

**Town of Thompson's Station  
Board of Mayor and Aldermen  
Meeting Agenda  
January 12, 2016**

**Meeting Called To Order**

**Pledge Of Allegiance**

**Minutes-**

**Consideration Of The Minutes Of The November 10, 2015 Meeting**

Documents: [111015 BOMA MINUTES.PDF](#)

**Appointments -**

Darren Burress - Planning Commission

Steve Bennett - DRC

Archie Buttrey - BZA

(Current terms expired 12/2015. Re-appointed terms will expire 12/2018.)

**Public Comments-**

**Reports-**

**BOMA Report**

- Prosecution of Construction Hours Violation
- Liens on Property within Tollgate Village
- Crystal Clear Communications Operating without a Local Franchise

**Town Administrator Report**

Documents: [TA REPORT 01122016.PDF](#), [PERMITS COMPARISON - 2012-2015.PDF](#), [BLDG INSPECT - FAIL RATE.PDF](#)

**Finance Report**

Documents: [COMBINED FINANCIAL REPORT.PDF](#)

**Unfinished Business:**

**1. Public Hearing And Second Reading Of Ordinance 2015-010**

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 zoning newly annexed territory (Map 104, Parcel 40.07; Map 104, Parcel 39.04; Map 119, Parcel 2.00 and a portion of Map 119, Parcel 1.00) as Transect Community (TC) and the remaining newly annexed territory (portion of Map 119, Parcel 1.00; Map 131, Parcel 11.03) as T2 - Rural as shown on the attached map

Documents: [ZONING MEMO.PDF](#), [STAFF REPORT FOR TWO FARMS.PDF](#), [ORDINANCE 2015-010 FOR 2ND READING.PDF](#), [TWO FARMS CONCEPT PLANS.PDF](#)

**New Business:**

**2. Wastewater Request - Two Farms Request For Alternative Wastewater**

## **System**

Documents: [02\\_WASTEWATER REQUEST TWO FARMS.PDF](#),  
[REUSE15\\_RTHUKRAL.PDF](#), [MICROBLOX-REUSE-CUTSHEETS-V2.PDF](#)

### **3. First Reading Of An Ordinance To Amend A Planned Zone - Whistle Stop**

Documents: [STAFF REPORT WHISTLESTOP.PDF](#), [ORDINANCE 2016-001.PDF](#), [WHISTLE STOP CONCEPT PLAN PACKET.PDF](#)

### **4. Resolution 2016-01: Adoption Of Inter-Local Agreement Between The Town Of Thompson's Station And HB&TS Water Utility**

Documents: [HBTS INTERLOCAL MEMO.PDF](#), [2015 12 21 INTERLOCAL CONTRACT HBTS.PDF](#), [RESOLUTION 2016-01 HBTS INTERLOCAL.PDF](#)

### **5. Resolution 2016-02: Adoption Of Contract For Plan Review Services With PlaceMakers, LLC**

Documents: [PLACEMAKER CONTRACT MEMO.PDF](#), [2015 11 25 PLACEMAKERS AGREEMENT FOR PLAN REVIEW.PDF](#), [RESOLUTION 2016-02 PLACEMAKERS.PDF](#)

## **Adjourn**

*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 10, 2015

**Call to Order.**

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:03 p.m. on Tuesday, November 10, 2015 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brinton Davis; Alderman Sarah Benson; Alderman Brandon Bell; Alderman Graham Shepard; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Finance Director Tammy Womack; Town Attorney Todd Moore and Town Clerk Jennifer Jones

**Pledge of Allegiance.**

**Appointment:** The Board recommended that Jennifer Jones be appointed to Town Recorder.

**Alderman Benson moved to accept the recommendation. The motion was seconded and carried unanimously.**

**Consideration of Minutes.** The minutes of the October 13, 2015 Regular Meeting were previously submitted.

**Alderman Benson moved to accept the minutes of the October 13, 2015 Regular Meeting as submitted. The motion was seconded and carried unanimously.**

**Public Comments:**

Matthew Gary, 2700 Brenda St. – Disappointed with the motion to pass a resolution to continue with Whistle Stop while being sued. Concerned about wastewater/sewage treatment systems and the burden it places on the town. Concerned about Critz Lane, Phase 10 & 11 (Canterbury) access issues. Would like motions by the board to be clear.

**BOMA Reports**

Alderman Shepard discussed the following issues; RPM traffic study, illegal signage in public right of way, specific plan (SP) zoning, Telecom FAQ document and adding Tollgate liens to the January BOMA agenda.

