance.

ATTACHMENT

Ordinance 2017-015

ORDINANCE NO. 2017-015

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 1.1 (INTENT), SECTION 1.2.3 (THE COMMUNITY), SECTION 1.2.8 (SUBDIVISION REGULATIONS), AND INCORPORATE A NEW SECTION 4.1.1 (INTENT) WITHIN THE LAND DEVELOPMENT ORDINANCE

WHEREAS, several changes were recommended to the text of the Town's Land Development Ordinance ("LDO"); and

WHEREAS, the Planning Commission has reviewed these proposed changes and recommends that the Board of Mayor and Aldermen adopt the following amendments:

Section 1.1 Intent

- g. Development should occur with a balanced mix of residential and commercial products.
- h. Residential development should include both a balanced and diverse mix of housing products.

Section 1.2.3. The Community

- e. Within neighborhoods, a balanced range of housing types should be provided to accommodate diverse ages and incomes.

Section 1.2.8 Subdivision Regulations

- a. That future growth and development in the Town should be performed in an orderly, balanced, incremental and predictable manner, in accordance with the General Plan, as adopted and amended.

Section 4.1.1. Intent

The long-term intention of the Land Development Ordinance is to guide development in a balanced manner while preserving the small-town character of Thompson's Station. The Land Development Ordinance will help the Town create the right balance of housing by:

- Ensuring new development preserves the distinctive, historical, and small town character of Thompson's Station for future generations.
- Encouraging a mix of housing options and lot sizes to provide opportunities to accommodate a diverse population and wide variety of income levels.
- Raising the quality standard of new and replacement construction in the Town.

WHEREAS, the Board of Mayor and Aldermen has reviewed the Land Development Ordinance and has determined, based upon the recommendations of staff, the Planning Commission and the record as a whole, that the proposed amendments are consistent with the General Plan, will not have a deleterious effect on the Town, make improvements to the LDO and are in the best interest of the Town.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

Section 1. That the Town of Thompson's Station's Land Development Ordinance is hereby amended by adopting the changes as incorporated herein. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance document and such document shall constitute the zoning ordinance of the Town.

Section 2. If any section or part of the Land Development Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Land Development Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

Section 3. This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the _____ day of _____, 2017.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: November 14, 2017

Passed Second Reading: _____

Submitted to Public Hearing on the 9th day of January 2018, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 19th day of November 2017.

Recommended for approval by the Planning Commission on the 24th day of October, 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

ORDINANCE NO. 2017-016

AN ORDINANCE OF THE TOWN OF THOMPSON 'S STATION REPEALING ORDINANCE 14-008 AND ADOPTING THE 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL PLUMBING CODE, 2015 INTERNATIONAL MECHANICAL CODE, 2015 INTERNATIONAL FUEL GAS CODE, THE 2015 NATIONAL FIRE PROTECTION CODE, 2015 LIFE SAFETY CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2015 EXISTING BUILDING CODE, AND THE 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE

WHEREAS, the Board of Mayor and Aldermen have determined that it is in the best interest of the Town to adopt the 2015 International Building Code, Residential Code, Plumbing Code, Mechanical Code, Fuel Gas Code, the National Fire Protection Code, Life Safety Code, Energy Conservation Code, the Existing Building Code, and Swimming Pool and Spa Code relating to construction and maintenance of buildings with the Town and to protect the public safety, health and general welfare.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE AS FOLLOWS:

Section 1. Adoption of 2015 International Building Code. That the 2009 International Building Code and its Appendices is hereby adopted by reference with one amendment to section 105.5, and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2009 International Building Code is available for inspection and review at Town Hall.

Amendment to Section 105.5 - In order to obtain approval of an extension, the applicant shall diligently pursue completion of the project within 180 days as determined by the Building Official. Additional fees will apply. Upon approval of the extension, work shall be conducted continuously and will be subject to review by the Building Official.

Section 2. Adoption of the 2015 International Residential Code. That the 2015 International Residential Code and its Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed, **with one exception; the Town opts out of Section P, the requirement to install a sprinkler system in single-family residential units.** A complete copy of the 2015 International Residential Code is available for inspection and review at Town Hall.

Section 3. Adoption of the 2015 International Plumbing Code. That the 2015 International Plumbing Code and its Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Plumbing Code is available for inspection and review at Town Hall.

Section 4. Adoption of the 2015 International Mechanical Code. That the 2015 International Mechanical Code and its Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Mechanical Code is available for inspection and review at Town Hall.

Section 5. Adoption of the 2015 International Fuel Gas Code. That the 2015 International Fuel Gas Code and its Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Fuel Gas Code is available for inspection and review at Town Hall.

Section 6. Adoption of the 2015 National Fire Protection Code. That the 2015 National Fire Protection Code and its Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 National Fire Code is available for inspection and review at Town Hall.

Section 7. Adoption of the 2015 Life Safety Code. That the 2015 Life Safety Code and Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 Life Safety Code is available for inspection and review at Town Hall.

Section 8. Adoption of the 2015 International Energy Conservation Code. That the 2015 International Energy Conservation Code and Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Energy Conservation Code is available for inspection and review at Town Hall.

Section 9. Adoption of the 2015 International Swimming Pool and Spa Code. That the 2015 International Swimming Pool and Spa Code and Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Swimming Pool and Spa Code is available for inspection and review at Town Hall.

Section 10. Adoption of the 2015 International Existing Building Code. That the 2015 International Existing Building Code and Appendices is hereby adopted by reference and that all conflicting codes and ordinances are hereby repealed. A complete copy of the 2015 International Existing Building Code is available for inspection and review at Town Hall.

Section 11. Effective date. This ordinance shall take effect after final passage and upon publication in a newspaper of general circulation after final reading, the public welfare requiring.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: 11/14/2017
Passed Second Reading:

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

Phone: (615) 794-4333
Fax: (615) 794-3313
www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

MEMO

DATE: January 4, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Tollgate Village 1-13 Dedication

The developer of the Tollgate Village subdivision has requested the Town's acceptance of all infrastructure within phases 1-13 (Note: Phases 8 and 9 were skipped in the phasing sequence). All improvement within these phases are complete including final topcoat of pavement installed. This request was originally made in May, 2017 where several repairs were identified. As of this writing, most of these repairs have been made with the exception of the following:

1. Curbing within alleyway between Millerton and Americus
2. Curb ramp missing at southeast corner of Somers and Wareham
3. Replace depressed curb at 3624 Wareham with standard curb
4. Relocate street light on Vinta Drive.

If accepted, the Town would be assuming responsibility for all public infrastructure within the development including storm drains, roadways, sidewalks, alleyways and wastewater facilities. This is the first request for dedication within Tollgate Village.

Maintenance surety amounts are being recommended as follows:

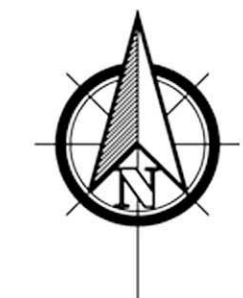
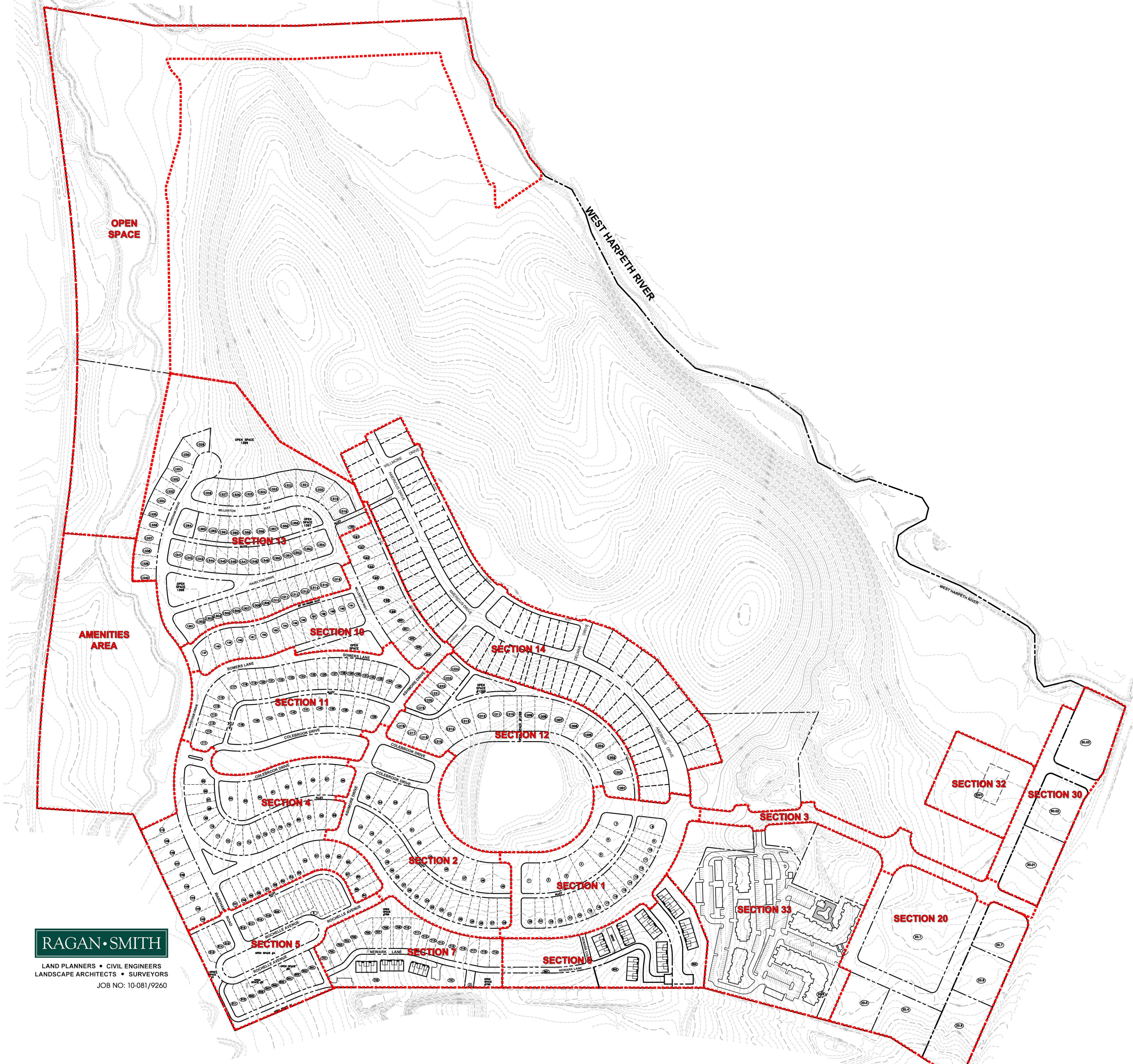
Phases 1-7 and 10-11 –	
Roads, Drainage, and Erosion Control	\$100,000
Phase 12 –	
Roads, Drainage, and Erosion Control	\$29,400
Wastewater Collection System	\$9,500
Phase 13 –	
Roads, Drainage, and Erosion Control	\$91,400
Wastewater Collection System	\$38,000

These amounts will be held in place for one year to ensure infrastructure is performing as expected.

Private technology easements are shown on the plats within the phases. It is the recommendation that the applicant file a quit-claim deed that will transfer any and all property rights regarding these easements over to the Town. In addition, there exists an easement under the roads and public rights of way. This easement is extinguished upon dedication of the rights of way when the accepting entity objects to the easement.

Recommended BOMA Action:

Assuming repair work is completed, approve the request for acceptance of infrastructure in Phases 1-13 of the Tollgate Village subdivision, set maintenance surety amounts as recommended, object to the Road Easement, and require the applicant to file a quit-claim deed regarding the private technology easements.



SCALE: 1"=200
June 17, 2014

Phasing Plan

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
JOB NO: 10-081/9260

TOLLGATE
Village

Town of Thompson's Station,
Williamson County, Tennessee

Phone: (615) 794-4333
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www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

MEMO

DATE: January 4, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Blackberry Estates Dedication

The developer of the Blackberry Estates subdivision has requested the Town's acceptance of all infrastructure within the development. All improvement are complete including final topcoat of pavement.

If accepted, the Town would be assuming responsibility for all public infrastructure within the development including storm drains and roadways. This subdivision is not connected to public wastewater and does not have sidewalks or alleyways.

Maintenance surety amounts are being recommended as follows:

Roads, Drainage, and Erosion Control \$120,000

These amounts will be held in place for one year to ensure infrastructure is performing as expected.

Recommended BOMA Action:

Approve the request for acceptance of infrastructure in Blackberry Estates and set maintenance surety amount as recommended.

Septic System Notes

- Any cutting, filling, compaction or disturbance from their natural state, of the soil areas reserved for sewage disposal, shall result in revocation of the lot approval. Additionally, the Department shall have authority to require a Construction Permit or may revoke a Construction permit where the integrity of the proposed subsurface sewage disposal system areas has been compromised.
- All septic systems must be installed by an installer licensed by Williamson County to construct alternative or conventional septic systems.
- No bathing fixtures exceeding standard capacity (30 US Gallons), including, but not limited to, oversized bathtubs, spa-tubs, hot-tubs, whirlpools, or jacuzzis, etc., shall be allowed unless specifically approved by the Department of Sewage Disposal Management.
- No utilities (i.e. gas, water, or electric) or their easements above or below ground, shall be allowed to encroach within 10 feet of the boundaries of the soil areas reserved for sewage disposal.
- Curtain/interceptor/draindown drains may be required on any or all lots.
- No cutting, filling, compaction or any disturbance of the areas reserved for sewage disposal shall be permitted.
- The limits of all excavations greater than 18 inches in depth, made for the purpose of house construction (or any other type of building construction), shall be kept 25 feet or more away from the platted or designated sewage disposal areas.
- The limits of all excavations, made for the purpose of house construction (or any other type) of building construction, shall be kept within the confines of the platted building envelopes.
- All parts of the house and any of its related appendages (including, but not limited to: detached garages, porches, decks, sidewalks, driveways, parking areas, utilities, etc.) shall strictly adhere to the minimum setback requirements from the subsurface sewage disposal system areas outlined in Section 13 of the "Regulations Governing On-Site Sewage Disposal Systems of the Williamson County Department of Sewage Disposal Management" adopted May 16, 2000 and effective October 1, 2000.
- No construction of patios, swimming pools, accessory buildings, etc. shall be allowed on any lot served by a subsurface sewage disposal system, unless approved by the Department of Sewage Disposal Management.
- Water service lines must be separate from sewage disposal areas or platted disposal field areas by a minimum of 10 feet.

Other Required Septic System Notes

- No water source, wells or springs are to be drilled or constructed within 50 feet of any portion or component of the septic system or the designated or platted sewage disposal field areas.
- Prior to installation, the location of the well, spring, cistern, or private water source must be approved by the Department of Williamson County Sewage Disposal Management.
- Location of well, spring, cistern or private water source must be a minimum of 50 ft. away from any sewage disposal area, including those located upon adjacent lots.
- Exact location of the water source (i.e. well, cistern, spring or private water source) must be field located by a surveyor or engineer on a copy of this plat and submitted to the Department of Williamson County Sewage Disposal Management for review and record keeping purposes.
- Designated sewage disposal areas platted in accordance with acceptable soil areas field mapped by John Gibi, private consulting soil scientist, on 9/13/2006.
- Lot 22 is restricted to a maximum of one, 3 bedroom, single family dwelling, as per information obtained from the current property owner Tom Irvin.
- No record of a final inspection of the septic system for Lot # 22 is available in the Department of Sewage Disposal Management files due to the age of the existing structure.
- The existing home and subsurface sewage disposal systems serving said home (located on Lot 22 does not conform with any regulations (past or present) as promulgated by the Williamson County Board of Health. As such, there can be no assumptions or statements made with regard to the performance and function of said systems. Additionally, since no suitable soils are available, there can be no statement made regarding the potential repair of this system.
- LPP denotes that this lot is served by a Low Pressure Pipe system, which is an alternative means of sewage disposal.
- MLPP denotes that this lot is served by a modified Low Pressure Pipe system, which is an alternative means of sewage disposal. MLPP system require 6 to 10 inches of compatible soil fill material to be incorporated into the designated or platted sewage disposal area, under Department of Sewage Disposal Management supervision.
- Conv. denotes that this lot is served by a conventional subsurface sewage disposal system.
- Before a permit to construct a LPP/MLPP septic system can be issued, detailed site and design plans for the LPP/MLPP system shall be submitted to the Department of Sewage Disposal Management for review and approval. These plans shall be prepared by an engineer licensed in the state of Tennessee.
- All platted sewage disposal areas shall be field-staked by a licensed surveyor and fenced off, to protect the areas from all construction traffic, by the property owner or building contractor. The areas then shall be field checked and verified by the Department of Sewage Disposal Management prior to the issuance of the septic permit.
- Lots which were approved prior to the date of June 7, 1974 are not required to provide a secondary repair area designated for subsurface sewage disposal. Lot 22 was constructed according to the records of Williamson County, TN on the date of 1960, and therefore does not require that a secondary repair be provided.
- Curtain, Interceptor and draw-down drains shall be required on all lots. As such, they shall strictly adhere to the design, location and routing depicted on this plat. However, the drains as shown hereon may be subject to change at the sole discretion of the Williamson County Department of Sewage Disposal Management as deemed necessary by their field investigation at the time of submittal of each individual lots alternative system site and design plans. The Williamson County Department of Sewage Disposal Management's evaluation will be conducted on a site-specific, lot-by-lot basis.
- This site may mandate the use of a sewage/effluent pump and appropriately sized pump tank in order to provide sewer services from the house to the SSSD areas. This shall be specified by the Williamson County Department of Sewage Disposal Management based upon the finished elevation of the house plumbing stub-out and the SSSD area.
- No irrigation systems, or their components thereof, shall encroach on, in or within 10 feet of the boundaries of the designated or platted SSSD areas. It shall be located a minimum of 5 feet away from any drainage improvement project associated with the SSSD areas.
- Public water supply available upon request to HB&TS Utility District.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon as evidenced in Book 3920 Page 4, R.O.W.C., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these Regulations.

DATE: 3/24/09 OWNER: *[Signature]*

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Thompson Station Municipal Planning Commission and that the monuments have been or will be placed as shown hereon, to the specification of the Subdivision Regulations, as approved by the County Engineer.

DATE: 10/29/2008 REGISTERED LAND SURVEYOR: *[Signature]* 652

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

DATE: 03/05/09 Sewage Disposal Management, Brian K. Corwin, Director

CERTIFICATE OF APPROVAL OF UTILITIES SYSTEM

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled Blackberry Estates Subd. SECTION ONE have been installed in accordance with current local and/or State Government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. I, certify that the hydraulic design criteria specified in Section 5.3 of the Williamson County Subdivision Regulations have been met.

DATE: 4/6/09 HB&TS WATER SYSTEM *[Signature]* General Mgr.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Thompson Station, with the exception of such variances as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

DATE: 4/8/09 SECT. OF PLANNING COMMISSION: *[Signature]*

GENERAL NOTES

- This Plan includes the use of the total property.
- The Property Boundary information was taken from a field survey made by Arrowhead Survey, dated 8/7/06.
- The Soils information includes the following:
 - The site was grid staked at 50' intervals by Evert Campbell, Surveyors. A High Intensity Soils Map was made by John Gibi.
- All buildable lots are a minimum of 43,560 square feet in size.
- All lots will meet minimum setback requirements for setbacks, buffer, area etc.
- Street Buffer and Peripheral Buffer Landscaping and screening as required by Co. regulations.
- This site is not located in a 100 Year Flood Zone.
- All existing barns and/or sheds shall be removed.
- A Curtain Drain Easement is dedicated for the purpose of installation and maintenance of required Curtain Drains.
- All new driveways accessing Lots 1 through 22 will require a minimum of 18" Diameter Culvert.

CERTIFICATE OF ADDRESSES

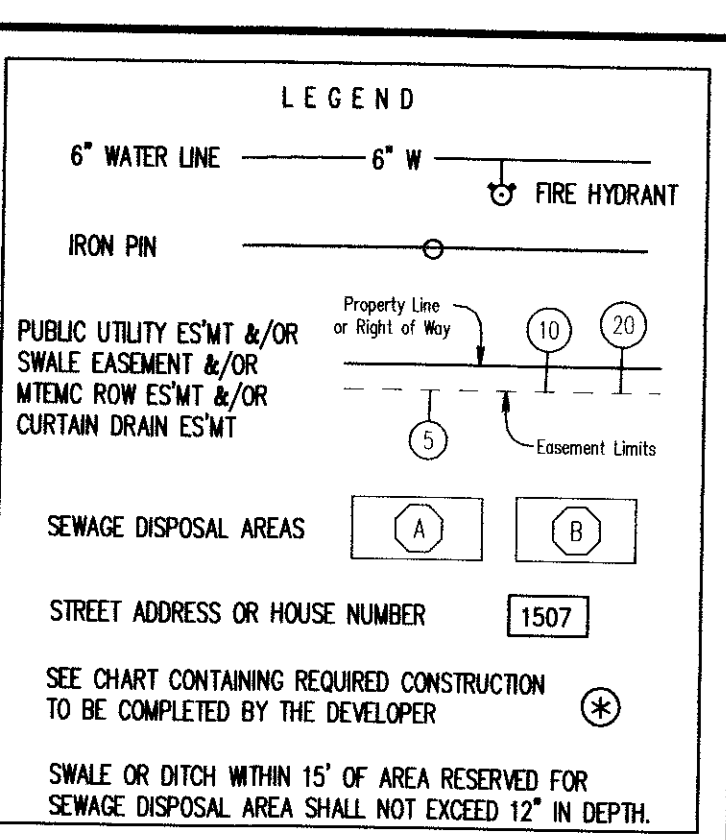
I do hereby certify that the addresses denoted on this final plat are those assigned by Department of Geographic Information Services (GIS).

DATE: 11/16/09 GIS Dept. Title: *[Signature]*

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES.

SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATION.

DATE: 4-2-09 WILLIAMSON COUNTY EMERGENCY COMMUNICATION.

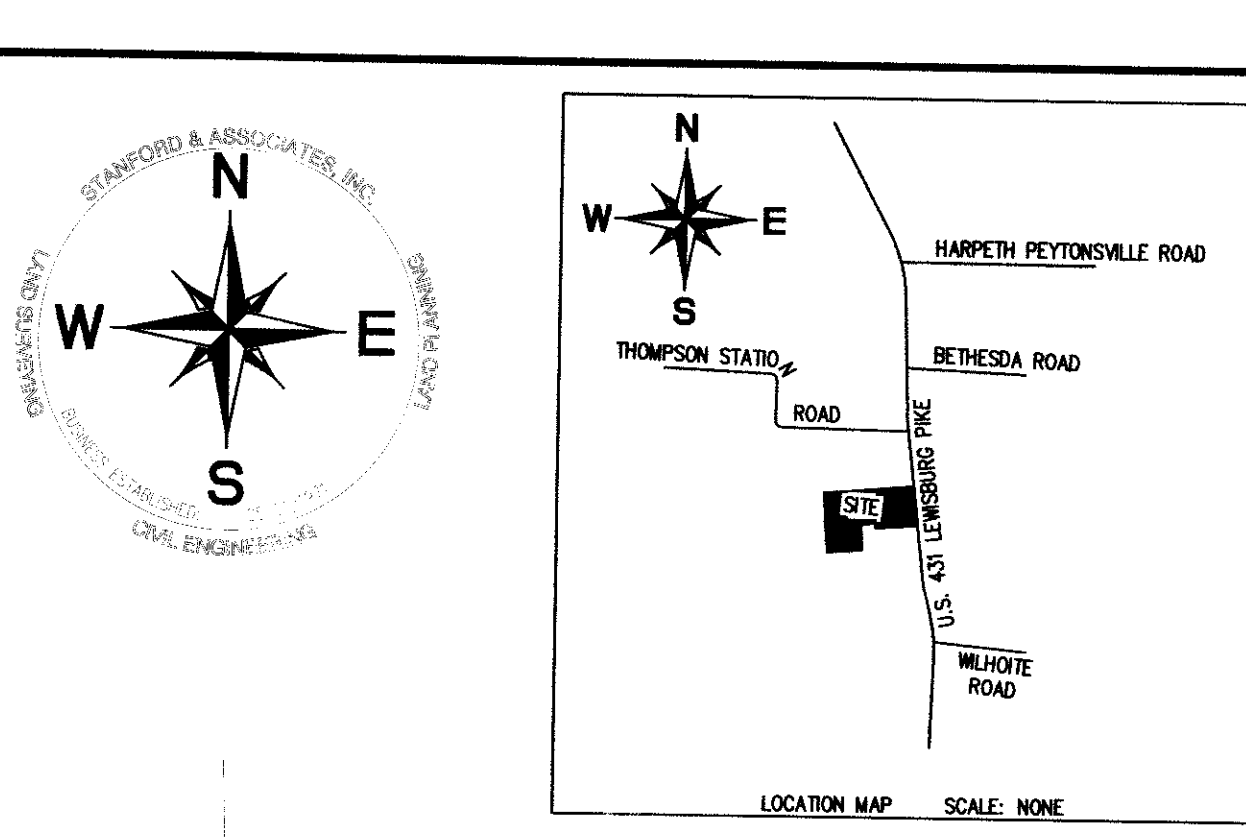


Blockberry Estates Lot 22 is served by an undocumented non-conforming sewage disposal system. As such this property is restricted to cosmetic remodeling or renovation only. There can be no expansion of habitable living space which would affect the hydraulic loading of the existing system (i.e. no additional bedrooms, laundry rooms, kitchens or oversized tubs).

Additionally, the remodeling/renovation can not exceed 51% of the current value of the existing structure. The existing house is restricted to one three-bedroom single family dwelling with no oversized tubs as per information obtained from the current property owner Tom Irvin.

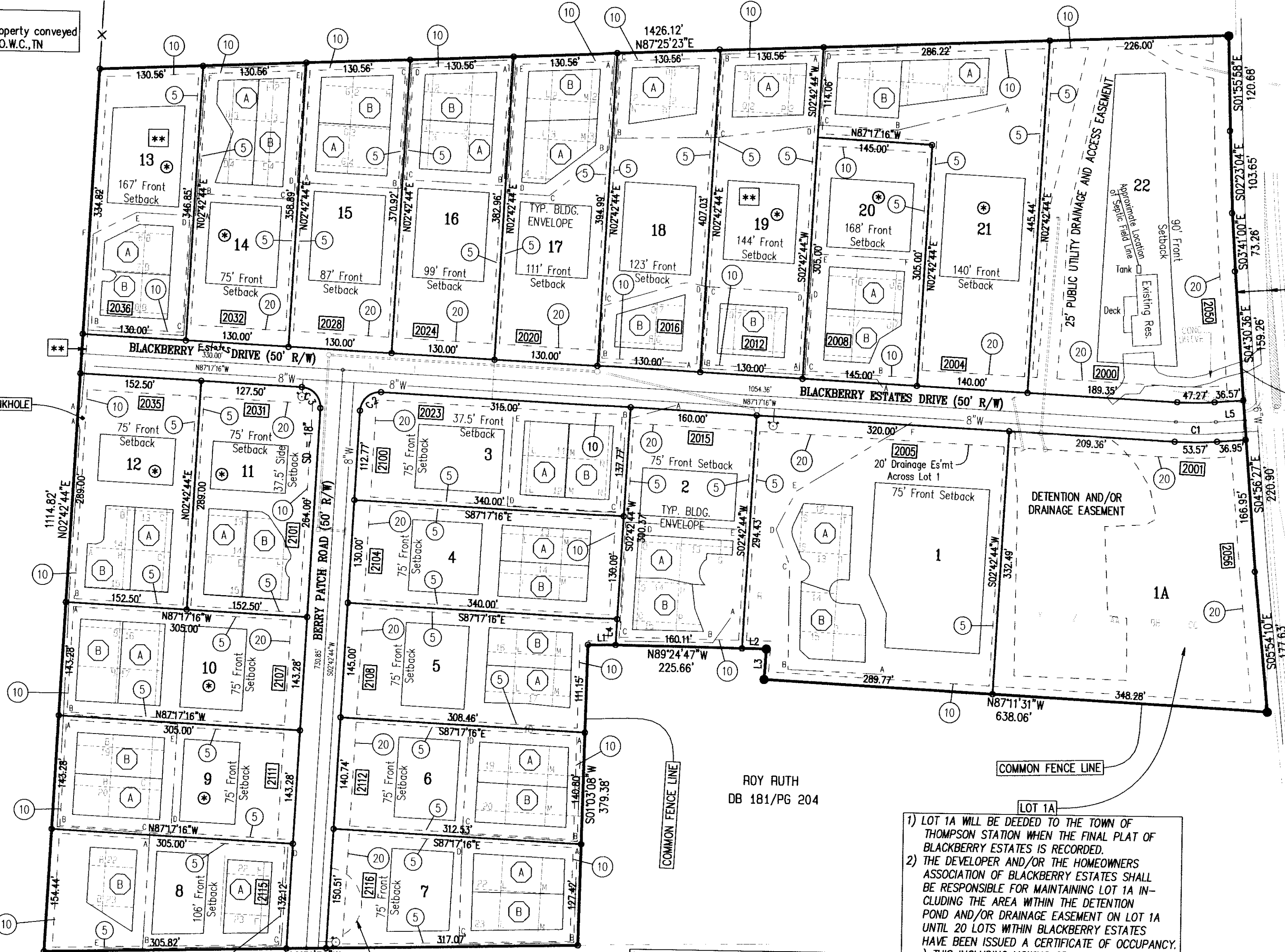
The existing structure as depicted upon Lot 22 of this plat must remain as a three-bedroom single family dwelling with no oversized tubs due to the fact that the existing system is inadequately sized to support any additional hydraulic loading. As of this date, there are no remaining suitable soils available for expansion of the existing system, nor are there any remaining suitable soils available for repairs to the existing system. Should expansion of the house be desired, then additional soils of sufficient quality and quantity must be located upon this lot and a revised plat must be submitted to WCDSDM for review and approval prior to any construction being conducted upon this property.

The existing home's subsurface sewage disposal system serving Blockberry Estates Lot 22 was constructed circa 1960 (Tax Records). The existing system is 45 years old. There are no maintenance records available regarding this system (or lack thereof) and therefore the remaining available service life of this system is unknown. As such, there can be no assumptions or statements made with regard to the performance and function of said system.



LOT	AREA SF	ACRES
1	105,149	2.41
1A	108,232	2.48
2	47,584	1.09
3	46,707	1.07
4	44,200	1.01
5	45,594	1.05
6	43,700	1.00
7	43,700	1.00
8	43,700	1.00
9	43,700	1.00
10	43,700	1.00
11	43,939	1.01
12	44,073	1.01
13	44,309	1.02
14	45,873	1.05
15	47,438	1.09
16	49,002	1.12
17	50,567	1.16
18	52,131	1.20
19	53,695	1.23
20	44,225	1.02
21	78,967	1.81
22	115,412	2.65
TOTAL	1,285,600	29.51

LOT 1A IS NOT BUILDABLE WITHOUT PUBLIC SEWER



CURTAIN DRAIN ELEVATION SCHEDULE TABLE

LOT	MIN DEPTH	A	B	C	D	E	F	Point "F" discharges in the roadside ditch
1	36"	GRND 839.5	847.2	843.5	844.1	842.2	839.0	OUT
		INVERT 842.0	844.2	840.5	840.2	839.2		
2	30"	GRND 850.2	853.8	854.3	850.4	846.6		
		INVERT 847.0	850.7	851.3	847.4	844.0		
3	30"	GRND 846.5	850.5	850.2	853.0	854.7		Point "A" discharges in the roadside ditch.
		INVERT 846.9	847.5	850.0	851.7			
4								CONVENTIONAL SYSTEM
5								CONVENTIONAL SYSTEM
6	30"	GRND 860.5	867.2	865.3	859.6			
		INVERT 864.2	864.2	862.3	858.0			
7	30"	GRND 869.3	876.6	873.0	866.2			
		INVERT 873.6	870.0	870.0	866.0			
8	30"	GRND 850.7	855.1	862.3	859.5	854.0		"A" on Lot 8 ties to "C" on Lot 9.
		INVERT 847.7	850.7	855.8	856.5	851.0		
9	30"	GRND 845.5	847.3	850.7	851.5	846.9		"A" on Lot 9 ties to "B" on Lot 10
		INVERT 842.9	844.3	847.7	848.5	843.8		"C" on Lot 9 ties to "A" on Lot 9
10		GRND 844.4	845.5					"A" on Lot 10 ties to "B" on Lot 12
		INVERT 842.15	842.9					Install 6" Tightline Pipe from "A" to "B".
11								Install 12" Swale along rear property line
12		GRND 841.0	844.4					Install 6" Tightline Pipe from "A" to "B" on Lot 12.
		INVERT 842.15	842.15					
13	36"	GRND 841.0	843.5	845.7	846.9	846.0	845.0	Install 6" Tightline Pipe from "A" to "B" to "C"
		INVERT 841.33	842.6	843.8	843.0	842.0		
14	30"	GRND 846.9	847.0	850.5	850.9	849.6		"A" on Lot 14 ties to "D" on Lot 13
		INVERT 843.8	844.0	847.5	847.8	847.1		
15	30"	GRND 850.5	853.3	852.0				"A" on Lot 15 ties to "D" on Lot 14.
		INVERT 847.5	848.25	849.0				
16	30"	GRND 849.2	855.2	853.6	851.8			
		INVERT 850.1	850.6	849.8				
17	30"	GRND 849.7	854.5	856.4	855.8	849.2		
		INVERT 851.5	852.4	852.7	849.2			
18(A)	30"	GRND 850.9	853.8	849.7			850.0	853.7
		INVERT 846.64	847.29	847.79			850.7	852.26
19(A)	30"	GRND 845.3	849.3	850.9	845.7		845.5	849.2
		INVERT 842.2	846.11	846.64	842.7		842.5	845.32
20	30"	GRND 840.0	843.0	845.5	846.3	846.8	843.3	Point "A" discharges to the roadside ditch.
		INVERT 840.1	842.5	843.3	843.9			
21	30"	GRND 834.6	842.0	845.7	845.3	841.7		
		INVERT 839.0	842.7	842.2	842.0			

LOT NO.	BEDROOMS PERMITTED	SYSTEM A AREA sf	SOILS RATE & TYPE SYS	SOILS SLOPE	SYSTEM B AREA sf	SOILS RATE & TYPE SYS	SOILS SLOPE	CURTAIN DRAIN REQ'D
1	5	6459	60 LPP	0-5%	8557	60 LPP	5-15%	YES
2	4	5250	60 LPP	0-5%	5000	45 LPP	0-5%	YES
3	4	5195	60 LPP	0-5%	5195	60 LPP	0-5%	YES
4	4	5040	45 CONV	0-5%	5040	45 CONV	0-5%	YES
5	4	5007	45 CONV	0-5%	5009	45 CONV	0-5%	YES
6	5	5715	60 LPP	0-5%	5715	60 LPP	0-5%	YES
7	4	5350	60 LPP	5-15%	5350	60 LPP	5-15%	YES
8	4	5082	60 LPP	0-5%	5103	60 LPP	5-15%	YES
9	5	5600	60 LPP	0-5%	5600	45 LPP	0-5%	YES
10	4	5500	45 CONV	0-5%	5500	45 CONV	0-5%	YES
11	4	5341	45 CONV	0-5%	5400	45 CONV	0-5%	YES
12	4	5017	45 CONV	0-5%	5017	45 CONV	0-5%	YES
13	4	4717	60 LPP	0-5%	4717	60 LPP	0-5%	YES
14	4	5425	60 LPP	0-5%	5269	60 LPP	0-5%	YES
15	5	5536	60 LPP	0-5%	5536	60 LPP	0-5%	YES
16	5	5536	60 LPP	0-5%	5536	60 LPP	0-5%	YES
17	5	5702	60 LPP	0-5%	4777	60 LPP	0-5%	YES
18	4	5875	60 LPP	0-5%	5371	60 LPP	0-5%	YES
20	4	4986	60 LPP	0-5%	4986	60 LPP	0-5%	YES
21	5	5761	60 LPP	0-5%	5518	60 LPP	0-5%	YES

SOILS RATE & TYPE SYS: REFERS TO RATE IN MPI AND TYPE SYSTEM INSTALLED.
LPP: REFERS TO A LOW PRESSURE PIPE SYSTEM. CONV: CONVENTIONAL SYSTEM
MLPP: REFERS TO A MODIFIED LOW PRESSURE PIPE SYSTEM.

A "TEE" SHALL BE INSTALLED AT ALL POINTS IN A CURTAIN DRAIN PIPE WHERE AN UPSTREAM CURTAIN DRAIN EMPTIES INTO THE DOWNSTREAM CURTAIN DRAIN.

THE FOLLOWING CURTAIN DRAINS TIGHT LINES & SWALES SHALL BE INSTALLED BY THE DEVELOPER

LOT FROM	TO	PIPE SIZE	PIPE MATERIAL	INSTALL FITTING
9	A	4"	CORR/SLOTS	90° B
	B	4"	CORR/SLOTS	TEE C
	C	6"	CORR/SLOTS	TEE C
10	A	6"	CORR/SLOTS	
11	A	6"	SOLID SC 40	
12	A	6"	CORR/SLOTS	90° D
13	A	6"	CORR/SLOTS	TEE B
13	B	6"	CORR/SLOTS	TEE B
13	E	6"	CORR/SLOTS	90° D
14	A	4"	CORR/SLOTS	TEE B
14	B	4"	CORR/SLOTS	90° C
14	C	4"	CORR/SLOTS	TEE D
19A	D	4"	CORR/SLOTS	TEE D
19B	D	4"	CORR/SLOTS	TEE C
20	A	6"	CORR/SLOTS	TEE C
20	B	6"	CORR/SLOTS	TEE C
20	C	6"	CORR/SLOTS	TEE D
21	A	6"	CORR/SLOTS	TEE C
21	B	6"	CORR/SLOTS	TEE C
21	E	4"	CORR/SLOTS	TEE D

CORR/SLOT: Indicates Corrugate Pipe with Slots
SOLID SC 40: Indicates Solid Pipe Schedule 40
** Install Schedule 80 PVC sleeve on Curtain Drain under driveway and Blackberry Estates Drive.

LOT 1A

- LOT 1A WILL BE DEEDED TO THE TOWN OF THOMPSON STATION WHEN THE FINAL PLAT OF BLACKBERRY ESTATES IS RECORDED.
- THE DEVELOPER AND/OR THE HOMEOWNERS ASSOCIATION OF BLACKBERRY ESTATES SHALL BE RESPONSIBLE FOR MAINTAINING LOT 1A INCLUDING THE AREA WITHIN THE DETENTION POND AND/OR DRAINAGE EASEMENT ON LOT 1A UNTIL 20 LOTS WITHIN BLACKBERRY ESTATES HAVE BEEN ISSUED A CERTIFICATE OF OCCUPANCY.

a) THIS INCLUDING MOWING GRASS AS ON LAWN.
b) THIS DOES NOT INCLUDE MAINTENANCE OF PUBLIC DRAINAGE SYSTEM FACILITIES SUCH AS PIPES, WEIR, HEADWALLS ETC. OR REMOVING OF SILT FROM POND.

CIVIL ENGINEER
Stanford & Assoc., Inc.
407 Ridgewood Road
Franklin, TN 37064
615-794-5030

OWNER & DEVELOPER
Tom Irvin
1447 Ridley Drive
Franklin, TN 37064
615-207-2926
615-794-5555

WILLIAMSON COUNTY, STATE OF TENNESSEE
11TH CIVIL DISTRICT, TAX MAP 155, PARCEL 49
SCALE: 1" = 100'; RECORD DB 3920, PG 4
ZONED: SUBURBAN ESTATES (SE)
DATE PREPARED: DECEMBER 4, 2008

GRAPHIC SCALE 1" = 100'
0 100 200 300

07/14/2009 - 11:27:25 AM
09032243

1 PGS. AL. PLAT
BATCH: 164381

PLAT BOOK: P52
PAGE: 36

REC FEE 16.00
DP FEE 2.00
TOTAL 18.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTERED PLATTEER

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	71.319°	400.00'	50.42'	25.24'	50.39'	S89°06'04"W
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	S47°42'44"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	N42°17'16"W

LINE	BEARING	DISTANCE
L1	S89°24'47"E	34.79'
L2	S89°24'47"E	30.78'
L3	N03°28'30"E	38.71'
L4	N02°42'44"E	32.60'
L5	N85°29'24"E	36.76'

FINAL PLAT
BLACKBERRY ESTATES

THOMPSON STATION, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 31.95 ac.	Total Lots = 22
Acres New Streets = 2.44 ac.	Feet New Streets = 2,205'
Civil Dist.: 11TH	Closure Error: 1/310,000

Scale: 1" = 100' Date: 10/29/2008 JOB: Blackberry Estates Final Plat

P52/36

P52/36

**Thompson's Station Board of Mayor and Aldermen
Staff Report – (File: Zone Amend 2017-008)
January 9, 2018
Land Development Ordinance Amendments**

PROJECT DESCRIPTION

Amendments to the sign standards (Section 4.17) and the driveway width for industrial zones within the Land Development Ordinance.

BACKGROUND

The Planning Commission held work sessions in April and June 2017 to discuss amending the sign standards. On July 25, 2017, the Planning Commission recommended to the Board of Mayor and Aldermen a new section for the sign standards. On September 12, 2017, the Board of Mayor and Aldermen passed the proposed sign standards on first reading. However, after further discussion during the second reading on October 10, 2017, the Board requested that the Planning Commission review the amendment again.

On October 30, 2017, a Planning Commission work session was held to further discuss potential changes to the standards. Staff modified the standards to add some clarity to the language and establish time limitations on a maximum timeframe for temporary signs.

On November 28, 2018, the Planning Commission reviewed the changes and is recommending adoption of the proposed sign standards (see attached).

On November 28, 2018, the Planning Commission also considered the driveway width for industrial zones and given the need for additional width due to truck traffic is recommending an amendment as follows:

Table 4.15 and Table 4.16 IL and IM Lot Standards (page 91-92). Revise the table permitting the access width maximum of 24 feet to 40 feet.

RECOMMENDATION

The Planning Commission recommends that the Board of Mayor and Aldermen pass on first reading Ordinance 2018-001 to amend the Land Development Ordinance to replace the sign standards and modify the driveway widths for industrial zones and set a public hearing for February 13, 2018.

*Following the Planning Commission meeting, the Town Attorney advised staff that he would be making some minor amendments to the proposed ordinance in light of concerns raised during the meeting. These changes will be emailed to the Board prior to the meeting.

ATTACHMENTS

Ordinance 2018-001

Draft Sign Standards (Section 4.17)

ORDINANCE NO. 2018-001

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 4.17 (SIGN STANDARDS AND TABLES 4.15 AND 4.16 (IL AND IM LOT STANDARDS) WITHIN THE LAND DEVELOPMENT ORDINANCE

WHEREAS, several changes were recommended to the text of the Town's Land Development Ordinance ("LDO"); and

WHEREAS, the Planning Commission has reviewed these proposed changes and is recommending that the Board of Mayor and Aldermen repeal section 4.17 of the LDO and adopt new sign standards and amend Tables 4.15 and 4.16 to permit driveway widths up to 40 feet for industrial zones;

WHEREAS, the Board of Mayor and Aldermen has reviewed the Land Development Ordinance and has determined, based upon the recommendations of staff, the Planning Commission and the record as a whole, that the proposed amendments are consistent with the General Plan, will not have a deleterious effect on the Town, make improvements to the LDO and are in the best interest of the Town.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

Section 1. That the Town of Thompson's Station's Land Development Ordinance is hereby amended by adopting the changes as incorporated herein. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance document and such document shall constitute the zoning ordinance of the Town.

Section 2. If any section or part of the Land Development Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Land Development Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

Section 3. This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the ____ day of _____, 2018.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: _____

Passed Second Reading: _____

Submitted to Public Hearing on the ____ day of _____, 2018, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the _____ day of _____, 2018.

Recommended for approval by the Planning Commission on the 28th day of November 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

4.17 Sign Standards; Purposes and Intent.

This section establishes the standards for the number, size, location and physical characteristics of signs that are visible from the public right-of-way.

The Town finds it necessary for the promotion and preservation of the public health, safety, welfare and aesthetics of the Town for signs to be regulated. The Town also finds: (1) Signs have a direct impact on the image of the community; (2) An opportunity for viable identification of community businesses and institutions should be established; (3) Uncontrolled and unlimited signs result in roadside clutter and the obstruction of views of other vehicles and pedestrians; (4) The right to express noncommercial messages in any zoning district must be protected, subject to reasonable restrictions on size, height, location and number; and (5) Uncontrolled and unlimited signs adversely impact the image and aesthetic attractiveness of the community and thereby undermine economic value and growth.

These regulations are not intended to restrict the content of any signs. However, for purposes of interpretation of this section, non-commercial content or copy may be substituted for commercial content on any otherwise legal sign.

The purposes and intent of this section are as follows:

- (a) **Safety.** To provide for the safety of vehicular and pedestrian traffic by regulating the number, size, location and other physical characteristics of signs and to allow for effective communication while at the same time, assuring that the public is not endangered, annoyed or distracted by the unsafe, disorderly, indiscriminate or unnecessary use of such signs.
- (b) **Aesthetics.** To regulate signs in a manner that reduces visual clutter and integrates signs with elements of the site and surrounding properties by limiting the size, location, and design of signs so that pedestrians and motorists are able to view buildings, structures, and the natural landscape features of the Town.
- (c) **Activities and Services Identification.** To allow for signs that clearly identify the market place, community services and the other opportunities provided within the Town.

4.17.1 Definitions.¹ For the purposes of this sign ordinance, the following terms are defined as follows:

Abandoned sign. Any sign and/or its supporting sign structure which remains without a message or placed on a property in conjunction with a particular use, that use having been subsequently discontinued for (1) the period of time provided under T.C.A. § 13-7-208(g) if the use is an industrial, commercial or other business use; or (2) a period of 180 days or more, for all other types of uses.

Auxiliary sign. A sign, that has a purpose secondary to the use of the lot on which it is located, including signs with messages such as "bakery," "pharmacy" to provide identification of ancillary or secondary uses.

¹ Ordinance should delete current definitions in section 1.3 and replace them with those listed in 4.17.1.

Awning sign. Any sign attached to, or made part of, an awning.

Bandit sign. Any sign placed within a public right-of-way, public property or on private property that is visible from a public right of way or public property intended to advertise, notify or otherwise communicate any commercial message. Bandit signs shall include lawn signs, snipe signs or any other similar signs.

Banner. Any sign, not including flags as defined herein, made of fabric or other flexible material that is mounted to a pole or otherwise mounted to allow movement caused by wind, or mounted on the ground and supported by poles.

Billboard. Any permanent off-site sign.

Canopy sign. A sign that is attached to a canopy or other covered walkway to commercial uses.

Changeable copy sign. A sign that is characterized by changeable copy, letters, symbols or numbers.

Commercial message. Any wording, logo, symbol, image or other representation that directly or indirectly names, advertises or calls attention to a business, product, service or other commercial activity in order to draw attention to a business.

Directional sign. A permanent sign erected for purposes of identification, direction or public safety.

Display case sign. A glazed enclosure for the display of directories or printed materials.

Electronic message display or electronic sign. Any sign that displays still images, scrolling images or moving images, including video and animation, utilizing a series or grid of lights that may be changed through electronic means, including but not limited to cathode ray, light emitting diode (LED) display, plasma screen, liquid crystal display (LCD), fiber optic or other electronic media or technology.

Elevation. Elevation means the view of the side, front, or rear of a given structure.

Freestanding sign means any sign that is anchored in the ground and that is independent of any building.

Flag means any fabric or bunting containing distinctive colors, patterns or symbols that is used as a symbol of a governmental, commercial or non-commercial entity.

(1) Commercial flag means any flag which displays a commercial message, as defined herein.

(2) Non-commercial flag means any flag not displaying a commercial message, as defined herein.

Hand held sign. A sign that is held by or otherwise mounted on a person.

Incidental sign. A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, including signs with messages such as "no parking", "entrance", "exit", "loading only", "no trespassing", "no hunting", "phone", "ATM", etc.

Marquee sign. A canopy or roof-like projection over the entrance to a theater, hotel, or other building, usually bearing a sign on its face or sides.

Monument sign. A self-supporting sign located on a base installed at grade and has no air space, columns, or supports visible between the ground and bottom of the sign.