Mr. Cosentini advised that the final draft of the traffic study had been received and copies would be distributed. Mr. Cosentini also stated that a notice of expired signage has been sent to the property owner and if not removed soon, the Town will remove. Mr. Cosentini advised that there would not be any exceptions to SP Zoning districts previously approved. Alderman Bell with regard to the Telecom FAQ document stated that the intent was to formulate information for the community.

**Town Administrator's Report**

Mr. Cosentini introduced Jeremy Sweeny from Ameriprise Financial Services and Mike Wesson from Acuff & Associates who presented the proposed retirement program for full time employees.

A 457 retirement program was determined to be the best plan with the most options for employees. Mayor Napier commented that he feels strongly about providing a plan, but questioned the “mandatory” contribution. Alderman Shepard voiced concerns over comparison of a 401K vs 457B plan and also whether an employee can withdraw funds without penalty. The proposed plan would be modified so that contributions would be discretionary. Mr. Cosentini stated that matching contributions have been budgeted for in the current fiscal year budget.

**After discussion, Alderman Bell moved to accept Resolution 2015-015, a resolution of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to establish a defined contribution plan for the Town employees and to authorize the Mayor to enter into an agreement with Acuff & Associates to administer said plan. The motion was seconded and carried unanimously.**

Mr. Cosentini also discussed the following non-agenda items; The Town is working with Placemakers on formulating a contract so they can assist in plan review of new projects. Costs would be passed on to the developer of the proposed project. Staff is still working with HB & TS to get a new water line down Thompson’s Station Rd., West to serve Whistle Stop as well as future projects in the Town Center area. The Town has been approached by Kimley Horn and Associates regarding a wastewater project that can be coupled with the SIA project in front of MARS to get necessary infrastructure in place on the north end of town. Sunday, December 6<sup>th</sup> will be the annual tree lighting in Thompson’s Station Park. Our new website has been launched recently and has more interactive features, more avenues for public comment and helps us better communicate with the public.

### **Finance Report**

Mrs. Womack reviewed the financial report, noting some changes to the cash reports and stating that the Town is in a strong cash position. The Town was able to move \$500K in the general fund and \$50K from the wastewater fund over to our money market accounts. Per Alderman Shepard’s request, the Town was able to add the capital project detail under the title “Capital Projects” on the Cash Report. Alderman Shepard requested that the MARS SIA project be separated from Parks. Mrs. Womack shared that the new auditors were in the week of 11/02/15.

Mayor Napier discussed housing starts, noting that the Town had 40 housing starts in the month of October and also noting that the Town has had 294 housing starts in YTD in 2015 vs. 259 total in 2014.

### **Unfinished Business:**

- 1. Second Reading: Ordinance 2015-008 – An Ordinance of the Town of Thompson’s Station, TN, to Amend Title 19 of the Municipal Code Regarding Cable and Telecommunication Services within the Town.**

Alderman Shepard requested two minor changes – adding the word “local” in the Telecommunication section two times since it was in the cable section of the ordinance. Mr. Moore clarified that this ordinance sets the minimum standards for issuing a local franchise, and that the Board may require additional conditions on future franchise agreements.

Alderman Shepard pointed out that “Transfer of Ownership” was not included in the Telecommunication section of the ordinance. Mr. Moore stated that the intent was to add and mirror the language in the cable section.

**After discussion, Alderman Shepard moved to approve the Second Reading of Ordinance 2015-008 - An Ordinance of the Town of Thompson’s Station, TN, to Amend Title 19 of the Municipal Code Regarding Cable and Telecommunication Service Within the Town as amended. The motion was seconded and carried unanimously.**

- 2. Public Hearing and Second Reading: Ordinance 2015-009 – An Ordinance of the Town of Thompson’s Station, TN, to Amend Title 20, Chapter 1 of the Municipal Code Regarding Homeowner Association and Exclusive Bulk Service Agreements within the Town.**

Mayor Napier reviewed the item and opened the public hearing for comment.

**Public Comment:**

Steven Lugg, 2144 English Garden Way – Discussed concerns regarding the franchise agreement with Crystal Clear. Voiced concerns over lack of striping on Critz Lane. Thanked the Board for their work.

Mr. Cosentini clarified that the only changes that were made from the first reading were the ones previously discussed.