Noncommercial message. Wording, logo, symbol, image, or representation that does not name, advertise or call attention to a business or commercial product, service or activity.

Nonconforming sign. Any existing permanent sign or sign structure which does not conform to the provisions of this article ordinance, but was lawfully erected and complied with the sign regulations in effect at the time it was erected.

Painted (wall) sign. A sign or information that is painted directly on the wall face of a building.

Permanent sign means any sign that is intended for other than temporary use or a limited period. A permanent sign is generally affixed or attached to the exterior of a building, or to a pole or other structure, by adhesive or mechanical means, or is otherwise characterized by construction materials, a foundation or anchoring indicative of an intent to display the sign for more than a limited period.

Portable sign. Any sign designed or intended to be readily relocated, and not permanently affixed to the ground or to a structure, regardless of modifications that limit its movability. For the purposes of this article ordinance, portable signs shall not be considered Temporary signs as defined herein.

Projecting sign. A sign which is attached to and projects perpendicular from a structure or building face.

Public right-of-way. Land dedicated for public use, usually for a public street, public infrastructure and/or waterway. For the purposes of this article ordinance, such rights-of way shall be considered to extend a minimum of ten feet from the edge of pavement, or to the dedicated right-of-way boundary, whichever is further.

Pylon sign. An on-site sign that is separated from the ground and supported by one or more poles, pole covers or columns.

Real estate sign. A temporary sign erected by the owner or the owner's agent, advertising the real property upon which the sign is located for rent, lease or sale.; or a temporary sign advertising the development of a subdivision and the sale of lots.

Residential districts. Means a Zoning District primarily intended for residential uses including zones D1, D2 and D3 zoned subdivisions (or phases thereof) that allow for only residential uses. Transect, Commercial and Industrial zones are not residential districts.

Roof sign. Any sign erected wholly or partially above the roof line.

Sandwich/Sidewalk sign. A sign composed of two surfaces displaying a message or graphic and set up in a triangular shape.

Sign. Any device, fixture, placard, or structure that uses color, form, graphic, illumination, symbol, or writing to advertise, announce, or identify a person or entity, or to communicate information of any kind. "Sign" does not include: (1) Seasonal or holiday displays that do not contain a commercial message. (2) Outdoor murals, sculptures or other artworks; provided that where such outdoor art is part of a site that is subject to the planning commission's jurisdiction, the outdoor art shall be subject to the planning commission's review and approval.

Sign administrator or zoning administrator. The person(s) designated by the Town Administrator as the staff member assigned to oversee the enforcement and interpretation of this article ordinance.

Sign area. The area measured within the perimeter lines of the sign that bears the advertisement; or in the case of messages, figures, or symbols, including those attached directly to any part of a building. The term "sign area" shall include that area included in the smallest rectangle that can be made to circumscribe the message, figure, or symbol displayed for the purpose of advertisement.

Sign Area, Monument. Signs having a permanent base shall include the entire surface area of the sign on which copy could be placed, including the supporting structure or bracing of a sign and any decorative architectural treatments or caps as part of the sign area. Signs containing two faces that are back to back, the area of only one (1) face shall apply to the sign area computation.

Snipe sign. Any sign that is affixed by any means to trees, utility poles, fences or other objects, where the sign is not an incidental sign allowed herein.

Suspended sign. A small, pedestrian-oriented sign that projects perpendicular from a structure such as a canopy.

Temporary sign. Any sign, banner, valance or advertising display constructed of cloth, canvas, fabric, cardboard, plywood or other light material with or without a frame, and designed or intended to be displayed for a short period of time.

Wall Mural. Any sign designed and painted directly on the exterior wall of a structure as artwork to identify the use or uses within the building.

Wall sign. A wall area of a non-residential building built along the entire width of a principal or secondary frontage allocated for the placement of a sign above a shopfront or at the cornice.

Window sign. Any sign placed inside a window or upon a window pane. For purposes of this article ordinance, window signs may be permanent or temporary and are subject to applicable provisions herein.

4.17.2 General Provisions.

(a) *Nonconforming signs.* The utilization of a nonconforming sign, as defined in this article ordinance, may continue until the sign becomes an abandoned sign, as defined in this article ordinance or the use of the property on which the sign is located changes. In the event of a change in the use of the property, all nonconforming signs must be removed or modified to

comply with the provisions of this article ordinance. All new signs on the property must comply with the provisions of this article ordinance.

(b) *Calculations-measurement standards.* The following principles shall control the computation of sign area and sign height:

(1) *Computation of the area of individual signs.* The sign area shall be determined by computing the area of the smallest square, rectangle, circle or triangle that will encompass the extreme limits of the sign face, including any open areas within the sign face (see definition, "sign area."). Signs having a permanent base shall include the entire surface area of the sign on which copy could be placed, the supporting structure or bracing of a sign and any decorative caps as part of the sign area. Signs containing two faces that are back to back, the area of only one (1) face shall apply to the sign area computation.

(2) *Computation of height.* Sign height is measured from the average level of the grade below the sign to the topmost point of the sign. Average grade shall be the lower of existing grade prior to construction or newly established grade after construction. Any berming, filling, or excavating solely for the purpose of locating the sign, shall be computed as part of the sign height.

(c) *Design, construction and maintenance of signs.* All signs shall be designed, constructed and maintained in accordance with the follow standards:

(1) *General provisions.* All signs shall comply with applicable provisions of the adopted building and electrical codes. Except for banners, flags, temporary signs, sandwich board signs and window signs allowed hereunder, all signs shall be constructed of permanent materials that are permanently attached to the ground or a structure. All signs shall be maintained in good structural condition, in compliance with all applicable codes.

(2) *Spacing.* All permanent freestanding signs on any premises shall be spaced at minimum 150-foot intervals along each public way that views the premises, unless otherwise provided for by this article ordinance.

(3) *Sight distance triangle.* All entrance signs and freestanding signs located near the corners of an intersection, shall be located outside of the sight distance triangle. Such triangle shall be composed of two lines, measured at a distance of 20 feet running along each leg of the road or driveway pavement surfaces, and a third connecting line to form a triangular area. This area shall be free of any permanent or temporary signs that may inhibit a clear sight visibility for motorists.

(4) *Sign illumination.* Sign illumination shall only be achieved through the following standards:

a. A white, steady, stationary light of reasonable intensity may be directed solely at the sign. The light source shall be shielded from adjacent buildings and streets, and shall not be of sufficient brightness to cause glare or other nuisances to adjacent land uses.

b. Internal illumination shall provide steady, stationary lighting through translucent materials.

c. If the sign or sign structure is internally illuminated or backlit by any means, the entire lighted area shall be included within the allowable signage calculation for the site. This standard shall also apply to signs affixed to any portion of a building as an architectural feature, such as but not limited to awnings, canopies or roof lines.

d. All electrical service to ground mounted signs shall be placed underground. Electrical service to other signs shall be concealed from public view.

(5) *Setback.* All permanent signs shall be set back at least five feet from the public right-of-way, unless otherwise specified by this article ordinance. No permanent sign shall be located within a public utility or drainage easement.

(6) *Master Sign Plan Approval.* All new developments requiring subdivision plat or site plan approval shall submit a master sign plan for approval prior to construction. The master sign plan shall include a site plan showing the location of all proposed signs on the project site in relation to all existing and proposed buildings and structures. Scaled drawings showing the proposed design for all signs, including any proposed lighting for such signs. All signs within a development shall be compatible in design quality. The Master Sign Plan shall be reviewed by the Planning Commission in conjunction with the proposed subdivision plat or site plan.

(7) *Design Review Approval.* All nonresidential signs, multi-family signs and residential entrance signs shall be subject to review and approval by the Design Review Commission.

4.17.3 Prohibited Signs.

The following signs are prohibited in all zoning districts:

- (a) Signs which resemble or conflict with traffic control signs or by use of words, phrases, symbols or shape interfere with or may confuse traffic.
- (b) Pylon signs.
- (c) Bandit signs or any signs attached to public or utility poles, fences or walls visible from a public right-of-way.
- (d) Billboards and other off-premises signs, unless specifically authorized herein.
- (e) Moving, revolving or flashing signs.
- (f) Searchlights.
- (g) Inflatable signs.
- (h) Roof signs.

- (i) Signs within the public right-of-way except as may be specifically authorized, such as sidewalk signs.
- (j) Signs on parked on non-operational or unlicensed vehicles visible from a public right-of-way.
- (k) Portable signs.
- (l) Any signs that pose a safety hazard based on its construction or location, including any sign that obstructs visibility necessary for traffic safety.
- (m) Streamers and spinners.
- (n) Electronic digital message signs, except as specifically authorized herein.

4.17.4 Permitted Signs

(a) ***Signs allowed in all zoning districts.*** The signs listed below are allowed in all zoning districts, provided that such signs are on private property unless otherwise provided; that such signs are maintained in a manner that does not create a safety hazard; and that the specific restrictions set forth for each type of sign listed below shall apply wherever such a sign is erected, displayed or maintained.

(1) Any sign erected, maintained or otherwise posted, owned or leased by the federal government, the state or the city, or any official sign or notice issued or required to be displayed on private property by any court or public agency, whether permanent or temporary.

(2) A directional sign or a warning or information sign erected or authorized by any public agency, whether permanent or temporary.

(3) A private street or road name sign, located at an intersection, that does not exceed two square feet per face and does not include any commercial message.

(4) Incidental signs, as defined in this article ordinance, not exceeding two square feet in area per face.

(5) Signs denoting a property as historic and placed by or on behalf of a public agency.

(6) One building marker, limited to four square feet of sign face, may be displayed on the face of a building.

(7) Street numbers on building façades, not to exceed 12 inches in height, and street numbers and names on mailboxes.

(b) ***Signs permitted in all residential districts (including D1, D2, D3 residential zone)*** In addition to the signs permitted as otherwise provided herein, the following signs are permitted within all residential districts subject to the specifications described below:

(1) ***Subdivision entrance signs.*** Such signs shall be located at the primary entrance(s) to a development as identified on a preliminary plan approved by the planning commission. The signs shall be located on private property within a platted sign or landscape

easement or within the subdivision's common open space. The sign location shall be subject to the approval of the planning commission. Such signs shall be maintained by an established homeowners' or property owners' association.

Specifications: Sign area - 120 square feet per sign maximum per entrance, which may be divided among not more than two freestanding sign faces (no single sign face shall exceed 60 square feet); maximum of three entrance locations per subdivision; sign height - six feet, maximum; setback - ten feet, minimum.

During the period when a subdivision is under development and until the permanent subdivision entrance sign(s) is/are erected, one temporary sign per entrance may be erected within the subdivision on property owned by the developer. No such sign shall exceed 32 square feet in area on one sign face; ten feet in width; and six feet in height.

(2) *Homeowners' association signs.* One permanent freestanding sign with changeable non-commercial content may be erected and maintained by a subdivision's homeowners' or property owners' association. The sign shall be located on the subdivision's common open space or private property within the subdivision.

Specifications: Sign area - 20 square feet, maximum, which may be divided by two sign faces; sign height - six feet, maximum.

(3) *Residence signs.* One permanent freestanding sign per residence shall be allowed, with non-commercial content including but not limited to resident names or the name of the home.

Specifications : Sign area - Two square feet, maximum, except that residential tracts of ten acres or more shall be allowed two such sign faces not to exceed 12 square feet per face; sign height - four feet, maximum.

(4) *Temporary signs, including banners, and residential development signs.* In addition to the other signs identified in this subsection, temporary, freestanding, non-commercial signs may be posted on any lot in a residential district at any given time. This category includes, but is not limited to: real estate signs; political signs; garage sale signs; baby announcements; lost pet signs; social/special event announcements; or any other non-commercial messages. Home occupation signs shall be considered commercial signs, and are not allowed within any residential district.

Specifications : Sign area for lots of five acres or less - 20 square feet, maximum, which may be divided into a maximum of five signs, provided that no single sign may exceed eight square feet in area; sign area for lots exceeding five acres - 32 square feet, maximum, which may be contained on one sign or multiple signs; sign height for all lots - six feet, maximum. Where a temporary sign contains two back-to-back sign faces, the sign area shall be computed using only one of the sign faces.

Time Limitations: Temporary signs shall not be displayed on any lot in a residential district for more than 60 days in a calendar year. Real estate signs shall not be subject to this 60 day time limitation, but may only be displayed when the lot on which the sign is located is being offered for sale or lease.

(5) *Non-commercial flags.*

Specifications : No flag shall exceed 40 square feet; flag pole height - 25 feet, maximum. No more than one flag pole may be erected on a lot consisting of five acres or less; for lots exceeding five acres, one additional flag pole per acre may be erected not to exceed a maximum of three flags. Flag poles on properties exceeding five acres shall not exceed 50 feet in height. Flag poles must meet minimum yard setback requirements.

(6) All signs listed in section 4.17.4(ab).

Unless specifically permitted herein all other signs are prohibited.

(c) **Signs Permitted as by zoning district.** The types of signs, number of signs, maximum sign area and maximum copy height are permitted and regulated for each zoning district as shown on Table 4.25 and 4.26. Additional requirements and regulations for signs within Transect districts are shown on Table 4.27. Unless otherwise specifically permitted within these tables or below, any signs not permitted within a zone are prohibited. All permitted signs must conform to the stated regulations and specifications. In the event of any conflict between provisions within the tables and text of this sign ordinance, the more restrictive regulations and specifications shall apply.

TABLE 4.25 GENERAL TRANSECT SIGN RESTRICTIONS

SIGN TYPE	T3	T4	T5	NUMBER	MAX. SIGN AREA	MAX. COPY HEIGHT
Auxiliary			P	1	10 s.f.	n/a
Awning		P	P	1 sloping plane plus 1 valence per awning	75% of sloping plane; 75% of valence	16 in. on sloping plane; 8 in. on valence
Banner			P	1 per frontage	48 s.f.	n/a
Canopy			P	1 per canopy	2 s.f. per linear foot of shop-front	30 in. max.
Directional		P	P	n/a	12 s.f.	n/a
Display Case			P	1 per business	6 s.f.	n/a
Fuel Pricing				1 per business	32 s.f.	n/a
Marquee			P	1 per entry	n/a	n/a
Monument			P	1 per frontage	36 s.f.	n/a
Projecting		P	P	1 per tenant	6 s.f.	8 in.
Sidewalk / Sandwich		P	P	1 per tenant	9 s.f.	n/a
Suspended		P	P	1 per entry	6 s.f.	8 in.
Wall			P	1 per frontage	3 s.f. per 1 linear ft. up to 90% of the building width	18 in. / 36 in. for more than one line of copy
Window		P	P	1 per window	25% of glazed area	12 in.

TABLE 4.26 GENERAL USE DISTRICT SIGN RESTRICTIONS

SIGN TYPE	NC	CC	IL	IM	NUMBER	MAX. SIGN AREA	MAX. COPY HEIGHT
Auxiliary	P	P	P	P	2	10 s.f.	n/a
Awning	P	P	P	P	1 sloping plane plus 1 valence per awning	75% of sloping plane; 75% of valence	16 in. on sloping plane; 8 in. on valence
Banner		P	P	P	1 per frontage	48 s.f.	n/a
Canopy	P	P	P		1 per canopy	2 s.f. per linear foot of shop-front	30 in. max.
Directional	P	P	P	P	4	25 s.f.	n/a
Fuel Pricing		P	P	P	1 per business	32 s.f.	n/a
Marquee	P				1 per entry	n/a	n/a
Monument	P	P	P	P	1 per frontage	80 s.f.	8 ft.
Projecting	P	P	P		1 per tenant	1.5 s.f. per 1 linear ft.	n/a
Wall	P	P	P	P	1 per frontage	1.5 s.f. per 1 linear ft.	24 in. / 36 in. for more than one line of copy
Window	P	P	P		1 per window	25% of glazed area	12 in.

(d) **Signs permitted in Transect, Commercial and Industrial zoning districts.** In addition to the signs permitted by zoning district as shown on Table 4.25 and 4.26 or as otherwise specifically permitted herein, the following signs are permitted within all Transect, Commercial and Industrial zoning districts subject to the specifications described below:

(1) **Gas station business signs.** In addition to any other signs allowed on the property, gas stations shall be allowed to display the following signs:

a. **Fuel pricing signs.** One (1) fuel pricing sign may be approved per gas service station, which may include non-flashing electronic digital messaging.

Specifications: Shall be located within a landscape planter a minimum of 15 feet from the right-of-way and may not exceed 32 square feet in sign area and five (5) feet in height. Fuel pricing signs are prohibited on the pump canopy. All fuel pricing signs shall be reviewed by the DRC and shall be designed and constructed of materials consistent with the primary building.

b. **Gasoline pump signs.** Signage may be mounted on each pump façade.

Specifications: not to exceed a total of two square feet per pump.

c. **Canopy signs.** When the property includes an enclosed principal structure, the area of all canopy signs shall be calculated and deducted from the total allowable wall sign area. Except for the measurable area of the canopy sign, no internal illumination or back lighting of the canopy surface or canopy roof line shall be allowed.

Specifications: See Table 4.26

d. **Signs displaying information required by state and federal law pertaining to the sale of motor fuel or kerosene.** Signs displaying such information shall not be counted toward the number of signs otherwise allowed on the property, provided that no other content is displayed on such signs beyond that required by law.

(2) **Monument Signs.** Monument signs with a maximum height of eight (8) feet and a maximum square footage of 80 square feet shall be permitted with a minimum of 100 feet of linear road frontage with the approval of a sign permit. If more than one parcel makes up a commercial center, the sign shall include the name of the businesses within the entire commercial center. Two monument signs may be permitted for sites with more than one road frontage exceeding 750 feet and over five acres in size. Monument signs shall be separated by 150 feet.

(3) **Window Signs.** Window signs with a maximum square footage of 25% of total window area may be permitted with the approval of a sign permit.

(4) **Directional Signs.** On-site directional signs shall be no more than two (2) square feet in sign area and shall not exceed four (4) feet in height. A maximum of four (4) directional signs will be allowed to provide physical direction to drive-thrus, entrances, etc. Sites with complex internal circulation, multiple entrances/exits, or five acres or more may be permitted additional signage under a sign plan.

(5) **Auxiliary Signs.** Auxiliary wall signs may be permitted for ancillary uses and shall not exceed 10 square feet in sign area. A maximum of two signs may be allowed and shall be placed on the elevation with the primary entrance.

(6) **Temporary signs.** Temporary freestanding signs, excluding sandwich signs, shall be limited to two per lot at any given time. Temporary freestanding signs shall not be displayed on a lot for more than 60 days in any calendar year. and a display period not to exceed 60 days per lot for all such signs in any calendar year.. Real estate signs shall not be subject to this 60 day time limitation, but may only be displayed when the lot on which the sign is located is being offered for sale or lease. All businesses shall apply for a temporary sign permit for a specific time prior to erecting a temporary sign. During any period when a parcel is offered for sale or property within the parcel is offered for lease, one additional temporary freestanding sign may be displayed without the need for a permit.

Specifications: Sign area - 12 square feet sign maximum, which may be divided by a maximum of two sign faces; sign height - 4 feet, maximum. Temporary signs shall be located at least ten feet from the back of the street curb, edge of pavement or stabilized shoulder, unless a greater distance is required to remove such sign from the public right-of-way or sight distance triangle. No temporary signs shall be permitted within any median which is within a public right-of-way.

(76) Non-commercial flags.

Specifications: No flag shall exceed 40 square feet; flag pole height - 25 feet, maximum. No more than one flag pole may be erected on a lot consisting of five acres or less; for lots exceeding five acres, one additional flag pole per acre may be erected not to exceed a maximum of three flags. Flag poles on properties exceeding five acres shall not exceed 50 feet in height. Flag poles must meet minimum yard setback requirements.

4.17.5 Transect, Commercial and Industrial Sign Regulations. All signs permitted in Transect, Commercial and Industrial Zones as shown on Tables 4.25 and 4.26 shall be subject to the Regulations and requirements as shown on Table 4.27.





TABLE 4.27 SPECIFIC TRANSECT ZONING DISTRICT SIGN REGULATIONS		
AWNING SIGN		
Requirements	A. Valence sign area must maintain a 1 in. border.	
CANOPY SIGN		
Requirements	A. Canopy signs copy may not exceed 30 in. in height. B. Canopy signs may be externally illuminated or neon. C. Fixtures must be shielded to prevent glare. D. Conduit, raceways, and wiring may not be exposed to view from the sidewalk.	
MARQUEE SIGN		
Requirements	A. Marquee signs copy may project to within 2 ft. of the curb. B. Marquee signs must maintain 10 ft. clearance above sidewalk. C. Marquee signs may be combined with a canopy sign or projecting sign. D. Fixtures must be shielded to prevent glare. E. Conduit, raceways, and wiring may not be exposed to view from the sidewalk.	
MONUMENT SIGN		
Requirements	A. Monument signs may not exceed 8 ft. in height or width. B. Monument signs must be located at or behind the setback. C. Fixtures must be shielded to prevent glare. D. Conduit, raceways, and wiring may not be exposed to view from the sidewalk.	

TABLE 4.27 SPECIFIC TRANSECT ZONING DISTRICT SIGN REGULATIONS

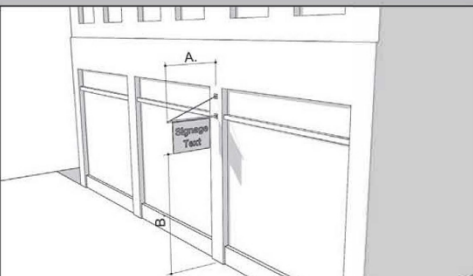
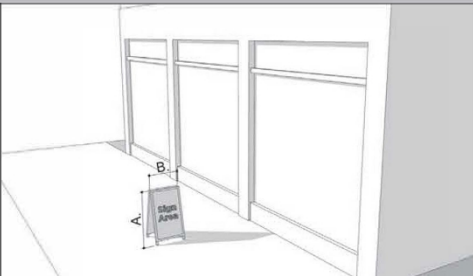
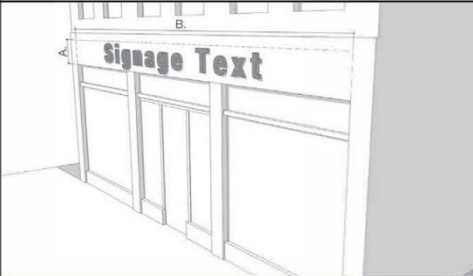
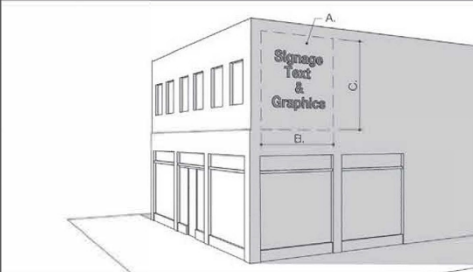

PROJECTING SIGN	
Requirements	<p>A. Projecting signs may project up to 2 ft. from the facade.</p> <p>B. Projecting signs must maintain 8 ft. clearance above sidewalk.</p> <p>C. Projecting signs may be double sided.</p> 
SIDEWALK SIGN	
Requirements	<p>A. Sign height may not exceed 42 in.</p> <p>B. Sign width may not exceed 30 in.</p> <p>C. Signs may not be located within 3 ft. of curb.</p> 
WALL SIGN	
Requirements	<p>A. Wall signs copy may not exceed 18 in. in height.</p> <p>B. Wall signs may be up to 90% of the building width.</p> <p>C. Wall signs may be externally illuminated.</p> <p>C. Fixtures must be shielded to prevent glare.</p> <p>D. Conduit, raceways, and wiring may not be exposed to view from the sidewalk.</p> 
WALL MURAL SIGN	
Requirements	<p>A. Only text or graphics painted directly on the wall or a graphic mural are permitted.</p> <p>B. Sign width is restricted to 50 ft. maximum.</p> <p>C. Sign height is restricted to building height.</p> 

TABLE 4.27 SPECIFIC TRANSECT ZONING DISTRICT SIGN REGULATIONS

WINDOW SIGN	
Requirements	<p>A. Window signs may not exceed 25% of the glazed area.</p> <p>B. Copy text may not exceed 12 in. in height.</p> <p>C. The following window signs are permitted: letters painted directly on the window, neon signs, LED signs, signs hung behind the glass, vinyl applique letters applied to the window.</p>



4.17.6 Administration and enforcement.

(a) *Regulatory enforcement.* The sign administrator is hereby authorized and directed to enforce all of the provisions of this article ordinance. This authority empowers the sign administrator to perform any necessary inspections, or to have such inspections conducted on the sign administrator's behalf. The sign administrator may direct that citations be issued for violations of the provisions of this article ordinance.