**After discussion, Alderman Shepard moved to approve the Second Reading of Ordinance 2015-008, an Ordinance of the Town of Thompson’s Station, TN to Amend Title 19 of the Municipal Code Regarding Cable and Telecommunication Services within the Town. The motion was seconded and carried unanimously.**

**New Business:**

- 3. Public Hearing: Resolution 2015-13 – A resolution of the Town of Thompson’s Station, Tennessee to annex certain properties (tax map 131, parcel 11.03, tax map 119, parcel 1.0 and tax map 119, parcel 2.0) generally located North of I-840 and South of (and including that portion of) West Harpeth Road into the Town and approve the plan of services for said annexation.**
- 4. Public Hearing: Resolution 2015-014 – A resolution of the Town of Thompson’s Station, Tennessee to annex certain properties (tax map 104, parcel 40.07 and tax map 104, parcel 29.04) generally located North of the existing Town limits and South of Coleman Road into the Town and to approve the plan of services for said annexation.**

Mr. Cosentini reviewed the resolutions(s), stating that the Town has received a request to annex several tracts of land on the West side of town north of 840 totaling just under 2000 acres. The purpose of this annexation is to develop a mixed-use community on roughly 1200 of those acres, and will include residential, commercial and recreational uses in compliance of our newly adopted LDO. A plan of service has been prepared for the annexations and includes a potential school site, public safety building (i.e. fire station, police station) and a provision for off-site traffic improvements being

the responsibility of the developer. Upon annexation, the Board is being asked to zone these parcels Transect Community (TC) for the areas north of West Harpeth Rd and T2 for the areas south.

Mike Abbott of Beacon Land Development briefly spoke about the type of development he would like to have within the annexation, stating that he wants it to be a collaborative effort and wants to do the right thing for the Town.

Dan Ford with Beau Welling Design gave a brief presentation on The Farms at Thompson's Station, outlining concepts for a golf course, open spaces, a Town Center and making the entire community a walkable environment.

Mayor Napier reviewed the item(s) and opened the public hearings for Resolution 2015-013 and Resolution 2015-014 for public comment.

**Public Comment:**

Betsy Hester – 112 Valley Ridge Rd. Williamson County 2<sup>nd</sup> district Commissioner. Represents Bridgemore & Canterbury subdivisions. Voiced wastewater, zoning, road and cost concerns. Wants more information.

Eddie Sanders – 1495 Coleman Rd. Has wastewater concerns. Would prefer to see a larger map.

Susan Williams – 1510 Coleman Rd. In agreement with the previous two speakers regarding their concerns. Also discussed overpopulation and traffic delays.

Mitch Maddox – 1335 King Ln. Concerned about the existing community. Voiced wastewater concerns.

John Peterson – 3448 Colebrook Dr. Fully supportive of development. Could provide a great economic boom for the Town.

Todd Sleeper – 1527 Coleman Rd. Would like more communication and has wastewater concerns.

Todd Kaestner – Williamson County 9<sup>th</sup> district Commissioner. Concerns about lack of detailed maps, communication, tax burdens, land use plan and neighbors property rights.

Michelle Mullins – 1501 Coleman Rd. Voiced wastewater concerns.

Nathan Berkley – 1514 Colman Rd. Expressed concerns regarding traffic, road access, town center, and the county rural preservation zone concerns.

Graham Russell – 1731 Dean Rd. Let developer present more detail. Give development an opportunity.

Mr. Cosentini stated that the development is still conceptual. The Town will work to keep informed as this project progresses. It is still very much a work in process.

Dorie Bolz – 201 Deerfield Ln. Director of Harpeth River Watershed Association. Has process issue with regard to annexation concerns for outside of the UGB.

Barbara Sturgeon – District 8 County Commissioner. Concerned with annexation and impact on Williamson County taxpayers. Density issues and wastewater concerns.

Sherri Clark – District 9 County Commissioner. Concurs with Commissioner Hester and Keastner. Thanked Town for their work. Voiced concerns with Taxpayer, annexation, wastewater issues.

Developer (Michael Abbott) responded to the comments regarding wastewater location and doing a comprehensive traffic study stating that an open house is planned for Dec. 15<sup>th</sup>, 2015. More maps, design, etc. will be provided for the public because we plan to find a solution for all concerns.

Mayor Napier empathized with the community and stated that the Town is committed to developing possibilities within the community. Being no further comments, the Mayor closed the public hearing.

**After discussion, Alderman Davis moved to approve Resolution 2015-13 – A resolution of the Town of Thompson’s Station, Tennessee to annex certain properties (tax map 131, parcel 11.03, tax map 119, parcel 1.0 and tax map 119, parcel 2.0) generally located North of I-840 and South of (and including that portion of) West Harpeth Road into the Town and approve the plan of services for said annexation. The motion was seconded and carried unanimously.**

**After discussion, Alderman Davis moved to approve Resolution 2015-014 – A resolution of the Town of Thompson’s Station, Tennessee to annex certain properties (tax map 104, parcel 40.07 and tax map 104, parcel 29.04) generally located North of the existing Town limits and South of Coleman Road into the Town and to approve the plan of services for said annexation. The motion was seconded and carried unanimously.**

- 5. First Reading of Ordinance 2015-010 – 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 zoning newly annexed territory (Map 104, Parcel 40.07; Map 104, Parcel 39.04; Map 110, Parcel 2.00 and a portion of Map 119, Parcel 1.00) as Transect Community (TC) and the remaining newly annexed territory (portion of Map 119, Parcel 1.00; Map 131, Parcel 11.03) as T2 – Rural as shown on the attached map.**

**Alderman Bell moved to approve the first Reading of Ordinance 2015-010 – 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 zoning newly annexed territory (Map 104, Parcel 40.07; Map 104, Parcel 39.04; Map 110, Parcel 2.00 and a portion of Map 119, Parcel 1.00) as Transect Community (TC) and the remaining newly annexed territory (portion of Map 119, Parcel 1.00; Map 131, Parcel 11.03) as T2 – Rural as shown on the attached map and to set a public hearing for January 12, 2016. The motion was seconded and passed by a vote of 4 -1 with Alderman Shepard casting the opposing vote.**

**Adjourn**

There being no further business, the meeting was adjourned at 9:25 p.m.

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Corey Napier, Mayor

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Jennifer Jones, Town Recorder



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

**DATE:** January 5, 2016  
**TO:** The Board of Mayor and Aldermen (BOMA)  
**FROM:** Joe Cosentini, Town Administrator  
**SUBJECT:** TA Report 1/12/2016

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**Non-Agenda Updates:**

FY15 Audit: Staff has received the draft version of our FY2015 financial audit and we are pleased to report that no deficiencies were identified, no instances of non-compliance, and all prior year findings were resolved. The report shows an increase in building related revenues by 52% from the previous year which is an indication of Williamson County's strong residential market. Our long term debt stands at \$2.3M divided between general and wastewater funds. This debt is attributed to the purchase of the additional 100 acres of parkland (general) and the installation of the Town 20 acre dripfield (wastewater)

Greenway Trail: It had been previously reported that all necessary information on the trail had been obtained by the Town and submitted to TDOT for review and authorization to commence the construction phase of the project. On Monday, January 4<sup>th</sup> we received our notice to proceed with construction. The Town will need to advertise the project and award to the lowest bidder. TDOT will also need to sign off on the contractor, but this project is still scheduled to begin early this spring.

## New Residential Permits Issued 2012-2015

### *Monthly Comparison*

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
January	11	9	14	19
February	11	14	29	24
March	10	13	12	38
April	7	16	23	23
May	13	12	22	26
June	14	10	26	28
July	11	15	19	31
August	17	21	7	28
September	10	16	18	37
October	15	18	39	40
November	8	19	17	12
December	12	17	33	27
<b>TOTAL FOR YEAR:</b>	<b><u>139</u></b>	<b><u>180</u></b>	<b><u>259</u></b>	<b><u>333</u></b>