(b) *Violation notice.* The sign administrator shall order the removal of any sign erected or maintained in violation of this article ordinance, providing the owner or tenant of the premises upon which the offending sign is located is given ten days' written notice to comply with the provisions of this article ordinance. If, after ten days, the property owner or tenant has failed to comply with this article ordinance, a citation to municipal court shall be issued. When good faith efforts to bring a sign into compliance have begun within ten days of the notice of violation, the sign administrator may extend the time period for compliance with this article ordinance to a period not to exceed 30 days. In cases where the owner of the premises has previously been notified of violations on two or more occasions, a citation may be issued without prior written notice.

(c) *Impoundment/disposal of signs.* The sign administrator, the municipal codes officer and their designees shall have the authority to remove without notice any illegal sign on the public right-of-way or other public property, or any illegal sign attached to fences, posts, utility poles or natural features such as trees. Such signs shall be considered litter and shall be subject to disposal.

(d) *Letter of compliance.* Prior to erecting or displaying a sign, a property owner or tenant or the agent of a property owner or tenant may submit a written request to the sign administrator for verification that the sign as proposed complies with the requirements of this article ordinance. The sign administrator may require that any person requesting such verification complete such forms or submit such information as may be needed by the sign administrator to make a determination.

4.17.76 Severability clause

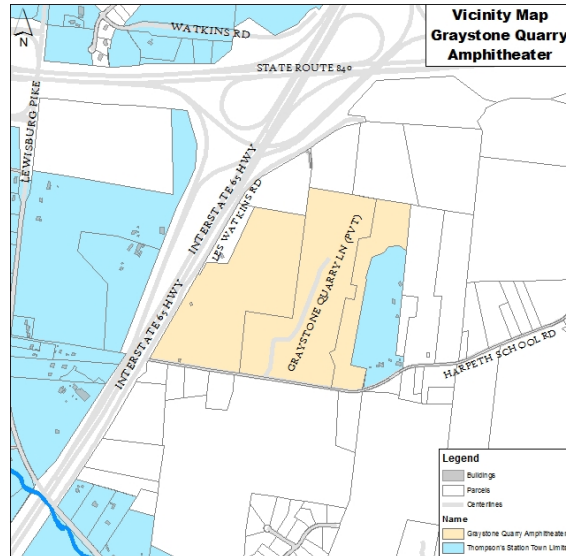
If any subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

**Thompson's Station Board of Mayor and Aldermen
Staff Report - (CP 2017-007)
January 9, 2018**

Request for approval of a revised plan within the Specific Plan zone for an event venue located at 4520 Graystone Quarry.

REQUEST

The applicant, Dale & Associates on behalf of Graystone Quarry is requesting approval of a revision to the approved Specific Plan for Graystone Quarry (File 1-E-14-002) and Hoodoo Distillery (File 6-A-10-001) for an expansion to the event venue at 4520 Graystone Quarry Lane.



BACKGROUND

In May, 2010, the Board of Mayor and Aldermen approved an ordinance to rezone 57 acres along Les Watkins Road to Specific Plan for the development of a 7,500 square foot artisan stillhouse, 2,500 square foot storehouse, 4,000 square foot visitor's center, 1,000 square foot gift store and other smaller accessory buildings (project formerly known as Hoodoo Distillery). On June 22, 2010, the Planning Commission approved the site plan with the following contingencies:

- 1. Prior to the issuance of any permits, the applicant will demonstrate compliance with applicable utility companies.*
- 2. Prior to the issuance of grading permits, the applicant shall submit a grading plan for review and approval by the Town's Consulting Engineer.*
- 3. Prior to the issuance of building permits, the applicant shall provide the Town a letter of credit for landscaping (amount to be determined after review and approval of the landscape plan).*

In June 2014, the Board of Mayor and Alderman approved an ordinance to rezone 75.8 acres along Harpeth School Road to Specific Plan for the development of an event venue which includes a 12,000-square foot event center, a 5,000-square foot wedding chapel and an amphitheater for up to 5,000 people with accessory structures for the facility. On September 23, 2014, the Planning Commission approved the site plan with the following contingencies:

- 1. Prior to the issuance of grading permits, the applicant shall provide a slope analysis for the location of each building to determine slope.*
- 2. Prior to issuance of building permits, the applicant shall obtain approval from Williamson County Sewage Disposal.*

3. *Prior to issuance of building permits, the applicant shall post a bond in the amount of \$33,000 for landscaping.*
4. *Prior to occupancy, an irrigation system shall be installed for all landscaped areas within the parking lot and around the buildings.*
5. *The use of current technology that includes but may not be limited to, steerable sound systems or directional loudspeakers be utilized for the amphitheater.*
6. *Portable restrooms shall be used temporarily on a case by case basis and shall be removed immediately after the event.*
7. *The project site is required to maintain 50% of the site as open space and shall conform to landscaping requirements.*
8. *Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.*
9. *The project approval for Phase 2 shall conform to the overall development plan and all traffic mitigation measures shall be completed.*

ANALYSIS

Revisions

The applicant is requesting that both sites zoned Specific Plan be combined into one project, Graystone Quarry with the following changes:

1. Increased capacity for the amphitheater from 5,000 to 7,500 seats which will include bench seating.
2. Increase to the “artist compound” from one accessory building to two accessory buildings.
3. Relocate the access for the amphitheater from Harpeth School to Les Watkin Road with a new driveway network throughout the 57-acre site (formerly Hoodoo Spirits) and to add amphitheater parking along with the employee and bus parking.

Open Space

Open space requirements within the Specific Plan zone were 40% for residential land uses and 50% for non-residential land uses. The revised plan identifies that 74% or 98 acres of the overall site as undisturbed/natural condition.

Traffic Study Mitigation

Given the change of access for the amphitheater an updated traffic study was completed. The traffic study is currently under review by the Town’s Consulting Traffic Engineer. The study makes the following recommendations and conclusions:

1. *In the vicinity of the project site, the existing cross-section of Les Watkins Road includes approximately 24 feet of pavement, striped as two travel lanes with limited shoulders. Because of the nature of the events planned on the project site, only one lane will be used at a time (northbound lane for entering traffic before a performance and southbound lane for exiting traffic after a performance). Also, Les Watkins Road ends north of the project site, providing access to only three residential properties. Therefore, no improvements to Les Watkins Road will be needed.*
2. *In conjunction with the proposed amphitheater, trained personnel should be provided before and after on-site events in order to direct traffic at the intersections within the study area. Specifically, personnel should be provided from 5:00-8:00 PM and 9:00-12:00 PM at the following*

intersections in order to facilitate safe and efficient traffic operations into and out of the project site:

- *Lewisburg Pike and Harpeth School Road*
 - *Les Watkins Road and the project exit.*
3. *Approximately 100 parking spaces will be provided for VIP ticket holders via the east-west portion of Harpeth School Road, east of Les Watkins Road. Although this is a relatively low number of vehicles, it may be appropriate to have event staff direct traffic at this location, depending on the size of events. Assuming all VIP parking spaces will be used during each event it would be reasonable to have event staff at this intersection for events with greater than 2,000 guests.*
 4. *For the purposes of this study, consideration was given to the available sight distance at the intersection of Lewisburg Pike and Harpeth School Road, as well as the intersection of Les Watkins Road and the project access. Based on guidelines included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book, the minimum stopping sight distance for a speed limit of 40 mph is 305 feet. This is the distance that a motorist on the main street will need to come to a stop if a vehicle turning from the minor street creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 445 feet. This is the distance that a motorist on the minor street will need to safely complete turns onto the main street. Currently, at the project access, there is adequate sight distance at both intersections. Also, turning movements should be facilitated by trained personnel, as described above.*

The Town's traffic engineer has reviewed the updated traffic study and disagrees with the first conclusion that no improvements are necessary to Les Watkins. Given the hours of events with the lack of lighting and the increased number of people, the traffic consultant is recommending the inclusion of the following contingencies:

5. Prior to the issuance of the building permits, an event management plan shall be submitted that includes include details on the time and type of event, traffic routing at site driveways, staffing of traffic control personnel, and temporary signage.
6. Prior to the issuance of building permits, Les Watkins Road shall be restriped to delineate two travel lanes and a shoulder on each side of the road.

Noise

The open-air amphitheater is located at the bottom of the quarry with surrounding wall heights that vary from 40 to over 90 feet in height. The amphitheater that is approximately 2,200 feet from Harpeth School Road and approximately 1,200 feet from the nearest residence. It is anticipated that this location with the existing features and distances will provide some reduction in noise levels that carry. A noise study was prepared and recommended "the use of current technology available in the professional sound systems with steerable or directional loudspeakers." This mitigation measure was incorporated into the contingencies for project and are still applicable contingencies for approval.

RECOMMENDATION

With the incorporation of the traffic and noise mitigation, the Planning Commission recommends that the Board of Mayor and Aldermen adopt an ordinance approving a revised plan for Graystone Quarry with the following contingencies:

1. Prior to issuance of a building permit, the applicant shall obtain all necessary approvals from Williamson County Sewage Disposal.
2. The use of current technology that includes but may not be limited to, steerable sound systems or directional loudspeakers be utilized for the amphitheater.
3. Portable restrooms shall be used temporarily on a case by case basis and shall be removed immediately after the event.
4. Prior to the issuance of a grading or building permit, the all traffic mitigation shall be completed in accordance with the traffic study dated November 2017 which shall be amended to include the event management plan and restriping of Les Watkins.
5. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

ATTACHMENTS

Ordinance 2018-002

Site Plan Packet

ORDINANCE NO. 18-002

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE A REVISED PLAN FOR THE EVENT VENUE AT 4520 GRAYSTONE QUARRY LANE (OFF OF HARPETH SCHOOL ROAD) INCLUDING THE ADDITION OF AN ADJACENT 75.8 ACRES ALONG LES WATKINS ROAD

WHEREAS, Graystone Quarry is an approved event venue located on the north side of Harpeth School Road and is zoned Specific Plan in accordance with the zoning ordinance in effect at that time it was rezoned; and

WHEREAS, the adjacent property located on the east side of Les Watkins Road is approved for a distillery and is also zoned Specific Plan; and

WHEREAS, the developer of Graystone Quarry has requested approval of a revised plan expanding the event venue by combining the above parcels; and

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station has determined that the revised plan for both parcels is consistent with the General Plan and will not have a deleterious effect on surrounding properties or the Town as a whole.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

Section 1. That the previously approved plan for Graystone Quarry located on Harpeth School Road (Tax Map 144, Parcel 2.02) and the distillery property located on Les Watkins Road (Tax Map 144, Parcel 1.00) is hereby revised by repealing the previously approved plans for these parcels and replacing them with the plan attached hereto as Exhibit A and incorporated herein by reference. The zoning for this territory shall remain Specific Plan (SP) subject to the following contingencies and conditions:

- (1) Prior to the issuance of building permits, the applicant shall obtain all necessary approvals from the Williamson County Sewage Disposal.
- (2) The applicant shall use steerable sound system or directional loudspeakers for all outside events to minimize noise impact on adjacent properties.
- (3) The applicant shall provide an adequate number of portable restrooms for each event and shall remove such restrooms immediately after each event.
- (4) Prior to the issuance of grading or building permits, all traffic mitigation shall be completed in accordance with the traffic study dated November 2017.
- (5) The applicant shall provide trained personnel to direct traffic before and after each event at the intersections of Lewisburg Pike and Harpeth School Road and Les Watkins Road and the event site.

Section 2. This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the ____ day of _____, 2018.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: _____

Passed Second Reading: _____

Submitted to Public Hearing on the ____ day of _____, 2018, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the ____ day of _____, 2018.

Recommended for approval by the Planning Commission on the 28th day of November 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

Graystone Quarry Amphitheater

Commercial Phase II Site Plan

PROJECT SCOPE

Graystone Quarry is a proposed multi-use event center development on the north side of Harpeth School Road in the southeast quadrant of the intersection of Interstate 65 and 840 in Thompson's Station, TN. The site will be designed using upscale rural architecture, careful landscape features, and will incorporate the unique yet beautiful landscape of the property. The aim is to provide Thompson's Station and the surrounding community with a unique and attractive destination to hold weddings, reunions, concerts, corporate events, or other social gatherings.

The purpose of this plan is to provide an update to the previously approved Graystone Quarry. Graystone Quarry has purchased the adjacent property that was previously approved as Hoodoo. Graystone Quarry will be utilizing this property for general admission parking during amphitheater events. The plans illustrate the updated parking concept. Other updates include expanding the amphitheater seating and stage/buildings, increasing the footprint of the Green Room, and providing ancillary uses. No change of use is being proposed on these plans than what was previously approved.

The development will incorporate three different uses in three separate areas. A summary of each area of the development is as follows:

Residential

- An approximately 5,000 square foot single family residential house will be constructed in an area along the east side of the property. This will be the residence of the owner/operator of the development.

Commercial Phase 1 - Event Center & Wedding Chapel/Pavillion
- The event center building called the 'Barn' will be constructed overlooking the existing quarry lake. Utility Infrastructure for the 'Barn' will be designed to accommodate a building size of up to 12,000 Sq. Ft. High-end rustic architectural features will be implemented to stylistically enhance and blend the beautiful natural surroundings. Using stone, timber and careful landscaping, the event center will be a beautiful venue for weddings, reunions, corporate gatherings, or community events.

- A courtyard will be constructed out front of the building leading down to an existing lake. The lake will be cleaned up and it sits against existing vertical stone walls providing a striking view from the event center.

- A Chapel/Pavillion will also be constructed near the main building. Utility Infrastructure for this building will be designed to accommodate a building size of up to 5,000 Sq. Ft. This structure will be used for the wedding ceremony or other community event. This pavillion will incorporate similar rustic architecture to match the main building and blend into the surrounding landscape.

- A storage & maintenance building will also be constructed on the premises to house equipment and tools required for maintenance of the property. This building will be tucked into a hidden area that is surrounded by the existing quarry walls, and supplemental landscaping will be installed to hide the building from view.

Phase 2 - Amphitheater

- A state-of-the-art outdoor amphitheater will be installed in the existing quarry's main area. Approximately 100-foot vertical stone walls provide a stunning backdrop for potential concert or community gatherings or events.

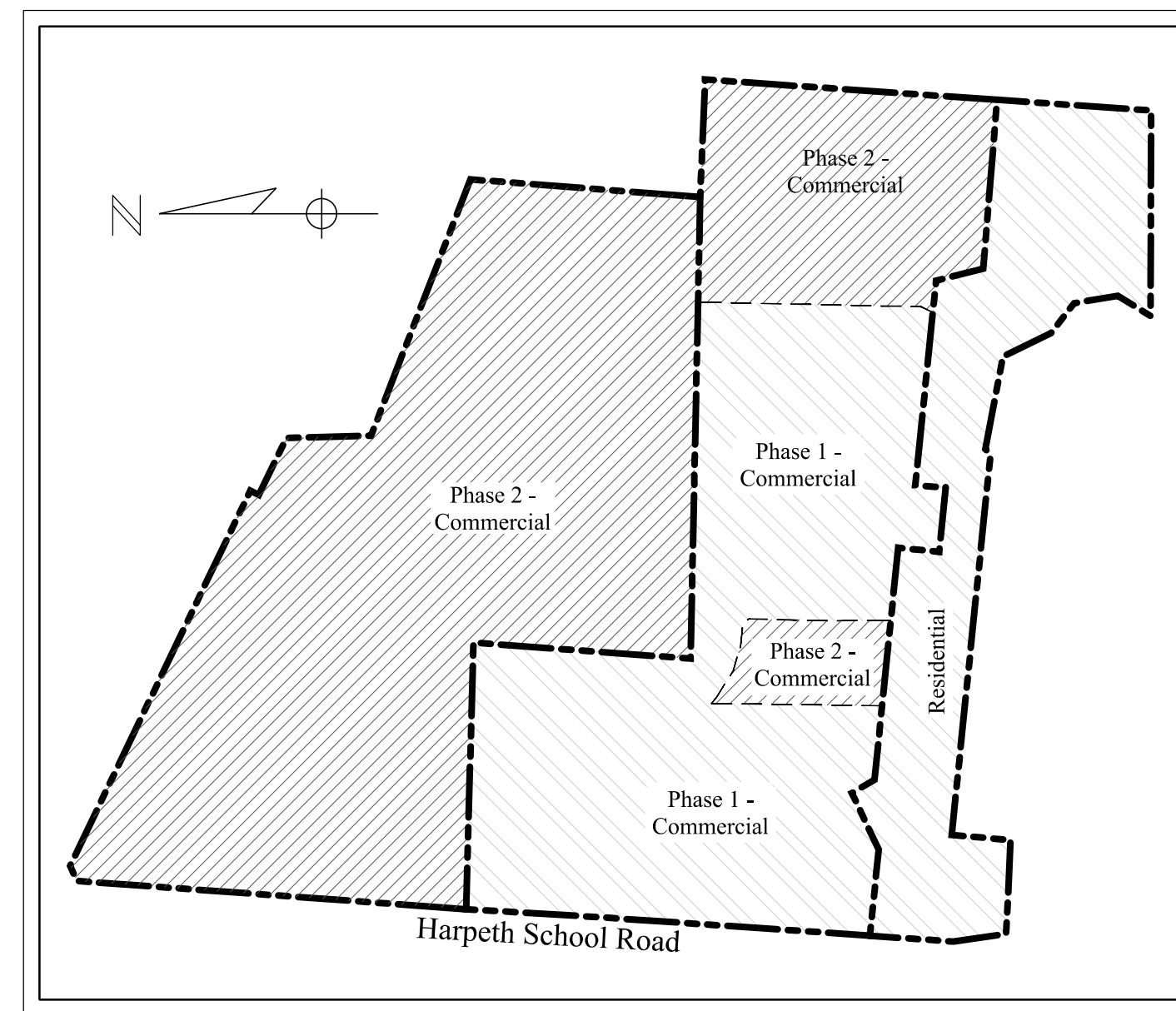
- An approximately 2,500 square foot permanent stage will be installed at the low narrow end of the natural amphitheater. An approximately 5,400 square foot Green Room will be installed behind the stage for the performers, and will contain permanent restroom facilities with showers.

- Only the minimal amount of disturbance will take place to prepare the amphitheater for events. As much of the natural surroundings will be preserved and it is not anticipated to disturb the quarry walls except for the activity required to ensure stability and safety of the walls.

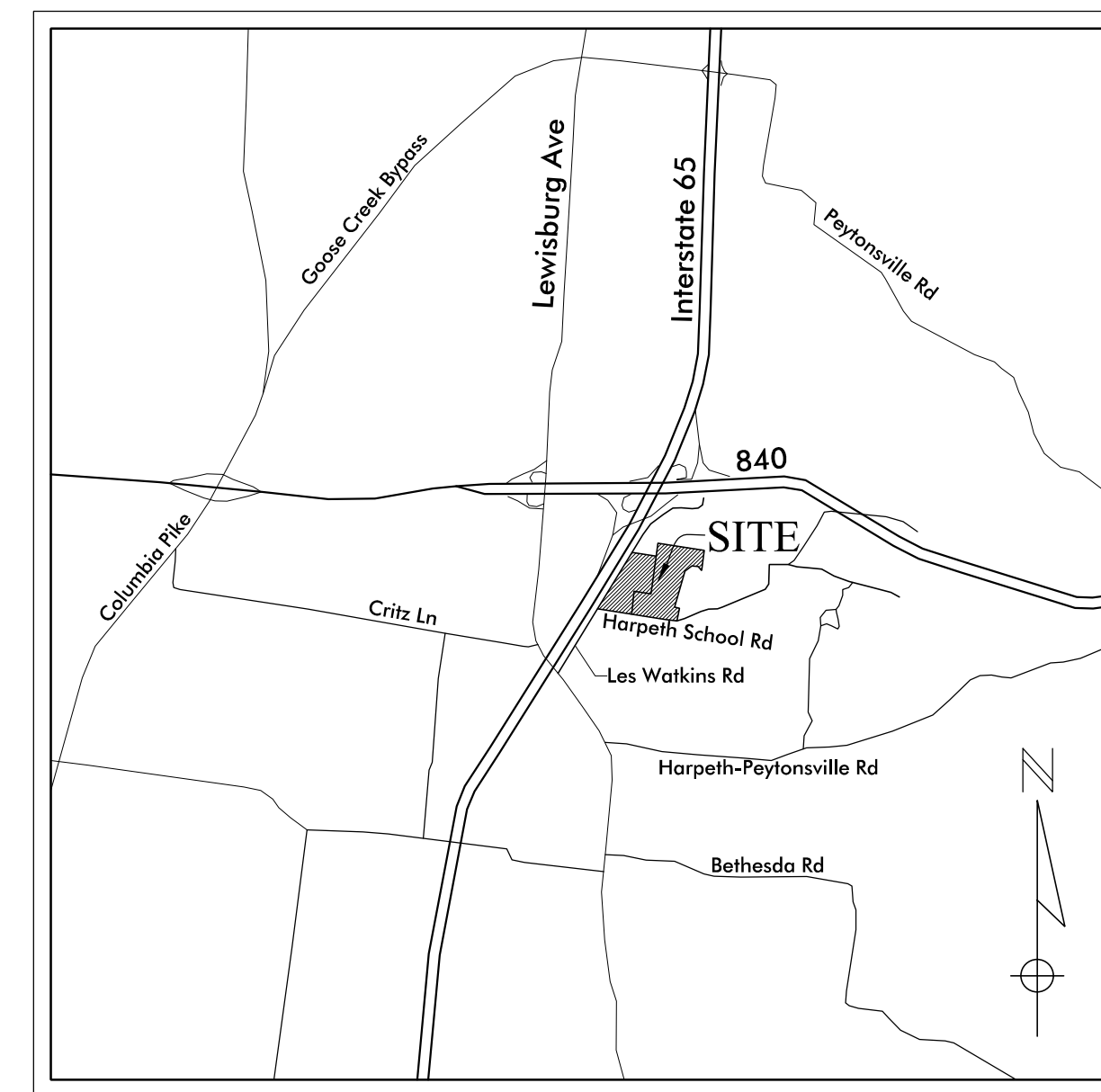
- The lower portion of the quarry will be a gently sloping grass and gravel floor for event seating. There is an approximately 1-acre shelf on the east side of the main seating area that will be an open area for vendors, portable restrooms, picnic tables, and VIP seating on the western edge.

- All food vendors will be required to prep and clean up off site. Portable restroom trailers are anticipated to be parked on site for the event and immediately removed after event is finished.

Map 144, Parcels 1.02 & 2.02
4520 Graystone Quarry Lane
Thompson's Station, Williamson County, Tennessee



SITE MAP
N.T.S.



VICINITY MAP
N.T.S.