**November 2015 Building Inspections - Inspections vs. Failed Inspections**

<u>Date</u>	<u>Total Inspections</u>	<u>Total Failed</u>	<u>Fail Rate</u>	<u>Inspections that Failed:</u>
11/2/2015	10	2	20%	final, footing
11/3/2015	14	3	21%	Final, frame PRI
11/4/2015	6	2	33%	water & sewer, insulation
11/5/2015	15	4	27%	frame(x2), insulation, final
11/6/2015	18	4	22%	water & sewer, PRI, final, gas
11/9/2015	16	5	31%	PRI, frame, greenplate, gas, frame
11/10/2015	21	5	24%	frame(x2), slab, final, foundation
11/12/2015	16	3	19%	insulation, slab (x2)
11/13/2015	29	9	31%	frame(x4), gas, final (x2), insulation
11/16/2015	30	9	30%	sewer (x2), PRI (x2), final (x2), gas (x2)
11/17/2015	16	2	13%	frame, gas
11/18/2015	12	3	25%	frame, final, insulation
11/19/2015	11	5	45%	insulation, frame, gas, final (x2)
11/20/2015	23	8	35%	PRI, water & sewer, frame (x2), insulation, gas (x3)
11/23/2015	16	11	69%	final (x2), frame (x3), load point (x2), lenthil, PRI (x2)
11/24/2015	19	4	21%	frame, slab, foundation, insulation
11/25/2015	17	4	24%	final, frame, water & sewer, load points
11/26/2015	0	0	#DIV/0!	NO INSPECTIONS, Thanksgiving
11/27/2015	0	0	#DIV/0!	NO INSPECTIONS, Thanksgiving
11/30/2015	29	5	17%	final (x2), gas, water & sewer, slab
<b><u>TOTAL for November</u></b>	<b><u>308</u></b>	<b><u>86</u></b>	<b><u>28%</u></b>	
Average/Day	15	4	27%	

**December 2015 Building Inspections - Inspections vs. Failed Inspections**

<u>Date</u>	<u>Total Inspections</u>	<u>Total Failed</u>	<u>Fail Rate</u>	<u>Inspections that Failed:</u>
12/1/2015	14	4	29%	slab, HVAC, insulation, loadpoint
12/2/2015	15	5	33%	insulation, water & sewer, slab, frame, loadpoint
12/3/2015	19	7	37%	PRI, footer (x2), HVAC, frame, water & sewer, slab
12/4/2015	28	4	14%	frame (x3), footer
12/7/2015	17	1	6%	insulation
12/8/2015	17	5	29%	frame (x2), water & sewer, footer, HVAC
12/9/2015	11	0	0%	
12/10/2015	22	7	32%	Gas (x3), HVAC, PRI, water & sewer, final
12/11/2015	26	5	19%	frame(x2), slab, final, foundation
12/14/2015	20	3	15%	HVAC, PRI, gas
12/15/2015	21	5	24%	frame (x3), final (x2)
12/16/2015	19	2	11%	final, water & sewer
12/17/2015	19	4	21%	radon, slab (x3)
12/21/2015	26	7	27%	gas (x2), insulation (x3), HVAC, water & sewer
12/22/2015	18	5	28%	load point, gas, frame (x2), insulation
12/23/2015	13	2	15%	water/sewer, slab
12/24/2015			#DIV/0!	NO INSPECTIONS - CHRISTMAS EVE
12/25/2015			#DIV/0!	NO INSPECTIONS - CHRISTMAS
12/28/2015	12	3	25%	foundation, final (x2)
12/29/2015	14	3	21%	gas (x2), frame
12/30/2015	15	5	33%	final, frame (x2), mechanical, gas
12/31/2015	15	6	40%	final, lentil, greeplate, radon, load point, gas
<b><u>TOTAL for December</u></b>	<b><u>313</u></b>	<b><u>67</u></b>	<b><u>21%</u></b>	
Average/Day	15	3	20%	



Town of Thompson's Station  
Cash Balance Report  
As of December 31, 2015

	Oct-15	Nov-15	Dec-15
<b>General Fund:</b>			
Checking Account	\$ 406,524	\$ 388,120	\$ 452,074
Money Market Investment Accounts	5,061,661	5,063,123	5,663,532
Total General Fund Cash	\$ 5,468,184	\$ 5,451,244	\$ 6,115,606
Less: Developer Cash Bonds Held	(474,800)	(474,800)	(474,800)
Less: County Privilege Tax Held	(225,346)	(134,270)	(131,632)
Less: County Mixed Drink Tax Payable	(573)	(2)	(907)
Less: FY16 Capital Projects			
Greenway Trail	(836,358)	(831,193)	(831,193)
Mars PetCare SIA (State Industrial Access)	(280,000)	(280,000)	(280,000)
Parks	(100,000)	(100,000)	(100,000)
Community Center Design	(25,000)	(22,000)	(22,000)
Town Center	(350,000)	(350,000)	(350,000)
Critz Lane Design	(50,000)	(50,000)	(50,000)
Miscellaneous	(23,210)	(23,210)	(23,210)
Cash Available - General Fund	\$ 3,102,898	\$ 3,185,769	\$ 3,851,865
<b>Wastewater Fund:</b>			
Checking Account	\$ 145,027	\$ 145,027	\$ 163,040
Money Market Investment Accounts	1,542,506	1,542,506	1,142,945
Total Wastewater Fund Cash	\$ 1,687,533	\$ 1,687,533	\$ 1,305,985
Cash Available - Wastewater Fund	\$ 1,687,533	\$ 1,687,533	\$ 1,305,985
<b>Total Cash Available</b>	<b>\$ 4,790,431</b>	<b>\$ 4,873,301</b>	<b>\$ 5,157,850</b>



**Town of Thompson's Station  
General Fund Income and Expense Analysis  
As of December 31, 2015**

**Year to Date  
Actual versus Budget**

	<b>Year to Date (50%)</b>				
	<b>Nov-15</b>	<b>Dec-15</b>	<b>Budget</b>	<b>% of Budget</b>	
<b>Income</b>					
31111 · Real Property Tax Revenue	8,163	19,349	125,000	15%	
31310 · Interest & Penalty Revenue	89	94	-	100%	
31610 · Local Sales Tax - Trustee	311,903	366,127	600,000	61%	
31710 · Wholesale Beer Tax	45,276	60,409	95,000	64%	
31810 · City Portion of County Priv Tax	18,847	23,662	30,000	79%	
31900 · CATV Franchise Fee Income	6,734	6,734	12,000	56%	
32000 · Beer Permits	-	400	500	80%	
32200 · Building Permits	267,401	312,252	325,000	96%	
32230 · Submittal & Review Fees	23,926	27,937	30,000	93%	Roderick Phase I Preliminary Plat
32245 · Miscellaneous Fees	40	50	500	10%	
32260 · Business Tax Revenue	10,402	11,003	81,000	14%	
32300 · Impact Fees	407,254	473,020	500,000	95%	
33320 · TVA Payments in Lieu of Taxes	-	7,865	29,000	27%	
33510 · Local Sales Tax - State	88,981	106,479	170,000	63%	
33520 · State Income Tax	-	-	100,000	0%	
33530 · State Beer Tax	698	698	1,100	63%	
33535 · Mixed Drink Tax	2,329	3,234	1,500	216%	
33552 · State Streets & Trans. Revenue	2,274	2,729	5,500	50%	
33553 · SSA - Motor Fuel Tax	21,614	25,887	48,000	54%	
33554 · SSA - 1989 Gas Tax	3,483	4,180	7,700	54%	
33555 · SSA - 3 Cent Gas Tax	6,464	7,758	14,300	54%	
33725 · Greenways & Trails Grant	-	-	599,000	0%	
36120 · Interest Earned - Invest. Accts	3,548	3,957	4,500	88%	
36130 · Interest Income-Interfund Loan	-	11,667	12,000	97%	Loan paid off December 2015
37746 · Pavilion & Comm. Ctr. Rental	4,227	6,327	4,000	158%	
37747 · Pavilion Comm. Ctr Dep Refund	(2,500)	(2,800)	-	100%	
37990 · Other Revenue	1,166	1,266	-	100%	
37999 · Loan Repayment From W/W Fund	-	388,889	56,000	694%	Loan paid off December 2015
39999 · Budgeted Fund Balance - GF	-	-	741,000	0%	
<b>Total Income</b>	<b>1,233,320</b>	<b>1,869,173</b>	<b>3,592,600</b>		
<b>Expense</b>					
41110 · Payroll Expense	209,810	258,230	578,000	45%	
41141 · Payroll Taxes - FICA	13,008	15,301	29,000	53%	
41142 · Payroll Taxes - Medicare	3,042	3,579	8,000	45%	
41147 · Payroll Taxes - SUTA	903	903	3,500	26%	
41161 · Board Member Expenses	44	178	500	36%	