DEVELOPMENT SUMMARY

Owners / Developer Graystone Quarry Events 4520 Graystone Quarry Lane Franklin TN, 37064 Rick McEachern (408) 621-0746	Property Information Graystone Quarry Events 4520 Graystone Quarry Lane Franklin TN, 37064	Electric Service Middle Tennessee Electric Membership Corporation 2156 Edward Curd Lane Franklin, TN 37067
Civil Engineer and Surveyor Dale & Associates (Adam Seger, PE) 516 Heather Place Nashville, Tennessee 37204 615.297.5166	Floodnote This property does not lie within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map, (FIRM) Numbers 47187C0355F & 47187C0365F, Dated Sept. 29, 2006	Water Service HB & TS 505 Downs Blvd Franklin, TN 37064 615.794-7796
	Benchmark Chiseled Square on SE Corner of Headwall Located near the SW Corner of the Property on the South Side of Harpeth School Access Rd. NGVD Elevation 768.37.	Sewer Service Septic On Site
		Utility Location Tennessee One-Call 800.351.1111

SITE DATA

Zoning: SP	
Total Property Area	133.1 Ac.
Residential	872672 sq ft or 20.0 Ac.
Phase I	1302055 sq ft or 20.9 Ac.
Phase II	3788025 sq ft or 87.0 Ac.
Drives/ Sidewalks	9.3 Ac.
Building	0.7 Ac.
Parking (Grass)	21.1 Ac.
Septic	4.0 Ac.
Open Space	98.0 Ac.
Impervious Surface Ratio	0.08 Ac.
Floor Area Ratio	0.004 Ac.
Front Setback	20 Ft.
Side Setback	20 Ft.
Rear Setback	20 Ft.
Parking Requirements	
PHASE I	
Pavilion	1 per 6 seats 176 seats = 30 stalls (paved)
Barn	1 per 50 sq ft (5,350 sq ft - assembly area) = 107 stalls (paved)
PHASE II	
Amphitheater	1 per 6 seats (7,148 permanent seating) = 1191 stalls 1 per 50 sq ft (3,580 sq ft, temporary seating) = 72 stalls
Total Required	1,263 stalls
	General Admission - 2,663 Stalls (Grass) Premier Parking - 267 stalls (Grass) Bus Parking - 32 Stalls (Paved) Employee Parking - 88 Stalls (Paved)
Total Provided (Phase I and Phase II)	3,187 Stalls (2,930 grass + 257 paved)

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Master Plan
3	C2.0	Layout and Utility Plan - Sheet 1
4	C2.1	Layout and Utility Plan - Sheet 2
5	C3.0	Grading and Drainage Plan - Sheet 1
6	C3.1	Grading and Drainage Plan - Sheet 2



Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #14038
Graystone Quarry
Amphitheatre

C0.0



Scale 1" = 200'

Development Summary

Owners / Developer
Graystone Quarry Events
Rick McEachern
(408) 621-0746
Civil Engineer and Surveyor
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Line Table

L1	N 20°56'4" W	52.22
L2	S 58°49'2" E	30.00
L3	N 30°49'7" E	197.52
L4	S 86°30'18" E	107.67
L5	N 53°15'49" W	119.85
L6	S 85°18'09" W	139.11
L7	S 42°33'44" W	118.32
L8	S 68°58'42" W	167.31
L9	S 31°21'02" E	26.28
L10	S 86°36'50" W	166.59
L11	N 80°58'30" W	266.98
L12	N 79°10'55" E	95.81
L13	N 10°49'05" E	200.65
L14	S 79°10'55" E	129.03
L15	S 64°43'58" W	82.09

Utility Notes:

Water - Graystone Quarry will be served by public water through HB & TS Utility Company.

Sewer - Graystone Quarry utilizes septic to treat all sewer in the development. The wedding event facility and associated buildings, the residential house, and the permanent bathrooms at the Amphitheater will all be served through a private septic system that has been reviewed, approved, and installed in accordance with Williamson County. During amphitheater events, portable toilets will be utilized for the general public.

Electric - Graystone Quarry will be served by MTEM for electric.

Environmental Resource Notes:

A full boundary and topographic survey was performed along with a preliminary jurisdictional determination. There is an existing stream running along the frontage of the property near the intersection of Harpeth School Road and Les Watkins Road. The project will implement the required buffers and will not disturb this area. No environmental resources are proposed to be disturbed other than the select clearing of trees.

Stormwater Notes:

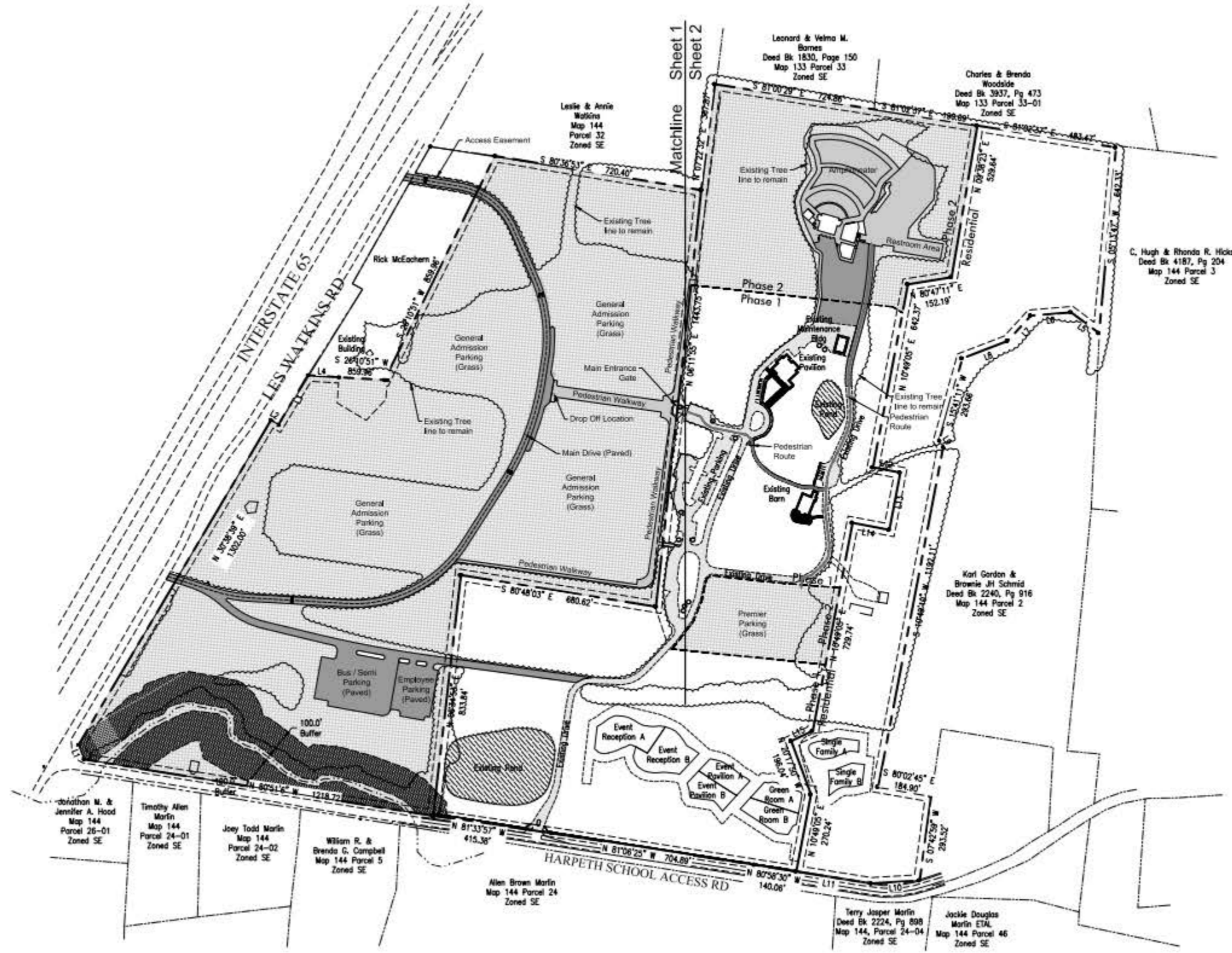
All stormwater on site has been designed to meet the regulations. A lake is constructed on the south side of the development that captures most of the runoff from the developed portion of the site. This lake treats both the water quantity and water quality for the development. The parking areas shall be seeded with grass, with minimal to no impervious surfaces, these areas are low impact. The main drive will be asphalt as well as the bus and employee parking areas. The pedestrian walkways to be a solid surface.

Landscape Notes:

Care shall be taken to minimize tree removal. The areas shown [hatched] shall be the only areas where possibly trees less than 18" may be removed, these areas are approximately 11% of the total tree areas. It is not anticipated that trees 18" and greater will be removed.

Legend

- Proposed Asphalt
- Proposed Hard Surface
- Proposed Open Space



Site Plan
Graystone Quarry Amphitheater

Map 144 Parcel 2.02

Thompson's Station, Williamson County, Tennessee



Overall Master Plan

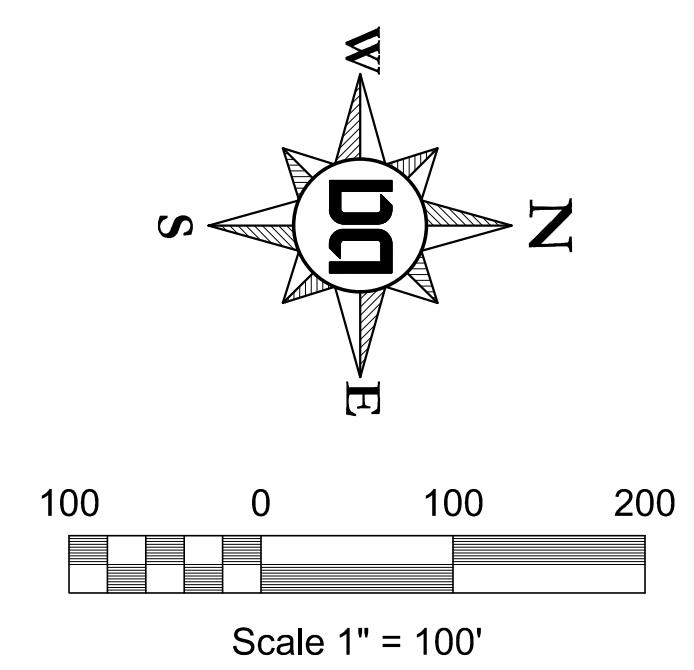
Dale & Associates
Civil Engineering, Land Planning & Zoning
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #14036
Graystone Quarry Amphitheatre
C1.0



Drawing Date:
December 15, 2017

Revisions



Development Summary

Owners / Developer
Graystone Quarry Events
Rick McEachern
(408) 621-0746

Civil Engineer and Surveyor
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Legend

- Proposed Asphalt
- Proposed Hard Surface
- Proposed Open Space

Site Plan

Graystone Quarry Amphitheater

Map 144 Parcel 2.02
Thompson's Station, Williamson County, Tennessee



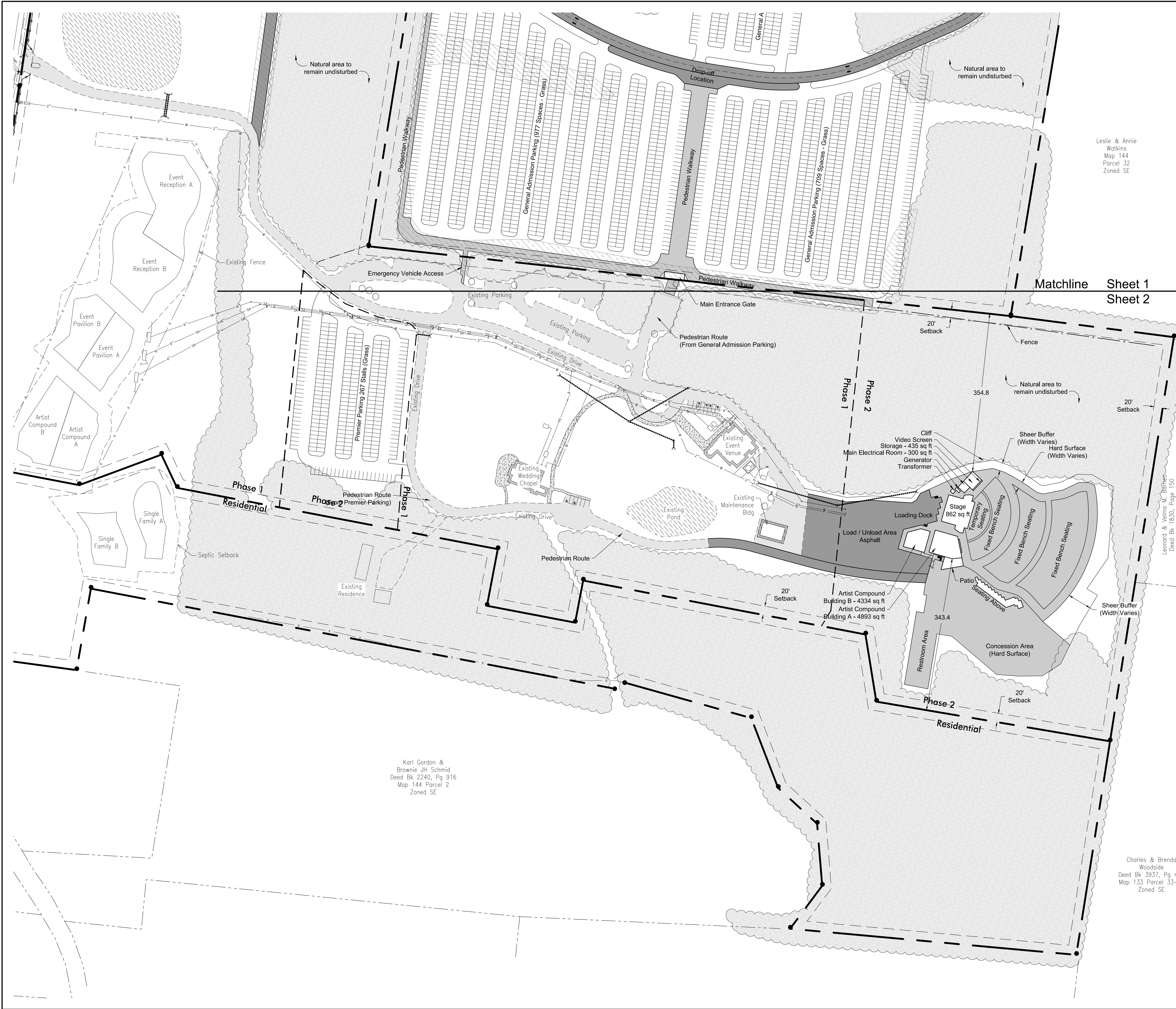
Layout & Utility Plan
Sheet 1

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying

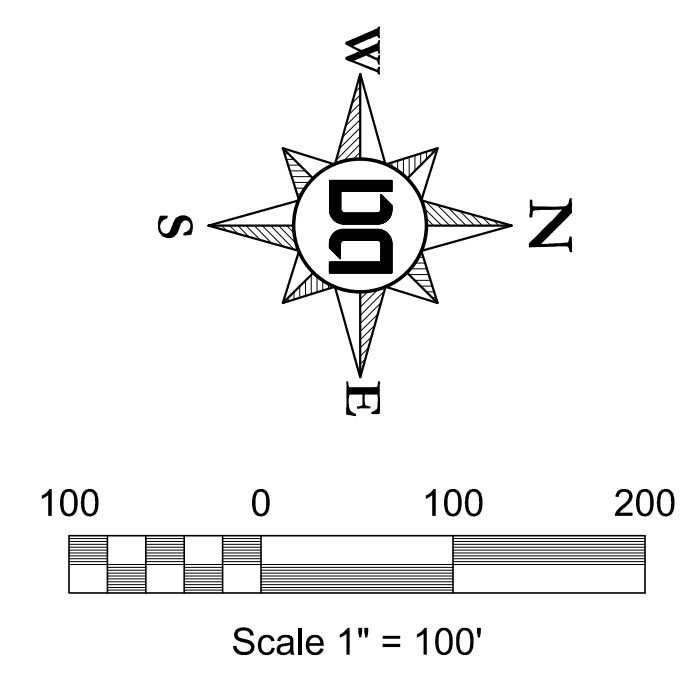
D&A Project #14038
Graystone Quarry Amphitheater
C2.0

516 Heather Place
Nashville, TN 37204
(615) 297-5166

Matchline Sheet 1
Sheet 2



Leslie & Annie
Watkins
Map 144
Parcel 32
Zoned SE



Development Summary

Owners / Developer
Graystone Quarry Events
Rick McEachern
(408) 621-0746

Civil Engineer and Surveyor
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

Legend

	Proposed Asphalt
	Proposed Hard Surface
	Proposed Open Space

Matchline Sheet 1
Matchline Sheet 2

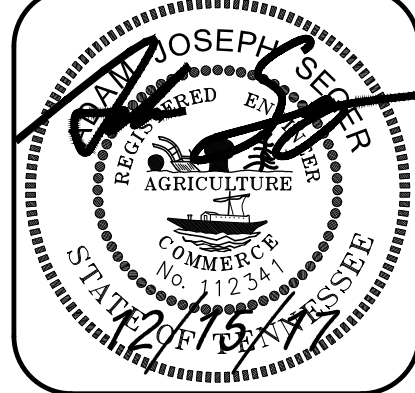
Drawing Date:
December 15, 2017

Revisions

Site Plan

Graystone Quarry Amphitheater

Map 144 Parcel 2.02
Thompson's Station, Williamson County, Tennessee



Layout & Utility Plan

Sheet 2

Dale & Associates

Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #14038
Graystone Quarry Amphitheatre

C2.1

Karl Gordon &
Brownie JH Schmid
Deed Bk 2240, Pg 916
Map 144 Parcel 2
Zoned SE

Charles & Brenda
Woodsdale
Deed Bk 3937, Pg 47
Map 133 Parcel 33-0
Zoned SE

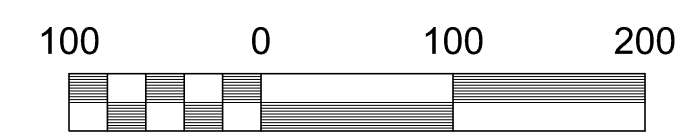
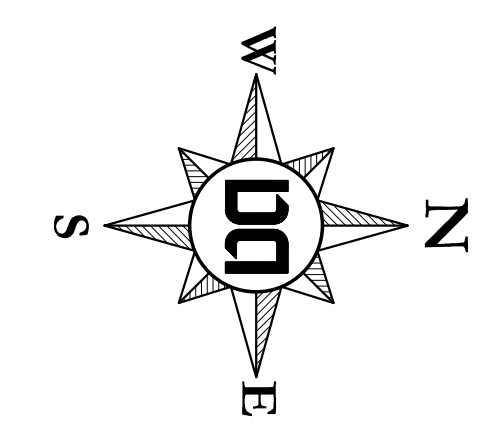
Leonard & Valma M. Barbers
Deed Bk 1830, Page 150
Map 133 Parcel 33



Jonathan M. & Jennifer A. Hood
Map 144
Parcel 26-01
Zoned SE

Timothy Allen Morin
Map 144
Parcel 2A-01
Zoned SE

Leslie & Annie Watkins
Map 144
Parcel 32
Zoned SE



Scale 1" = 100'

Development Summary

Owners / Developer
Graystone Quarry Events
Rick McEachern
(408) 621-0746

Civil Engineer and Surveyor
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

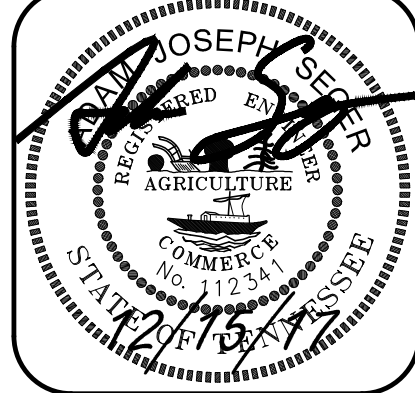
Legend

- Proposed Asphalt
- Proposed Hard Surface
- Proposed Open Space

Drawing Date:
December 15, 2017

Revisions

Site Plan
Graystone Quarry Amphitheater
Map 144 Parcel 2.02
Thompson's Station, Williamson County, Tennessee



**Grading and
Drainage Plan
Sheet 1**

Dale & Associates

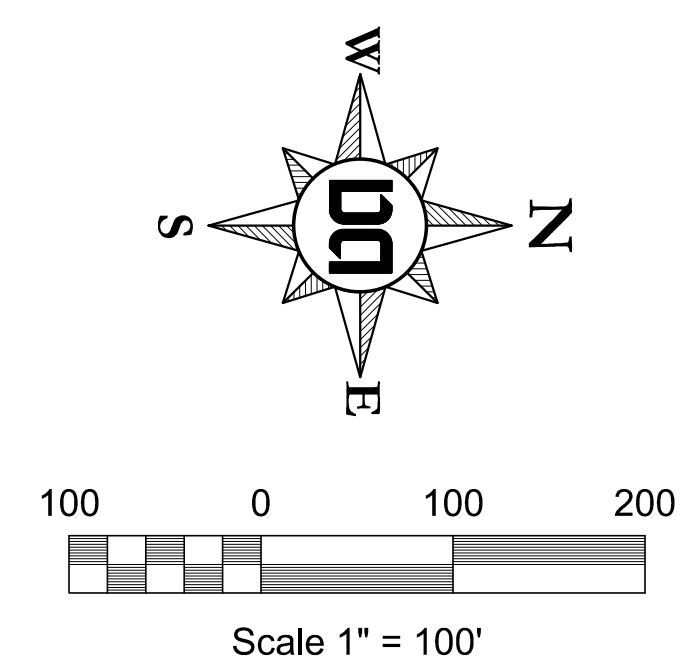
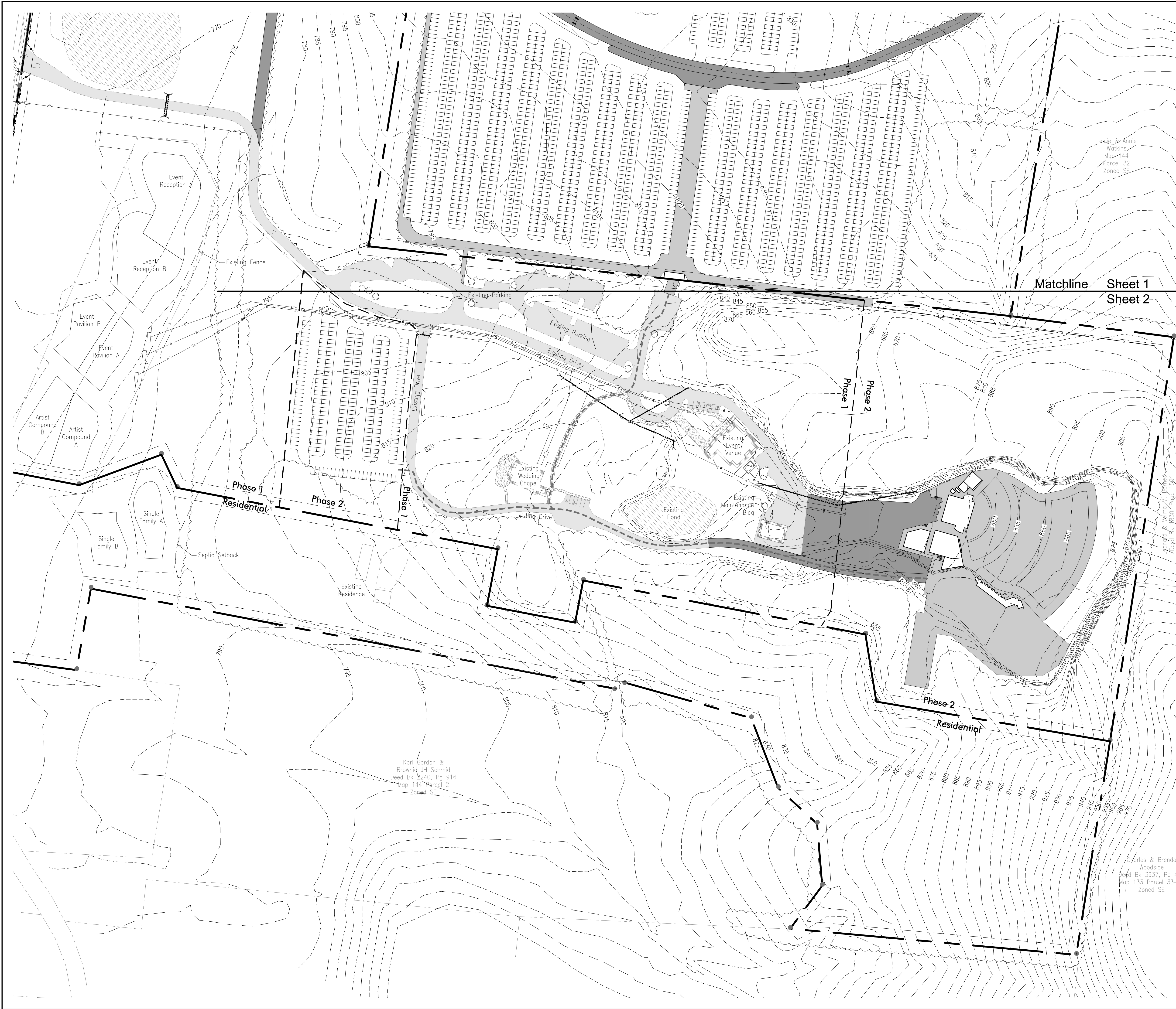
Civil Engineering
Land Planning & Zoning
Surveying

516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #14038
Graystone Quarry
Amphitheater

C3.0

Matchline Sheet 1
Sheet 2



Development Summary

Owners / Developer
 Graystone Quarry Events
 Rick McEachern
 (408) 621-0746

Civil Engineer and Surveyor
 Dale & Associates (Adam Seger, PE)
 516 Heather Place
 Nashville, Tennessee 37204
 615.297.5166

Legend

- Proposed Asphalt
- Proposed Hard Surface
- Proposed Open Space

Drawing Date:
 December 15, 2017

Revisions

Site Plan

Graystone Quarry Amphitheater

Map 144 Parcel 2.02
 Thompson's Station, Williamson County, Tennessee



**Grading and
 Drainage Plan
 Sheet 2**

Dale & Associates

Civil Engineering
 Land Planning & Zoning
 Surveying

516 Heather Place
 Nashville, TN 37204
 (615) 297-5166

D&A Project #14038
 Graystone Quarry
 Amphitheater
C3.1

Phone: (615) 794-4333
Fax: (615) 794-3313
www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

MEMO

DATE: January 4, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: **Gary Family Property Exchange**

This is the final action necessary in order to complete the Critz Lane realignment project. In October, 2017 the BOMA approved the purchase of triangular remainder from Ferrari Partners, LP in order to alleviate a potential future access issue to the Gary Farm and use it to trade with the Gary's for the necessary right-of way for the realignment project as well as the other improvements along Critz Lane. Exhibit A shows the property to be deeded to the Garys and Exhibit B shows the right-of-way and temporary construction easements the Town will be receiving in return.