41211 · Postage, Freight & Express Chgs	1,809	2,281	4,000	57%	
41221 · Printing, Forms & Photocopy Exp	2,445	2,823	5,000	56%	
41230 · Recording & Filing Fees	152	152	1,000	15%	
41231 · Publication of Legal Notices	985	1,045	3,000	35%	
41235 · Memberships & Subscriptions	3,174	3,211	6,000	54%	
41241 · Utilities - Electricity	5,074	5,855	10,000	59%	
41242 · Utilities - Water	780	919	2,300	40%	
41244 · Utilities - Gas	407	512	2,000	26%	
41245 · Telecommunications Expense	1,555	1,846	4,500	41%	
41252 · Prof. Fees - Legal Fees	49,127	57,090	80,000	71%	
41253 · Prof. Fees - Auditor	0	13,000	4,000	325%	Audit performed Nov - Dec
41254 · Prof. Fees-Consulting Engineers	9,180	13,500	40,000	34%	
41259 · Prof. Fees - Other	11,724	11,724	60,000	20%	
41264 · Repairs & Maint - Vehicles	4,202	4,377	5,000	88%	
41265 · Parks & Rec. Expense	5,654	6,667	20,000	33%	
41266 · Repairs & Maint - Bldg	5,173	6,519	50,000	13%	
41268 · Repairs & Maint-Roads, Drainage	36,026	44,656	418,100	11%	
41269 · SSA - Street Repair Expense	0	0	70,000	0%	
41270 · Vehicle Fuel & Oil Expense	5,011	5,549	15,000	37%	
41280 · Travel Expense	384	384	2,000	19%	
41285 · Continuing Education Expense	2,418	2,418	7,000	35%	
41289 · Employee Retirement Expense	0	1,825	53,000	3%	
41291 · Animal Control Services	3,133	3,133	3,200	98%	Paid annually
41300 · Economic Development Expense	404	404	10,000	4%	
41311 · Office Expense	8,512	9,432	10,000	94%	
41511 · Insurance - Property	2,701	2,701	2,500	108%	Paid annually
41512 · Insurance - Workers Comp.	13,812	14,510	12,500	116%	Paid annually
41513 · Insurance - Liability	4,357	4,357	4,500	97%	Paid annually
41514 · Insurance - Employee Medical	33,303	40,041	100,000	40%	
41515 · Insurance - Auto	2,257	2,257	2,000	113%	Paid annually
41516 · Insurance - E & O	10,695	10,695	12,000	89%	Paid annually
41551 · Trustee Commission	443	960	3,000	32%	
41691 · Bank Charges	0	0	2,000	0%	
41720 · Donations	800	800	100,000	1%	
41899 · Other Expenses	174	174	10,000	2%	
41940 · Capital Projects	23,597	23,597	1,680,000	1%	
41943 · Acquisition of Public Use Prop.	26,938	26,938	-	-	
49030 · Capital Outlay Note Payment	130,087	130,087	160,000	81%	Paid annually
<b>Total Expense</b>	<b>633,301</b>	<b>734,631</b>	<b>3,592,600</b>		
<b>Net Income</b>	<b>600,018</b>	<b>1,134,542</b>	<b>0</b>		