The property breakdown is as follows:

Gary Family will receive approximately 0.94 acres

Town will receive approximately 0.32 acres of right-of-way and 1.02 acres as a temporary construction easement

Recommended BOMA Action:

Approve Resolution 2018-01 as presented

RESOLUTION NO. 2018-01

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
TO APPROVE THE EXCHANGE OF REAL PROPERTY WITH THE GARY FAMILY
TRUST FOR THE REALIGNMENT AND OTHER IMPROVEMENTS TO CRITZ
LANE**

WHEREAS, the Board of Mayor and Aldermen previously approved the acquisition of land necessary to realign and improve Critz Lane ("the Project"); and

WHEREAS, the Town needs to acquire land and easements from the Gary Family Trust for the projects; and

WHEREAS, the Town is also acquiring adjacent property which impacts the access of the land and road frontage owned by the Gary Family Trust; and

WHEREAS, upon the recommendation of the Town Administrator, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to approve the exchange of certain land with the Gary Family Trust for the projects.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Thompson's Station as follows:

That the real property exchange between the Town and the Gary Family Trust is approved. The Town may convey a portion of the land it is acquiring from Ferrari Partners, L.P. (as shown on Exhibit A attached hereto) subject to all right-of-way and easements necessary for the projects, to the Gary Family Trust in exchange for acquiring land and easements from the Gary Family Trust (as shown on Exhibit B attached hereto). The Mayor is hereby authorized to execute deeds necessary to complete this transaction.

RESOLVED AND ADOPTED this ____ day of January 2018.

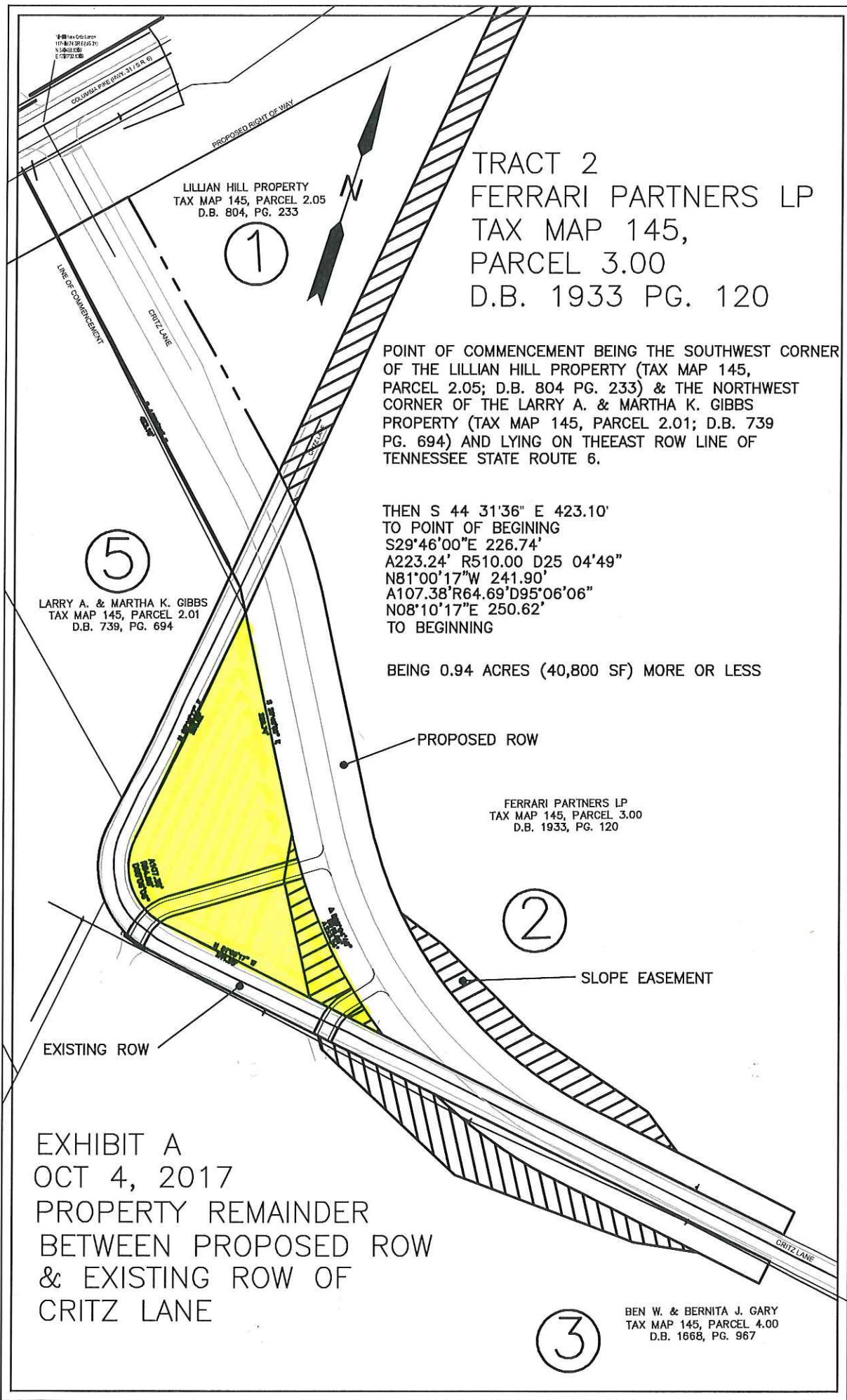
Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney



TRACT 2
 FERRARI PARTNERS LP
 TAX MAP 145,
 PARCEL 3.00
 D.B. 1933 PG. 120

LILLIAN HILL PROPERTY
 TAX MAP 145, PARCEL 2.05
 D.B. 804, PG. 233

LARRY A. & MARTHA K. GIBBS
 TAX MAP 145, PARCEL 2.01
 D.B. 739, PG. 694

FERRARI PARTNERS LP
 TAX MAP 145, PARCEL 3.00
 D.B. 1933, PG. 120

BEN W. & BERNITA J. GARY
 TAX MAP 145, PARCEL 4.00
 D.B. 1668, PG. 967

POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF THE LILLIAN HILL PROPERTY (TAX MAP 145, PARCEL 2.05; D.B. 804 PG. 233) & THE NORTHWEST CORNER OF THE LARRY A. & MARTHA K. GIBBS PROPERTY (TAX MAP 145, PARCEL 2.01; D.B. 739 PG. 694) AND LYING ON THE EAST ROW LINE OF TENNESSEE STATE ROUTE 6.

THEN S 44 31'36" E 423.10'
 TO POINT OF BEGINNING
 S29°46'00"E 226.74'
 A223.24' R510.00 D25 04'49"
 N81°00'17"W 241.90'
 A107.38'R64.69'D95°06'06"
 N08°10'17"E 250.62'
 TO BEGINNING

BEING 0.94 ACRES (40,800 SF) MORE OR LESS

EXHIBIT A
 OCT 4, 2017
 PROPERTY REMAINDER
 BETWEEN PROPOSED ROW
 & EXISTING ROW OF
 CRITZ LANE

①

⑤

②

③

EXISTING ROW

PROPOSED ROW

SLOPE EASEMENT

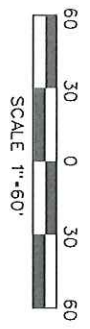
CRITZ LANE

PROPOSED RIGHT OF WAY

LINE OF COMMENCEMENT

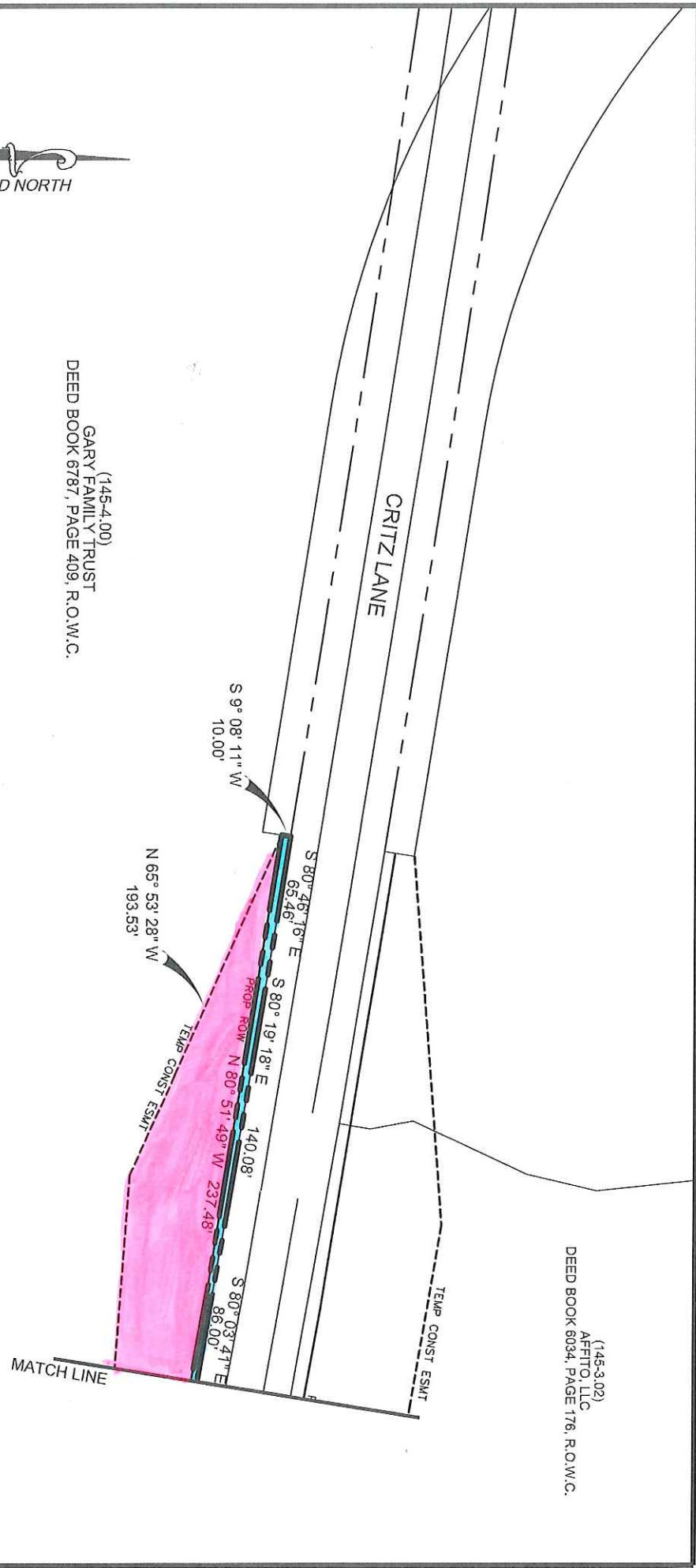
CRITZ LANE

CRITZ LANE



TN GRID NORTH

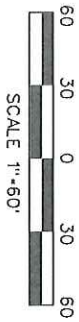
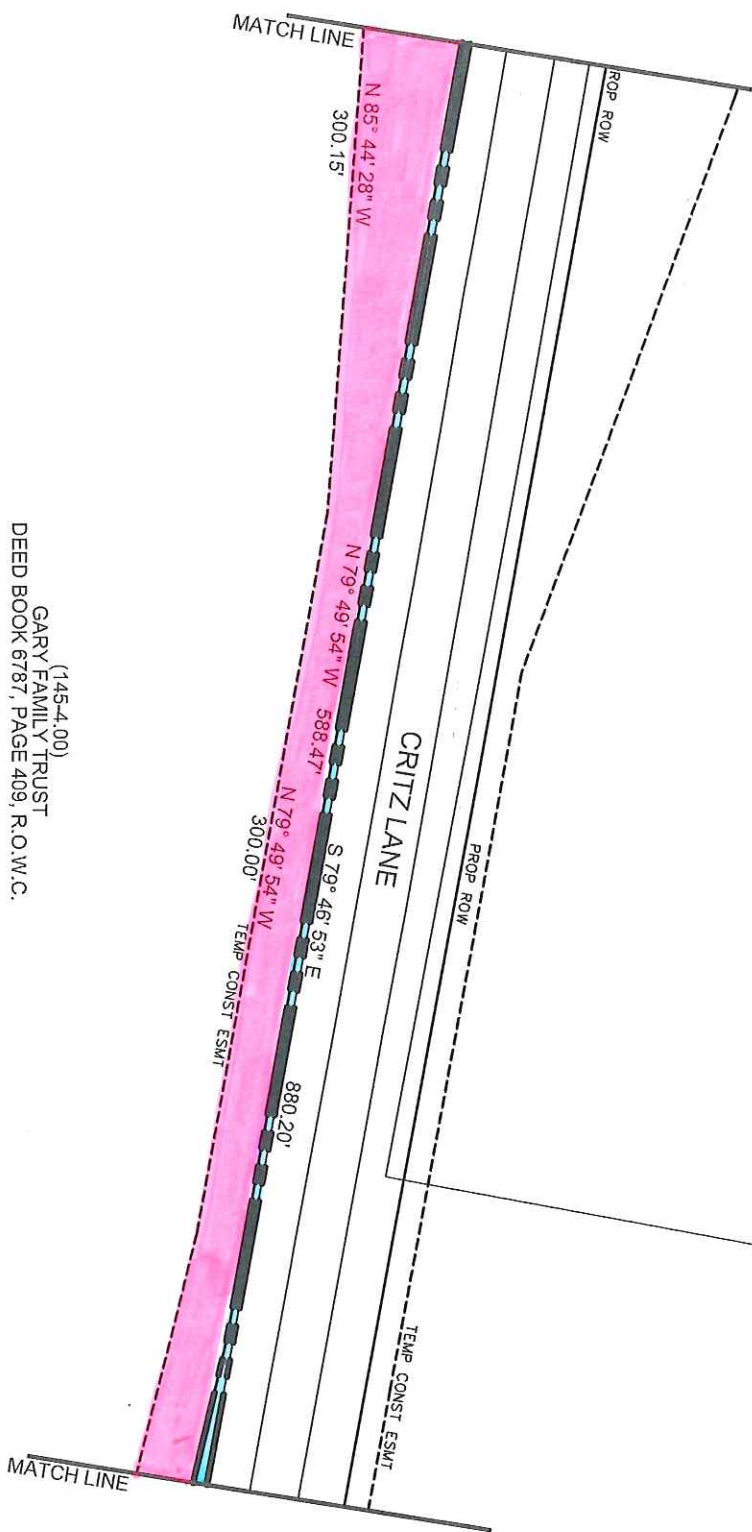
(145-4.00)
 GARY FAMILY TRUST
 DEED BOOK 6787, PAGE 409, R.O.W.C.



(145-3.02)
 AFFITO, LLC
 DEED BOOK 6034, PAGE 176, R.O.W.C.

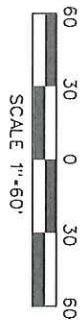
AREA SUMMARY FOR MAP 145 PARCEL 4.00
 R.O.W. DEDICATION AREA = 6,133 SQ. FT. OR 0.14 ACRE
 TEMPORARY CONSTRUCTION ESMT AREA = 31,368 SQ. FT. OR 0.72 ACRE

	EXHIBIT MAP	
	TOWN OF THOMPSON'S STATION CRITZ LANE IMPROVEMENTS THOMPSON'S STATION, TENNESSEE	
DRAWN BY JMO	CHECKED BY BTT	PROJECT NO. 3647300
DATE 12/8/2017	SHEET NO. 1 OF 3	COPYRIGHT © 2017, Barge Waggoner Sumner & Cannon, Inc. All Rights Reserved

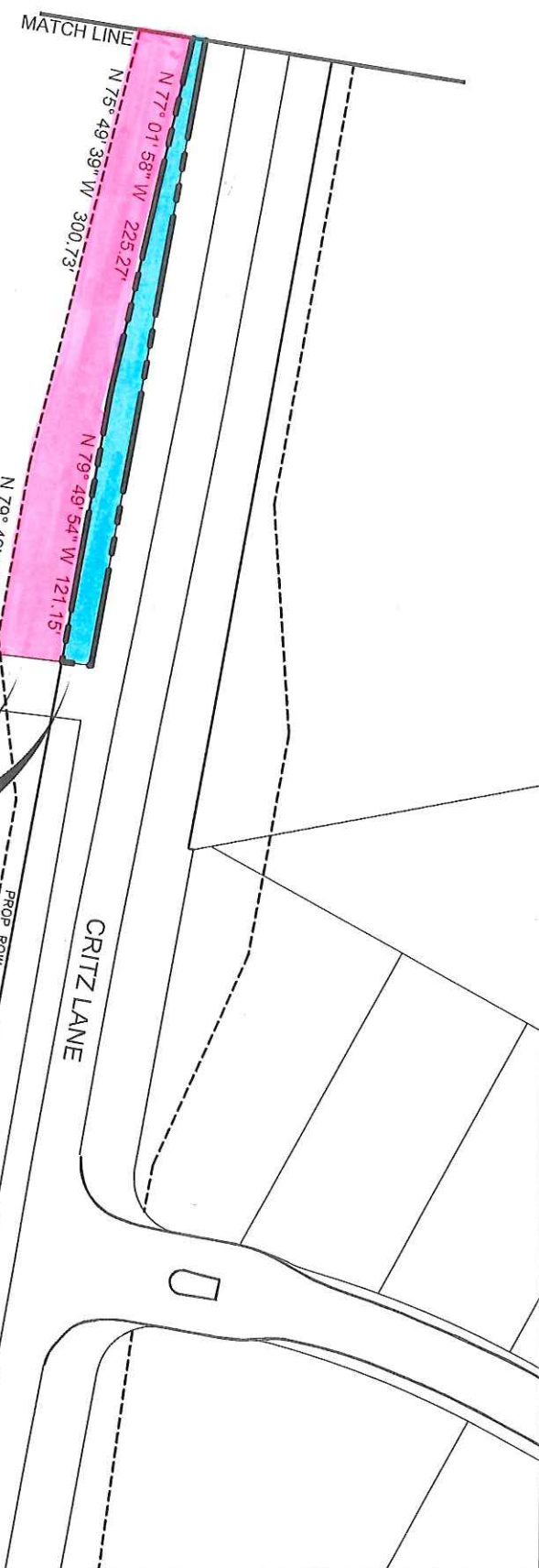


(145-4.00)
 GARY FAMILY TRUST
 DEED BOOK 6787, PAGE 409, R.O.W.C.

BWSC <small>BARGE WAGGONER SUMNER & CANNON, INC.</small>	EXHIBIT MAP	
	TOWN OF THOMPSON'S STATION CRITZ LANE IMPROVEMENTS THOMPSON'S STATION, TENNESSEE	
DRAWN BY: JMO	CHECKED BY: BITT	
PROJECT NO.: 3647300	DATE: 12/8/2017	SHEET NO.: 2 OF 3



TN GRID NORTH



(145-06.00)
 THOMAS W. EVANS, JR.
 DEED BOOK 4702, PAGE 648, R.O.W.C.

	EXHIBIT MAP	
	TOWN OF THOMPSON'S STATION CRITZ LANE IMPROVEMENTS THOMPSON'S STATION, TENNESSEE	
DRAWN BY JMO	CHECKED BY BTT	
PROJECT NO. 3647300	DATE 12/8/2017	SHEET NO. 3 OF 3

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Phone: (615) 794-4333
Fax: (615) 794-3313
www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

MEMO

DATE: January 3, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: **R&D Enterprises Contact**

As the final plans for the Critz Lane redesign project near completion, we are ready to begin acquiring the necessary ROW for construction. We advertised for qualified vendors and received the attached proposal in return. The contract allows the vendor to start title and appraisal services and move directly to negotiation and acquisition.

The entire Critz Lane project will impact roughly 45 parcels along the corridor and the cost will be \$6,650.00 per parcel or just under \$300,000. This does not include formal appraisal reports that would be needed if we have to condemn property. These services will be paid out of our Roads budget with all acquisition costs coming out of the budgeted capital expense for Critz Lane.

Total acquisition is likely to take a minimum of 12 months. However, the Critz Lane project is being phased so we can begin construction once all parcels within each phase are acquired. As an example, phase 1 (Realignment End to Clayton Arnold Rd.) only includes 3-4 effected properties.

Recommended BOMA Action:
Approve Resolution 2018-02 as presented

**CONTRACT FOR RIGHT-OF-WAY ACQUISITION AND NEGOTIATION SERVICES
FOR CRITZ LANE**

THIS CONTRACT made this ____ day of _____ 2018, by and between **R & D Enterprises, Inc.**, a Tennessee corporation (hereinafter “Contractor”), and the **Town of Thompson’s Station**, a Tennessee municipal corporation (hereinafter “Town”).

WHEREAS, the Town has advertised and received responses to Request for Qualifications (“RFQ”) for a firm to provide right-of-way acquisition and negotiation services for improvements to Critz Lane (the “Project”); and

WHEREAS, the Town has selected Contractor for the Project.

NOW THEREFORE, the Contractor and the Town agree as follows:

Section 1. Scope of Work - The Contractor has been retained to provide services to the Town as set out in Exhibit A and incorporated herein by reference. The Contractor shall be responsible for coordinating with Town staff to perform the work.

Section 2. Compensation - The Contractor’s fee for the Project is set out in Exhibit A. The Contractor is solely responsible for the payment of compensation to any subcontractors. In no event shall the Town be liable to any subcontractor related to this Project.

Section 3. Time of Completion - The work to be performed under this Contract shall be commenced as soon thereafter as reasonably possible and Contractor shall perform all work as expeditiously as is consistent with professional skill and care.

Section 4. Insurance Requirements - The Contractor shall procure and maintain for the duration of the Contract, at its own expense, insurance as set forth in Exhibit B attached hereto, said document to be incorporated in this Contract by reference. The Town shall be named as an additional named insured on all policies.

Specifically, the Contractor is responsible for work-related injuries of the Contractor’s employees and subcontractors. The policies described herein shall be issued by insurance companies that are licensed to conduct business in the State of Tennessee. The Contractor must provide a thirty (30) day prior notice of cancellation, non-renewal, or material change in coverage.

Section 5. Compliance with Laws - The Contractor must comply with all applicable federal, state, and local laws.

Section 6. Indemnity Requirement - The Contractor agrees to protect, defend, and save the Town, its elected and appointed officials, agents, employees, and volunteers harmless from and against any and all claims, demands, and causes of

action of any kind or character, including the cost of their defense, arising in favor of the Contractor's employees or third parties on account of bodily or personal injuries, death or damage to property arising out of or in any way resulting from the act or omissions of the Contractor and/or its agents, employees, subcontractors, representative or the Town under this Contract.

Section 7. Independent Contractor - The relationship of Contractor to the Town will be that of an independent contractor. Contractor will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants and subcontractors done during the performance of the Contract.

Section 8. Subcontract for specific services. Contractor has proposed to subcontract certain persons/entities set forth in Exhibit A for specific services related to this Project. The Town agrees that the Contractor may use the services of these persons/entities, provided that Contractor shall be solely responsible for the supervision and direction of any work assigned, shall remain liable for the completion of the Project and for the payment of any compensation to these persons/entities or any other subcontractors and their employees.

Section 9. Assignment - Except as expressly permitted above, under no circumstances may the Contractor assign or transfer its interest in this Contract, including assigning work to subcontractor except as provided herein, without prior written consent of the Town.

Section 10. Term; Termination - The Term of this Contract shall begin on the date it is executed and shall continue until completion unless terminated as follows:

(a) Convenience. The Town may terminate this Contract at the Town's convenience upon seven (7) days written notice to the Contractor.

(b) Breach; Default. The Town or Contractor may terminate or cancel this Contract for any breach of the terms herein.

Notice and compensation in event of Termination. Upon receipt of notice of termination, Contractor shall immediately discontinue all work and services hereunder and upon payment for work performed, deliver to the Town all documents, data, reports, plans, computer files and other information accumulated in performing this Contract, whether complete or incomplete. The Town shall pay the Contractor for all work and services through the time of notice of termination and for any work necessary to compile and deliver the above documents to the Town.

Section 11. Miscellaneous. (a) Applicable laws; jurisdiction; venue. The laws of the State of Tennessee will govern this Contract and the Chancery Court for Williamson County, Tennessee, shall have jurisdiction and be the appropriate venue for any action arising out of this Contract.

(b) Severability. If any provision of this Contract is held unenforceable, the

remaining portions shall remain in full force and effect.

(c) Entire agreement. This Contract represents the entire agreement between the parties, and expressly replaces, supersedes, and cancels any prior oral or written agreement or communications on this subject matter. In the event of any conflicts between the Contract terms and any attachments or exhibits hereto, the Contract terms shall be controlling, even if the attachments or exhibits are more specific.

(d) Amendments; Waiver. Other than as specified herein, this Contract may only be supplemented, modified, or waived in a writing signed by all parties. The waiver by a party of any performance by the other party, or of any of a party's rights hereunder, shall not be, and shall not be deemed to be, a waiver of any subsequent obligation of performance, default, or right of the same or similar kind.

(e) Force Majeure. Neither party shall be responsible to the other for any delay in performance or non-performance due to any cause such as flood, fire, explosion, natural disaster, act of God, act of terror, or any other cause beyond its control, providing such delay or non-performance could not be avoided by the reasonable endeavors of the party seeking relief by reason thereof.

(f) Attorneys' fees. In the event it is necessary for the Town to file suit to enforce the terms of this Contract, it shall be entitled to recover all costs of enforcement, including reasonable attorneys' fees.

(g) No Collusion. Contractor warrants that it has not employed or retained any person or company other than a bona fide employee, to solicit or secure this Contract and has not paid or agreed to pay any person, company, or other entity a fee or commission resulting from the award of this Contract.

(h) No Conflict of Interest. Any work performed by the Contractor's employees, sub-consultants or contractors, on this project shall prohibit said persons from contracting with, working for, or otherwise assisting any potential bidder to do any project-related work for the bidder. It is the responsibility of the Contractor to inform the Town of any business relationship which may be construed as a conflict of interest. Any conflict of interest may be a cause for immediate termination of the Contract.

(i) Standard of care. Contractor shall at all times exercise at least reasonable care, skill, diligence and professional competency for the work and services provider under this Contract.

(j) Non-discrimination. The Town is an equal opportunity affirmative action employer, drug-free workplace, with policies of nondiscrimination on the basis of race, sex religion, color, national or ethnic origin, age disability, or military service. Contractor agrees that it does not and shall not, in the performance of its duties herein, discriminate against any employee or applicant for employment because of age, race, sex, national origin, ancestry or disability as defined by federal or state law.

IN WITNESS WHEREOF, the parties hereto have executed this Contract, the day and year first above written.

Town of Thompson 's Station R & D Enterprises, Inc.

BY _____ BY _____
Corey Napier, Mayor

EXHIBIT "A"
SCOPE OF WORK

EXHIBIT "B"

The Contractor shall procure and maintain for the duration of the Contract, at its own expense, insurance as follows:

- a. Workers' Compensation/Employer's Liability -
 - 1) Each Accident: \$ 100,000.00
 - 2) Disease, Policy Limit: \$ 500,000.00
 - 3) Disease, Each Employee: \$ 100,000.00

- b. General Liability -
 - 1) Each Occurrence
(Bodily Injury and Property Damage): \$ 1,000,000.00
 - 2) General Aggregate: \$ 2,000,000.00

- c. Excess or Umbrella Liability -
 - 1) Each Occurrence: \$ 1,000,000.00
 - 2) General Aggregate: \$ 1,000,000.00

- d. Automobile Liability -
 - 1) Combined Single Limit
(Bodily Injury and Property Damage):
Each Accident \$ 1,000,000.00

- e. Professional Liability -
 - 1) Each Claim Made: \$ 2,000,000.00
 - 2) Annual Aggregate: \$ 2,000,000.00

R & D ENTERPRISES, INC.

P.O. Box 3186
Clarksville, TN 37043

(931) 249-1281 (931) 980-5962

December 29, 2017

Town Administrator
Town of Thompson's Station
P. O. Box 100
Thompson's Station, TN 37179

RE: Right of Way Acquisition Services Proposal

TO: TOWN ADMINISTRATOR:

R & D Enterprises, Inc. was started in 1999 and was incorporated as an S-corporation in the State of Tennessee in 2005. Our focus that brought our company to experience the growth in the past 12 years has been our dedication to hard work and the details for acquiring Right of Way including Relocation Advisory Services that we offer. We are committed to assist all Local Public Agencies and /or Federal /State governments requiring our services.

Our experience includes managing the services and acquiring Right of Way and Relocation for road expansion and design projects including utility easements for City, Towns, and State government in Tennessee and Kentucky following the Federal Uniform Act of 1970; Regulations 49 CFR Part 24 including MAP 21 and all guidelines for Local Public Agencies.

Our commitment to our clients for the services needed will be available as required utilizing experienced personal and sub-contractors as listed included in this Proposal.

If you have any questions or concerns, please contact as follows:

Debra G. Rhemann, Administrator
P. O. Box 3186
Clarksville, TN 37043
Phone: (931) 249-1281
Email: rdenteedebra@gmail.com

Sincerely,



Debra G. Rhemann
Administrator / ROW-Relocation Consultant

R & D ENTERPRISES, INC. TEAM ORGANIZATION CHART

TITLE REPORTS:

Benjamin W. Weigel, Attorney
Williamson County Escrow & Title, Inc.
P.O. Box 681346
Franklin, TN 37068-1346

Experience: provides a full range of title, escrow and closing services throughout Middle Tennessee for 33 years. Staffed by attorneys. Wes Weigel and William Yost located in the offices of Yost Robertson Weigel, PLLC.

Project Work Description: Will Prepare a preliminary title report to confirm current property owners, liens, mortgages and property tax. Completion of Title Reports 30 to 60 days from receipt of Notice to Proceed.

APPRAISALS:

R. Rhett Turner, MAI, SR/WA
P. O. BOX 2191
Mt. Juliet, TN 37121

Experience: State certified Real Estate Appraiser experienced in complete real estate appraisals and reviews for various Eminent Domain projects for local, state and federal government agencies, private and public utilities. Has over 12 years work experience as a real estate appraiser and prior to becoming self-employed, he was a chief appraiser for TDOT. Resume for work experience, certifications and education is attached.

Project Work Description: Responsible for appraised value of properties affected by the acquisition for easements and right of way according to a partial acquisition (Formal Part Affected) or complete appraisals (Formal Appraisal Report). Estimated time to complete appraisal reports is 90 to 120 days from receipt of final right of way plans, title reports, other necessary documentation and Notice to Proceed from the Town of Thompson's Station.

REVIEW APPRAISALS:

Ted Boozer
Boozer & Company, P.C.
106 Mission Court, Suite 1001
Franklin, TN 37067

Experience: Ted Boozer is a Tennessee state certified appraiser with over 26 years of experience in real estate appraisals. He is co-owner / Vice President of Boozer & Company since January 1996. His real estate and consulting firm specializes in the valuation of all types of properties with special emphasis on residential subdivision development appraisals and eminent domain appraisals. He regularly conducts review appraisals and have provided expert witness testimony regarding real estate valuation on multiple occasions. Resume for work experience, certifications and education is attached.

Project Work Description: Responsible for Reviewing all appraisals for corrections and valuations used to determine an appraised value of the property affected by the road project. Will provide an Appraisal Review Report and an LPA form with the breakdown of values from the appraisal 15 to 30 days from receipt of the Appraisal to be reviewed.

R & D ENTERPRISES, INC. TEAM ORGANIZATION CHART

ACQUISITION / NEGOTIATIONS

R & D Enterprises, Inc.
Ralph Rhemann, RWA
P. O. Box 3186
Clarksville, TN 37043

Experience: Over 21 years of comprehensive experience in Personnel Management, Sales, Operations Management and Independent Business Development. Co-Owner and President of R & D Enterprises, Inc. - Right of Way Consulting Services. Right of Way Consultant since 1999 and certified by the State in 2000 for acquisition and relocation for State / Federal and local road projects. Property Title Research and negotiations to acquire Right of Way. Highly experienced and knowledgeable of guidelines required by the Federal Highway Administration 49 CFR Part 24 including MAP 21 for TDOT Right of Way Division, KDOT and TN City and Local public agent projects. Resume for work experience, certifications and education is attached.

Project Work Description: Responsible for preparing Offer documents, meeting with property owners, delivering the approved Offers, negotiating until agreement is reached. Preparing file to return to agency.

ACQUISITION / NEGOTIATIONS / ACQUISITION PROJECT MANAGEMENT

R & D Enterprises, Inc.
Debra Rhemann, RWA
P. O. Box 3186
Clarksville, TN 37043

Experience: Over 20 years of experience in abstracting title for property, oil and gas interests, Right of Way Acquisition, Relocation assistance and consultant for ROW real estate closings for City, Local and State government agencies. Extensive experience in management of personal, sales, customer service and training. Co-Owner and President of R & D Enterprises, Inc. - Right of Way Consulting Services. Right of Way Consultant since 1997. Highly experienced and knowledgeable of guidelines required by the Federal Highway Administration 49 CFR Part 24 for TDOT Right of Way Division, KDOT and TN City and Local public agent projects. Trained other Right of Way agents in Right of Way acquisition and relocation. Resume for work experience, certifications and education is attached.

Project Work Description: Responsible for project coordination for acquisition, time schedules for project, project report to Agency, and submitting and addressing concerns of property owners to progress project completion. Will prepare Offer documents, meeting with property owners, delivering the approved Offers, negotiating until agreement is reached. Preparing file to return to agency.

SCOPE OF WORK

PROJECT NAME: Town of Thompson's Station Improvements to Critz Lane to serve an East/West connection of Columbia Pike and Lewisburg Pike.

SCOPE of CONSULTANT SERVICES:

- 1) Provide Title Search services to confirm current property owners, liens, mortgages, and taxes for each property affected.
- 2) Provide appraisal services by a certified appraiser to determine Fair Market Value for property being affected and assess value of area being acquired.
- 3) Provide a review appraisal report by a certified Review appraiser to review determination on property values and assessed value for each tract, and review calculation of total Offer to the property owners.
- 4) Provide documentation and negotiator to contact property owners regarding valuation and acquisition of affected area.
- 5) Provide coordination of acquisition services as described above following the Federal Regulations 49-CFR Part 24 "Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs" and Tennessee Department of Transportation's Right of Way Procedures Manual until completion of project from a scheduled timeline.

SCHEDULE

Once a Notice to Proceed has been issued and upon receiving the final Right of Way plans, the **CONSULTANT** shall complete the **SERVICES** within a timely manner providing a report of schedule for each process until completed.

CONSULTANT SERVICE FEES

- 1) Title Services Per Title Report _____ \$400.00
- 2) Acquisition, Appraisal and Appraisal Review Services Per Tract _____ \$6,250.00

NOTE: Hourly rates are not applicable for services requested. Consultants for Acquisition Services work on a per Tract rate and includes all expenses incurred to complete the project, except for the Review Appraiser for subsequent revisions to the reviews and Valuation Form due to Town's request for plan changes shall be billed at a rate of \$300.00 per hour.

NOTE: An additional fee of \$2,100.00 will be required for any Tracts requiring a Formal Appraisal Report.

SUB-CONTRACTORS

Benjamin W. Weigel, Attorney
Williamson County Escrow & Title, Inc.
P.O. Box 681346
Franklin, TN 37068-1346

PARTNERS: Benjamin "Wes" Weigel
William "Bill" J. Yost

Experience: provides a full range of title, escrow and closing services throughout Middle Tennessee for 33 years. Staffed by attorneys. Wes Weigel and William Yost located in the offices of Yost Robertson Weigel, PLLC.

Project Work Description: Will Prepare a preliminary title report to confirm current property owners, liens, mortgages and property tax.

R. Rhett Turner, MAI, SR/WA
P. O. BOX 2191
Mt. Juliet, TN 37121

OWNER: R. Rhett Turner

Experience: State certified Real Estate Appraiser experienced in complete real estate appraisals and reviews for various Eminent Domain projects for local, state and federal government agencies, private and public utilities. Has over 12 years work experience as a real estate appraiser and prior to becoming self-employed, he was a chief appraiser for TDOT. Resume for work experience, certifications and education is attached.

Project Work Description: Responsible for appraised value of properties affected by the acquisition for easements and right of way according to a partial acquisition (Formal Part Affected) or complete appraisals (Formal Appraisal Report). Estimated time to complete appraisal reports is 90 to 120 days from receipt of final right of way plans, title reports, other necessary documentation and Notice to Proceed from the Town of Thompson's Station.

Ted Boozer
Boozer & Company, P.C.
106 Mission Court, Suite 1001
Franklin, TN 37067

OWNER: Ted Boozer

Experience: Ted Boozer is a Tennessee state certified appraiser with over 26 years of experience in real estate appraisals. He is co-owner / Vice President of Boozer & Company since January 1996. His real estate and consulting firm specializes in the valuation of all types of properties with special emphasis on residential subdivision development appraisals and eminent domain appraisals. He regularly conducts review appraisals and have provided expert witness testimony regarding real estate valuation on multiple occasions. Resume for work experience, certifications and education is attached.

Project Work Description: Responsible for Reviewing all appraisals for corrections and valuations used to determine an appraised value of the property affected by the road project. Will provide an Appraisal Review Report and an LPA form with the breakdown of values from the appraisal.

RESOLUTION NO. 2018-002

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
TO APPROVE A CONTRACT WITH R & D ENTERPRISES, INC. FOR RIGHT-OF-WAY
ACQUISITION AND NEGOTIATION SERVICES AND TO AUTHORIZE THE MAYOR TO
SIGN THE CONTRACT**

WHEREAS, the Town has publicly advertised and solicited a request for qualifications of services related to the acquisition of right-of-way along Critz Lane (the "Project"); and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to approve a contract with R & D Enterprises, Inc. to perform certain services related to acquisition of right-of-way for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Thompson's Station as follows:

That the Mayor is authorized to execute the attached contract with R & D Enterprises, Inc.

RESOLVED AND ADOPTED this ____ day of January, 2018.

Corey Napier , Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

ORDINANCE 2018-003

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
WHICH AMENDS THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING
JULY 1, 2017 AND ENDING JUNE 30, 2018.**

WHEREAS, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Board of Mayor and Aldermen may amend the annual budget as deemed necessary.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE AS FOLLOWS:

SECTION 1: Amendments to the General Fund budget line items are as follows:

- a. Wholesale Liquor Tax is increased from \$6,000 to \$10,000
- b. CATV Franchise Fee Income is increased from \$15,000 to \$25,000
- c. Miscellaneous Fees is increased from \$1,000 to \$2,000
- d. State Income Tax is decreased from \$100,000 to \$0
- e. State Beer Tax is increased from \$1,000 to \$2,000
- f. SSA – 2017 Gas Tax increased from \$0 to \$20,000
- g. Interest Earned – Invest. Accts is increased from \$12,000 to \$20,000
- h. Parks Revenue is increased from \$15,000 to \$20,000
- i. Printing, Forms & Photocopy is increased from \$6,000 to \$10,000
- j. Prof. Fees – Legal Fees is increased from \$120,000 to \$150,000
- k. Prof. Fees – Other is decreased from \$50,000 to \$20,000
- l. Repairs & Maintenance – Roads is decreased from \$838,770 to \$793,470
- m. Insurance – Property is increased from \$2,500 to \$3,600
- n. Insurance – Liability is increased from \$4,500 to \$5,300
- o. Insurance – Auto is increased from \$1,700 to \$2,100
- p. Capital Projects is decreased from \$4,570,100 to \$3,394,660

SECTION 2: Amendments to the Wastewater Fund budget line items are as follows:

- a. Payroll Expense is decreased from \$150,000 to \$140,000
- b. Laboratory Water testing is decreased from \$7,500 to \$5,000

- c. Postage, Freight & Express Charges is increased from \$6,000 to \$8,000
- d. Insurance – Employee Medical is decreased from \$30,000 to \$20,000
- e. Prof. Fees – Consulting Engineers is decreased from \$50,000 to \$30,000
- f. Prof. Fees – Other is increased from \$109,700 to \$236,700

SECTION 3: The amended budget is detailed in the attached Budget Worksheet.

SECTION 4: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 T.C.A. Section 6-56-208. In addition, no appropriation may be made in excess of available funds except for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Section 6-56-205 of the *Tennessee Code Annotated*.

SECTION 5: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 6: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 7: If any section, clause, provision of this ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not affect any other section, clause, provision of this ordinance.

SECTION 8: This ordinance shall take effect July 1, 2017, the public welfare requiring it.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Submitted to Public Hearing on January 9, 2018 at 7:00 p.m. after publication of notice of public hearing by advertisement in the _____ newspaper on _____, 2018.

Passed 1st Reading: _____

Passed 2nd Reading: _____



Town of Thompson's Station
General Fund Budget Revision - Revenue
December 31, 2017

	<u>December 2017 Actual</u>	<u>FY18 Current Budget</u>	<u>FY18 Proposed Budget</u>	<u>Proposed Budget Revision</u>
General Government Revenues:				
31111 Real Property Tax Revenue	26,055	228,000	228,000	-
31310 Interest & Penalty Revenue	228	-	-	-
31610 Local Sales Tax - Trustee	420,826	850,000	850,000	-
31710 Wholesale Beer Tax	51,480	100,000	100,000	-
31720 Wholesale Liquor Tax	7,306	6,000	10,000	4,000
31810 Adequate School Facilities Tax	38,421	65,000	65,000	-
31900 CATV Franchise Fee Income	14,022	15,000	25,000	10,000
32000 Beer Permits	300	500	500	-
32200 Building Permits	226,749	300,000	300,000	-
32230 Submittal & Review Fees	16,447	30,000	30,000	-
32245 Miscellaneous Fees	1,240	1,000	2,000	1,000
32260 Business Tax Revenue	7,987	75,000	75,000	-
33320 TVA Payments in Lieu of Taxes	13,398	30,000	30,000	-
33510 Local Sales Tax - State	166,335	330,000	330,000	-
33520 State Income Tax	-	100,000	-	(100,000)
33530 State Beer Tax	1,193	1,000	2,000	1,000
33535 Mixed Drink Tax	4,893	12,000	12,000	-
33552 State Streets & Trans. Revenue	4,076	8,000	8,000	-
33553 SSA - Motor Fuel Tax	40,597	75,000	75,000	-
33554 SSA - 1989 Gas Tax	6,520	12,000	12,000	-
33555 SSA - 3 Cent Gas Tax	12,085	20,000	20,000	-
33556 SSA - 2017 Gas Tax	9,076	-	20,000	20,000
36120 Interest Earned - Invest. Accts	12,371	12,000	20,000	8,000
37746 Parks Revenue	15,794	15,000	20,000	5,000
37747 Parks Deposit Return	(2,800)	(5,000)	(5,000)	-
37990 Other Revenue	4,715	10,000	10,000	-
Total general government revenue	<u>1,099,315</u>	<u>2,290,500</u>	<u>2,239,500</u>	<u>(51,000)</u>
Non-Operating Income:				
32300 Impact Fees	343,183	550,000	550,000	-
38000 Transfer from Reserves	-	4,301,331	3,137,891	(1,163,440)
Total non-operating revenue	<u>343,183</u>	<u>4,851,331</u>	<u>3,687,891</u>	<u>(1,163,440)</u>
Total revenue	<u>1,442,498</u>	<u>7,141,831</u>	<u>5,927,391</u>	<u>(1,214,440)</u>



Town of Thompson's Station
General Fund Budget Revision - Expenditures
December 31, 2017

	December 2017 Actual	FY18 Current Budget	FY18 Proposed Budget	Proposed Budget Revision
General Government Expenditures:				
41110 Salaries	270,806	586,000	586,000	-
41141 FICA	16,741	38,250	38,250	-
41142 Medicare	3,915	8,500	8,500	-
41147 SUTA	297	4,000	4,000	-
41161 General Expenses	274	1,000	1,000	-
41211 Postage	407	1,000	1,000	-
41221 Printing, Forms & Photocopy	2,988	6,000	10,000	4,000
41231 Legal Notices	935	3,000	3,000	-
41235 Memberships & Subscriptions	3,390	3,700	3,700	-
41241 Utilities - Electricity	4,655	12,000	12,000	-
41242 Utilities - Water	775	2,500	2,500	-
41244 Utilities - Gas	511	2,000	2,000	-
41245 Telecommunications Expense	2,407	7,000	7,000	-
41252 Prof. Fees - Legal Fees	85,732	120,000	150,000	30,000
41253 Prof. Fees - Auditor	14,740	18,000	18,000	-
41254 Prof. Fees - Consulting Engineers	14,193	45,000	45,000	-
41259 Prof. Fees - Other	6,600	50,000	20,000	(30,000)
41264 Repairs & Maintenance - Vehicles	1,568	10,000	10,000	-
41265 Parks & Recreation Expense	30,824	40,000	40,000	-
41266 Repairs & Maintenance - Buildings	6,137	30,000	30,000	-
41268 Repairs & Maintenance - Roads	46,378	838,770	793,470	(45,300)
41269 SSA - Street Repair Expense	-	115,000	115,000	-
41270 Vehicle Fuel & Oil	5,734	15,000	15,000	-
41280 Travel	-	2,500	2,500	-
41285 Continuing Education	1,541	5,500	5,500	-
41289 Retirement	13,361	28,580	28,580	-
41291 Animal Control Services	3,919	4,000	4,000	-
41300 Economic Development	6,545	7,500	7,500	-
41311 Office Expense	11,589	40,000	40,000	-
41511 Insurance - Property	3,518	2,500	3,600	1,100
41512 Insurance - Workers Comp.	7,229	13,000	13,000	-
41513 Insurance - Liability	5,227	4,500	5,300	800
41514 Insurance - Medical	42,310	90,000	90,000	-
41515 Insurance - Auto	2,061	1,700	2,100	400
41516 Insurance - E & O	10,963	11,000	11,000	-
41551 Trustee Commission	1,093	6,000	6,000	-
41691 Bank Charges	-	2,000	2,000	-
41800 Emergency Services	68,041	93,000	93,000	-
41899 Other Expenses	289	10,000	10,000	-
Total general government expenditures	699,944	2,278,500	2,239,500	(39,000)
 General government change in net position	 399,371	 12,000	 -	 (12,000)
 Non-Operating Expenditures:				
41940 Capital Projects	583,841	4,570,100	3,394,660	(1,175,440)
41944 Capital Projects - Parks	29,950	153,231	153,231	-
48000 Transfer to Reserves	1,962	-	-	-
49030 Capital Outlay Note Payment	126,801	140,000	140,000	-
Total non-operating expenditures	742,554	4,863,331	3,687,891	(1,175,440)
 Non-operating change in net position	 (399,371)	 (12,000)	 -	 12,000
 Total expenditures	 1,442,498	 7,141,831	 5,927,391	 (1,214,440)
 Change in Net Position	 -	 -	 -	 -



Town of Thompson's Station
Wastewater Fund Budget Revision
December 31, 2017

Year to Date
Actual versus Budget

	December 2017 Actual	FY18 Current Budget	FY18 Proposed Budget	Proposed Budget Revision
Revenues:				
3100 Wastewater Treatment Fees	469,223	925,000	925,000	-
3101 Septage Disposal Fees	4,400	10,000	10,000	-
3105 Late Payment Penalty	7,216	-	-	-
3109 Uncollectible Accounts	-	(5,000)	(5,000)	-
4009 Returned Check Charges	-	-	-	-
Total revenues	480,839	930,000	930,000	-
Operating Expenses:				
Supply and Operations:				
4010 Payroll Expense	56,029	150,000	140,000	(10,000)
4210 Permits & Fees Expense	3,771	7,500	7,500	-
4220 Laboratory Water Testing	957	7,500	5,000	(2,500)
4230 Supplies Expense	2,335	5,000	5,000	-
4240 Repairs & Maint. Expense	29,437	82,000	82,000	-
4250 Postage, Freight & Express Chgs	3,050	6,000	8,000	2,000
4280 Billing Charges	4,700	12,000	12,000	-
4310 Utilities - Electric	40,077	100,000	100,000	-
4320 Utilities - Water	1,442	5,000	5,000	-
4350 Telecommunications	-	2,500	2,500	-
4390 Insurance Expense	20,642	21,000	21,000	-
4395 Insurance - Employee Medical	6,742	30,000	20,000	(10,000)
4400 Prof. Fees-Consulting Engineers	-	50,000	30,000	(20,000)
4420 Prof. Fees - Auditor	580	2,000	2,000	-
4490 Prof. Fees - Other	39,450	109,700	236,700	127,000
4710 Payroll Taxes - FICA	3,465	10,000	10,000	-
4720 Payroll Taxes - Medicare	810	2,200	2,200	-
4730 Payroll Taxes - SUTA	1	3,600	3,600	-
4789 Employee Retirement Expense	2,759	7,500	7,500	-
4800 Bank Charges	40	500	500	-
4900 Other Expense	153	1,000	1,000	-
Total supply and operations	216,441	615,000	701,500	86,500
Depreciation				
4990 Depreciation Expense	155,808	315,000	315,000	-
Total operating expenses	372,249	930,000	1,016,500	86,500
Operating result	108,590	-	(86,500)	(86,500)
Non-Operating Income (Expense):				
3300 Tap Fees	300,757	550,000	550,000	-
3902 Interest Income - Invest Accts	4,446	5,000	5,000	-
4100 Capital Expenditures	(11,450)	(45,000)	(45,000)	-
4994 Interest Expense	(7,889)	(15,000)	(15,000)	-
Total non-operating income	285,863	495,000	495,000	-
Change in Net Position	394,453	495,000	408,500	(86,500)

Phone: (615) 794-4333
Fax: (615) 794-3313
www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

DATE: January 3, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: TA Report 01/09/2018

Critz Lane Re-alignment:

Town staff will be meeting with our contractors on Monday to discuss an updated schedule for this project. Due to the waterline issue and the delay in right-of-way acquisition we've missed our goal of having this project complete prior to the closure of the asphalt plant for the season. I will update the Board once I have a new schedule from Parchman Construction.

Development Discussions:

Two Farms – This project has resubmitted for zoning and is scheduled to go before the Planning Commission in January. It appears as if they are submitting the original development concept and asking for the Transect Community zone.

Littlebury – We have been in discussions with this development regarding on-site wastewater. They submitted a proposal for consideration before the holidays, but we have concerns regarding the proposed option they were requesting. We are scheduling a meeting with their wastewater engineer and will work through our concerns. If we are able to come to an agreement, their wastewater request will likely be coming forward in February.

Front of Tollgate – Several meetings have been held regarding the development of the front of Tollgate. The developer has submitted a site plan for one lot and several amendments to the NC and D3 zoning districts. These items will be considered by the Planning Commission in January.

Utility Board Training:

The TN General Assembly has passed a rule requiring all board members who oversee water or wastewater facilities to have 12 hours of training within the first 12 months of their election/appointment (or re-election/reappointment) and 12 hours every three years afterward. The TN Municipal Technical Advisory Service (MTAS) is working to schedule three four-hour classes in Nashville in April, June, and October. I will let everyone know when additional dates and locations are available so we can plan accordingly.

Work sessions:

We've briefly discussed this in the past, but I am going to schedule a standing work session date for BOMA on the fourth Monday of each month. These sessions will be open to the public and will provide an opportunity for BOMA member to hear about upcoming agenda items, ask question, and hear from the public without the need to make decisions.

Dates will be as follows:

January 22 nd	July 23 rd
February 26 th	August 27 th
March 26 th	September 24 th
April 23 rd	October 22 nd
May 21 st	



Town of Thompson's Station
Cash Balance Report
As of December 31, 2017

	November 2017	December 2017
General Fund:		
Checking Account	146,742	119,686
Money Market Investment Accounts	6,453,263	6,455,106
	Total General Fund Cash	6,600,005
Less: Developer Cash Bonds Held	(169,300)	(169,300)
Less: County Mixed Drink Tax Payable	(1,206)	(1,082)
Less: Debt Principal Payments Due within 12 Months	(115,300)	(115,300)
Less: Hall Tax Refund Owed to State	(261,153)	(257,653)
Less: Adequate Schools Facilities Receipts (ITD starting Dec'07)	(274,729)	(280,046)
Less: Capital Projects (Project Budget)		
New Town Hall Construction Docs (75,600)	(29,620)	(29,620)
Critz Lane Realignment Construction (1,400,000+200,000)	(772,720)	(971,179)
Critz Lane Redesign (596,000)	(229,520)	(207,120)
Clayton Arnold / T. S. Rd E Intersection (38,750)	(2,900)	(2,900)
Parks (265,000)	(132,725)	(132,725)
	Cash Available - General Fund	4,610,831
Wastewater Fund:		
Checking Account	103,930	108,977
Money Market Investment Accounts	2,497,488	2,648,338
	Total Wastewater Fund Cash	2,601,419
Less: Lagoon Clean Out (Professional Fees) (419,580+236,700)	(197,250)	(197,250)
Less: Debt Principal Payments Due within 12 Months	(111,111)	(111,111)
Less: Capital Projects	-	-
	Cash Available - Wastewater Fund	2,293,058
	Total Cash Available	6,903,888

Note: \$110,000 interfund settlement from General to Wastewater Fund processed in December.



**Town of Thompson's Station
General Fund Revenue Analysis
As of December 31, 2017**

**Year to Date
Budget versus Actual**

	November 2017	December 2017	Budget	% of Budget	Comment
General Government Revenues:					
31111 Real Property Tax Revenue	13,794	26,055	228,000	11%	
31310 Interest & Penalty Revenue	38	228	-		
31610 Local Sales Tax - Trustee	352,283	420,826	850,000	50%	
31710 Wholesale Beer Tax	43,808	51,480	100,000	51%	
31720 Wholesale Liquor Tax	5,821	7,306	6,000	122%	
31810 Adequate School Facilities Tax	33,105	38,421	65,000	59%	
31900 CATV Franchise Fee Income	14,022	14,022	15,000	93%	
32000 Beer Permits	-	300	500	60%	
32200 Building Permits	206,693	226,749	300,000	76%	
32230 Submittal & Review Fees	9,883	16,447	30,000	55%	
32245 Miscellaneous Fees	230	1,240	1,000	124%	
32260 Business Tax Revenue	7,773	7,987	75,000	11%	
33320 TVA Payments in Lieu of Taxes	13,398	13,398	30,000	45%	
33510 Local Sales Tax - State	133,793	166,335	330,000	50%	
33520 State Income Tax	-	-	100,000		
33530 State Beer Tax	1,193	1,193	1,000	119%	
33535 Mixed Drink Tax	3,811	4,893	12,000	41%	
33552 State Streets & Trans. Revenue	3,283	4,076	8,000	51%	
33553 SSA - Motor Fuel Tax	33,166	40,597	75,000	54%	
33554 SSA - 1989 Gas Tax	5,299	6,520	12,000	54%	
33555 SSA - 3 Cent Gas Tax	9,822	12,085	20,000	60%	
33556 SSA - 2017 Gas Tax	6,843	9,076	-		
36120 Interest Earned - Invest. Accts	10,528	12,371	12,000	103%	
37746 Parks Revenue	15,299	15,794	15,000	105%	
37747 Parks Deposit Return	(2,300)	(2,800)	(5,000)	56%	
37990 Other Revenue	3,940	4,715	10,000	47%	
Total general government revenue	925,523	1,099,315	2,290,500		
Non-Operating Income:					
32300 Impact Fees	315,549	343,183	550,000	62%	
38000 Transfer from Reserves	88,237	-	4,301,331		
Total non-operating revenue	403,786	343,183	4,851,331		
Total revenue	1,329,309	1,442,498	7,141,831		



**Town of Thompson's Station
General Fund Revenue Analysis
As of December 31, 2017**

**Month to Month
Trend Analysis**

	November 2017	December 2017	Current Change	Comment
General Government Revenues:				
31111 Real Property Tax Revenue	11,845	12,261	416	
31310 Interest & Penalty Revenue	15	190	175	
31610 Local Sales Tax - Trustee	71,842	68,543	(3,299)	
31710 Wholesale Beer Tax	8,553	7,673	(880)	
31720 Wholesale Liquor Tax	1,285	1,486	201	
31810 Adequate School Facilities Tax	5,640	5,316	(323)	
31900 CATV Franchise Fee Income	3,132	-	(3,132)	
32000 Beer Permits	(24)	300	324	
32200 Building Permits	58,743	20,056	(38,687)	Building permit spike - November
32230 Submittal & Review Fees	1,722	6,564	4,842	
32242 Miscellaneous Fees	30	1,010	980	
32260 Business Tax Revenue	1,454	215	(1,239)	
33320 TVA Payments in Lieu of Taxes	13,398	-	(13,398)	Semiannual payment - November
33510 Local Sales Tax - State	33,495	32,542	(953)	
33520 State Income Tax	-	-	-	
33530 State Beer Tax	-	-	-	
33535 Mixed Drink Tax	1,206	1,082	(125)	
33552 State Streets & Trans. Revenue	793	793	-	
33553 SSA - Motor Fuel Tax	8,095	7,431	(665)	
33554 SSA - 1989 Gas Tax	1,293	1,221	(71)	
33555 SSA - 3 Cent Gas Tax	2,395	2,263	(132)	
33556 SSA - 2017 Gas Tax	2,413	2,233	(180)	
36120 Interest Earned - Invest. Accts	1,991	1,844	(147)	
37746 Parks Revenue	2,872	495	(2,377)	Remaining TSCA funds - November
37747 Parks Deposit Return	(400)	(500)	(100)	
37990 Other Revenue	775	775	-	
Total general government revenue	<u>232,562</u>	<u>173,792</u>	<u>(58,770)</u>	
Non-Operating Income:				
32300 Impact Fees	95,135	27,634	(67,501)	Building permit spike - November
38000 Transfer from Reserves	88,237	(88,237)	(176,474)	
Total non-operating revenue	<u>183,372</u>	<u>(60,603)</u>	<u>(243,975)</u>	
Total revenue	<u>415,934</u>	<u>113,189</u>	<u>(302,745)</u>	



Town of Thompson's Station
General Fund Expenditure Analysis
As of December 31, 2017

Year to Date
Actual versus Budget

	November 2017	December 2017	Budget	% of Budget	Comment
General Government Expenditures:					
41110 Salaries	229,365	270,806	586,000	46%	
41141 FICA	14,180	16,741	38,250	44%	
41142 Medicare	3,316	3,915	8,500	46%	
41147 SUTA	297	297	4,000	7%	
41161 General Expenses	-	274	1,000	27%	
41211 Postage	351	407	1,000	41%	
41221 Printing, Forms & Photocopy	2,610	2,988	6,000	50%	
41231 Legal Notices	754	935	3,000	31%	
41235 Memberships & Subscriptions	3,369	3,390	3,700	92%	
41241 Utilities - Electricity	3,746	4,655	12,000	39%	
41242 Utilities - Water	621	775	2,500	31%	
41244 Utilities - Gas	355	511	2,000	26%	
41245 Telecommunications Expense	2,205	2,407	7,000	34%	
41252 Prof. Fees - Legal Fees	73,484	85,732	120,000	71%	
41253 Prof. Fees - Auditor	3,000	14,740	18,000	82%	
41254 Prof. Fees - Consulting Engineers	12,935	14,193	45,000	32%	
41259 Prof. Fees - Other	6,600	6,600	50,000	13%	
41264 Repairs & Maintenance - Vehicles	1,568	1,568	10,000	16%	
41265 Parks & Recreation Expense	30,078	30,824	40,000	77%	
41266 Repairs & Maintenance - Buildings	5,637	6,137	30,000	20%	
41268 Repairs & Maintenance - Roads	40,451	46,378	838,770	6%	
41269 SSA - Street Repair Expense	-	-	115,000	0%	
41270 Vehicle Fuel & Oil	4,830	5,734	15,000	38%	
41280 Travel	-	-	2,500	0%	
41285 Continuing Education	1,361	1,541	5,500	28%	
41289 Retirement	11,436	13,361	28,580	47%	
41291 Animal Control Services	3,919	3,919	4,000	98%	
41300 Economic Development	6,039	6,545	7,500	87%	
41311 Office Expense	10,107	11,589	40,000	29%	
41511 Insurance - Property	3,518	3,518	2,500	141%	
41512 Insurance - Workers Comp.	7,159	7,229	13,000	56%	
41513 Insurance - Liability	5,227	5,227	4,500	116%	
41514 Insurance - Medical	42,210	42,310	90,000	47%	
41515 Insurance - Auto	2,061	2,061	1,700	121%	
41516 Insurance - E & O	10,963	10,963	11,000	100%	
41551 Trustee Commission	683	1,093	6,000	18%	
41691 Bank Charges	-	-	2,000	0%	
41800 Emergency Services	68,041	68,041	93,000	73%	
41899 Other Expenses	182	289	10,000	3%	
Total general government expenditures	612,658	697,691	2,278,500		
General government change in net position	312,866	401,624	12,000		
Non-Operating Expenditures:					
41940 Capital Projects	559,900	583,841	4,570,100	13%	
41944 Capital Projects - Parks	29,950	29,950	153,231	20%	
48000 Transfer to Reserves	-	4,214	-	0%	
49030 Capital Outlay Note Payment	126,801	126,801	140,000	91%	
Total non-operating expenditures	716,651	744,806	4,863,331		
Non-operating change in net position	(312,865)	(401,623)	(12,000)		
Total expenditures	1,329,309	1,442,497	7,141,831		
Change in Net Position	0	0	-		



Town of Thompson's Station
General Fund Expenditure Analysis
As of December 31, 2017

Month to Month
Trend Analysis

	November 2017	December 2017	Current Change	Comment
General Government Expenditures:				
41110 Salaries	38,973	41,441	2,469	
41141 FICA	2,410	2,561	151	
41142 Medicare	563	599	36	
41147 SUTA	5	-	(5)	
41161 General Expenses	-	274	274	
41211 Postage	191	56	(136)	
41221 Printing, Forms & Photocopy	742	378	(364)	
41231 Legal Notices	513	180	(332)	
41235 Memberships & Subscriptions	923	21	(902)	
41241 Utilities - Electricity	732	909	177	
41242 Utilities - Water	135	154	19	
41244 Utilities - Gas	103	156	53	
41245 Telecommunications Expense	440	202	(238)	
41252 Prof. Fees - Legal Fees	18,441	12,247	(6,193)	
41253 Prof. Fees - Auditor	-	11,740	11,740	Fieldwork billings
41254 Prof. Fees - Consulting Engineers	2,580	1,258	(1,323)	
41259 Prof. Fees - Other	4,125	-	(4,125)	Alexander Prop. Soils - November
41264 Repairs & Maintenance - Vehicles	17	-	(17)	
41265 Parks & Recreation Expense	3,177	746	(2,430)	
41266 Repairs & Maintenance - Buildings	1,879	500	(1,378)	
41268 Repairs & Maintenance - Roads	11,001	5,927	(5,074)	Garage door at shop - November
41269 SSA - Street Repair Expense	-	-	-	
41270 Vehicle Fuel & Oil	1,160	905	(255)	
41280 Travel	-	-	-	
41285 Continuing Education	(125)	180	305	
41289 Retirement	1,928	1,925	(3)	
41291 Animal Control Services	-	-	-	
41300 Economic Development	40	506	466	
41311 Office Expense	1,234	1,481	247	
41511 Insurance - Property	-	-	-	
41512 Insurance - Workers Comp.	-	70	70	
41513 Insurance - Liability	-	-	-	
41514 Insurance - Medical	9,150	100	(9,050)	Move Wastewater employees
41515 Insurance - Auto	-	-	-	
41516 Insurance - E & O	-	-	-	
41551 Trustee Commission	675	410	(265)	
41691 Bank Charges	-	-	-	
41800 Emergency Services	-	-	-	
41899 Other Expenses	182	107	(75)	
Total general government expenditures	<u>101,193</u>	<u>85,033</u>	<u>(16,159)</u>	
Non-Operating Expenditures:				
41940 Capital Projects	373,950	23,941	(350,009)	Critz Realignment - November
41944 Capital Projects - Parks	-	-	-	
48000 Transfer to Reserves	(59,209)	4,214	63,423	
49030 Capital Outlay Note Payment	-	-	-	
Total non-operating expenditures	<u>314,741</u>	<u>28,155</u>	<u>(286,586)</u>	
Total expenditures	<u>415,934</u>	<u>113,189</u>	<u>(302,745)</u>	



Town of Thompson's Station
General Fund Capital Expenditures Report
Fiscal Year to Date as of December 31, 2017

Capital Projects - General Fund		YTD 2018	Current Budget	Pending Budget *
a	New Town Hall Design	0	0	0
a	New Town Hall Construction Documents	16,200	0	45,820
a	New Town Hall Construction	0	1,200,000	0
a	Critz Lane Realignment Construction	302,921	474,100	1,073,850
a	Critz Lane Redesign	250,620	396,000	390,540
a	Clayton Arnold / TS Road E. Intersection	14,100	0	17,000
a	Critz Lane Improvements	0	2,500,000	0
b	Grant Projects	0	0	0
c	Parks	29,950	153,231	162,675
Total Capital Improvements		613,791	4,723,331	1,689,885

Capital Projects - General Fund	July 2017	August 2017	September 2017	October 2017	November 2017	December 2017	January 2018	February 2018	March 2018	April 2018	May 2018	June 2018	YTD Total
a New Town Hall Design													-
a New Town Hall Construction Documents			4,200	2,000	10,000								16,200
a New Town Hall Construction													-
a Critz Lane Realignment Construction	250		22,700		278,430	1,541							302,921
a Critz Lane Redesign		67,200	44,800	44,800	71,420	22,400							250,620
a Clayton Arnold / TS Road E. Intersection					14,100								14,100
a Critz Lane Improvements													-
b Grant Projects													-
c Parks			9,000	20,950									29,950
Total Capital Improvements	250	67,200	80,700	67,750	373,950	23,941	-	-	-	-	-	-	613,791

Note: Capital Projects are accounted for in the following General Ledger accounts.

- a 41940 Capital Projects
- b 41942 Capital Projects - Grants
- c 41944 Capital Projects - Parks



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of December 31, 2017

Year to Date
Actual versus Budget

	November 2017	December 2017	Budget	% of Budget	Comment
Revenues:					
3100 Wastewater Treatment Fees	397,765	469,223	925,000	51%	
3101 Septage Disposal Fees	3,700	4,400	10,000	44%	
3105 Late Payment Penalty	5,702	7,216	-		
3109 Uncollectible Accounts	-	-	(5,000)		
4009 Returned Check Charges	-	-	-		
Total revenues	407,166	480,839	930,000		
Operating Expenses:					
Supply and Operations:					
4010 Payroll Expense	46,803	56,029	150,000	37%	
4210 Permits & Fees Expense	651	3,771	7,500	50%	
4220 Laboratory Water Testing	794	957	7,500	13%	
4230 Supplies Expense	2,335	2,335	5,000	47%	
4240 Repairs & Maint. Expense	22,015	29,437	82,000	36%	
4250 Postage, Freight & Express Chgs	2,557	3,050	6,000	51%	
4280 Billing Charges	3,798	4,700	12,000	39%	
4310 Utilities - Electric	33,367	40,077	100,000	40%	
4320 Utilities - Water	1,103	1,442	5,000	29%	
4350 Telecommunications			2,500	0%	
4390 Insurance Expense	20,491	20,642	21,000	98%	
4395 Insurance - Employee Medical	-	6,742	30,000	22%	
4400 Prof. Fees-Consulting Engineers	-	-	50,000	0%	
4420 Prof. Fees - Auditor	580	580	2,000	29%	
4490 Prof. Fees - Other	39,450	39,450	109,700	36%	
4710 Payroll Taxes - FICA	2,895	3,465	10,000	35%	
4720 Payroll Taxes - Medicare	677	810	2,200	37%	
4730 Payroll Taxes - SUTA	1	1	3,600	0%	
4789 Employee Retirement Expense	2,335	2,759	7,500	37%	
4800 Bank Charges	20	40	500	8%	
4900 Other Expense	153	153	1,000	15%	
Total supply and operations	180,025	216,441	615,000		
Depreciation					
4990 Depreciation Expense	129,840	155,808	315,000	49%	
Total operating expenses	309,865	372,249	930,000		
Operating result	97,301	108,590	-		
Non-Operating Income (Expense):					
3300 Tap Fees	280,631	300,757	550,000	55%	
3902 Interest Income - Invest Accts	3,596	4,446	5,000	89%	
4100 Capital Expenditures	(11,450)	(11,450)	(45,000)	25%	
4994 Interest Expense	(6,642)	(7,889)	(15,000)	53%	
Total non-operating income	266,135	285,863	495,000		
Change in Net Position	363,436	394,453	495,000		



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of December 31, 2017

Month to Month
Trend Analysis

	<u>November 2017</u>	<u>December 2017</u>	<u>Current Change</u>	<u>Comment</u>
Revenues:				
3100 Wastewater Treatment Fees	73,356	71,458	(1,898)	
3101 Septage Disposal Fees	650	700	50	
3105 Late Payment Penalty	1,220	1,514	294	
3109 Uncollectible Accounts	-	-	-	
4009 Returned Check Charges	-	-	-	
Total revenues	<u>75,227</u>	<u>73,672</u>	<u>(1,554)</u>	
Operating Expenses:				
Supply and Operations:				
4010 Payroll Expense	8,520	9,226	706	
4210 Permits & Fees Expense	-	3,120	3,120	TDEC Annual Fees
4220 Laboratory Water Testing	494	163	(332)	
4230 Supplies Expense	-	-	-	
4240 Repairs & Maint. Expense	4,746	7,422	2,676	Regional plant drive repair
4250 Postage, Freight & Express Chgs	592	493	(99)	
4280 Billing Charges	910	901	(8)	
4310 Utilities - Electric	5,674	6,710	1,036	
4320 Utilities - Water	226	339	113	
4390 Insurance Expense	-	151	151	
4395 Insurance - Employee Medical	-	6,742	6,742	Wastewater employees from General
4400 Prof. Fees-Consulting Engineers	-	-	-	
4420 Prof. Fees - Auditor	-	-	-	
4490 Prof. Fees - Other	39,450	-	(39,450)	First Response - November
4710 Payroll Taxes - FICA	527	570	43	
4720 Payroll Taxes - Medicare	123	133	10	
4730 Payroll Taxes - SUTA	1	-	(1)	
4789 Employee Retirement Expense	425	425	(0)	
4800 Bank Charges	20	20	-	
4900 Other Expense	-	-	-	
Total supply and operations	<u>61,709</u>	<u>36,416</u>	<u>(25,293)</u>	
Depreciation				
4990 Depreciation Expense	<u>25,968</u>	<u>25,968</u>	<u>-</u>	
Total operating expenses	<u>87,677</u>	<u>62,384</u>	<u>(25,293)</u>	
Operating result	(12,450)	11,289	23,739	
Non-Operating Income (Expense):				
3300 Tap Fees	102,626	20,126	(82,500)	Building permit spike - November
3902 Interest Income - Invest Accts	751	850	98	
4100 Capital Expenditures	-	-	-	
4994 Interest Expense	(1,308)	(1,248)	60	
Total non-operating income	<u>102,069</u>	<u>19,728</u>	<u>(82,341)</u>	
Change in Net Position	<u>89,619</u>	<u>31,017</u>	<u>(58,603)</u>	