**Town of Thompson's Station**  
**General Fund Income and Expense Analysis**  
**As of December 31, 2015**

**Month to Month  
Trend Analysis**

	<b>Month to Month Trend Analysis</b>				<b>Comment</b>
	<b>Oct-15</b>	<b>Nov-15</b>	<b>Dec-15</b>	<b>Current Change</b>	
<b>Income</b>					
31111 · Real Property Tax Revenue	94	6,924	11,186	4,262	
31310 · Interest & Penalty Revenue	10	12	5	(7)	
31610 · Local Sales Tax - Trustee	64,989	68,512	54,224	(14,288)	
31710 · Wholesale Beer Tax	9,263	7,947	15,132	7,185	
31810 · City Portion of County Priv Tax	3,534	3,577	4,815	1,238	
31900 · CATV Franchise Fee Income	-	3,310	-	(3,310)	Received quarterly
32000 · Beer Permits	-	-	400	400	
32200 · Building Permits	70,717	43,082	44,851	1,769	
32230 · Submittal & Review Fees	1,778	625	4,011	3,386	
32245 · Miscellaneous Fees	10	-	10	10	
32260 · Business Tax Revenue	1,772	1,240	601	(639)	
32300 · Impact Fees	112,673	67,185	65,766	(1,419)	
33320 · TVA Payments in Lieu of Taxes	-	-	7,865	7,865	Received quarterly
33510 · Local Sales Tax - State	18,265	19,057	17,498	(1,559)	
33520 · State Income Tax	-	-	-	-	
33530 · State Beer Tax	698	-	-	-	
33535 · Mixed Drink Tax	573	2	905	903	
33552 · State Streets & Trans. Revenue	454	455	455	-	
33553 · SSA - Motor Fuel Tax	4,315	4,248	4,273	25	
33554 · SSA - 1989 Gas Tax	695	659	697	38	
33555 · SSA - 3 Cent Gas Tax	1,290	1,223	1,294	71	
33725 · Greenways & Trails Grant	-	-	-	-	
36120 · Interest Earned - Invest. Accts	-	1,463	409	(1,054)	
36130 · Interest Income-Interfund Loan	-	-	11,667	11,667	Loan paid off December 2015
37746 · Pavilion & Comm. Ctr. Rental	1,527	-	2,100	2,100	
37747 · Pavilion Comm. Ctr Dep Refund	(300)	(300)	(300)	-	
37990 · Other Revenue	200	-	100	100	
37999 · Loan Repayment From W/W Fund	-	-	388,889	388,889	Loan paid off December 2015
39999 · Budgeted Fund Balance - GF	-	-	-	-	
<b>Total Income</b>	<b>292,557</b>	<b>230,222</b>	<b>636,853</b>	<b>407,632</b>	
<b>Expense</b>					
41110 · Payroll Expense	35,515	45,354	48,420	3,066	BOMA, Commission, Supplemental
41141 · Payroll Taxes - FICA	2,202	2,812	2,293	(519)	
41142 · Payroll Taxes - Medicare	515	657	537	(120)	
41147 · Payroll Taxes - SUTA	321	-	-	-	
41161 · Board Member Expenses	-	-	134	134	
41211 · Postage, Freight & Express Chgs	348	626	472	(154)	
41221 · Printing, Forms & Photocopy Exp	378	728	378	(350)	
41230 · Recording & Filing Fees	37	-	-	-	
41231 · Publication of Legal Notices	291	504	60	(444)	
41235 · Memberships & Subscriptions	709	114	37	(77)	
41241 · Utilities - Electricity	1,074	550	781	231	
41242 · Utilities - Water	-	88	139	51	
41244 · Utilities - Gas	72	118	105	(13)	
41245 · Telecommunications Expense	100	390	291	(99)	
41252 · Prof. Fees - Legal Fees	9,145	7,410	7,963	553	
41253 · Prof. Fees - Auditor	-	-	13,000	13,000	Audit performed Nov - Dec
41254 · Prof. Fees-Consulting Engineers	4,995	-	4,320	4,320	
41259 · Prof. Fees - Other	-	-	-	-	
41264 · Repairs & Maint - Vehicles	411	1,747	175	(1,572)	
41265 · Parks & Rec. Expense	2,303	1,095	1,013	(82)	
41266 · Repairs & Maint - Bldg	1,001	1,113	1,346	233	
41268 · Repairs & Maint-Roads, Drainage	1,465	14,059	8,630	(5,429)	Annual bushhog; TV roundabout study
41269 · SSA - Street Repair Expense	-	-	-	-	
41270 · Vehicle Fuel & Oil Expense	1,195	346	538	192	
41280 · Travel Expense	29	303	-	(303)	
41285 · Continuing Education Expense	60	35	-	(35)	
41289 · Employee Retirement Expense	-	-	1,825	1,825	Retirement plan contract signed
41291 · Animal Control Services	-	-	-	-	
41300 · Economic Development Expense	70	110	-	(110)	
41311 · Office Expense	3,966	957	920	(37)	
41511 · Insurance - Property	-	-	-	-	
41512 · Insurance - Workers Comp.	-	-	698	698	
41513 · Insurance - Liability	-	-	-	-	
41514 · Insurance - Employee Medical	6,447	7,040	6,738	(302)	
41515 · Insurance - Auto	-	-	-	-	
41516 · Insurance - E & O	-	-	-	-	
41551 · Trustee Commission	2	417	517	100	
41691 · Bank Charges	-	-	-	-	
41720 · Donations	-	-	-	-	
41899 · Other Expenses	-	-	-	-	
41940 · Capital Projects	13,642	8,165	-	(8,165)	Greenway design services
41943 · Acquisition of Public Use Prop.	26,938	-	-	-	
49030 · Capital Outlay Note Payment	-	-	-	-	
<b>Total Expense</b>	<b>113,231</b>	<b>94,738</b>	<b>101,330</b>	<b>6,592</b>	
<b>Net Income</b>	<b>179,326</b>	<b>135,484</b>	<b>535,523</b>	<b>513,579</b>	



**Town of Thompson's Station**  
**Wastewater Fund Income and Expense Analysis**  
**As of December 31, 2015**

Year to Date  
 Actual versus Budget

	Year to Date (50%)				Comment
	Nov-15	Dec-15	Budget	% of Budget	
<b>Income</b>					
3100 · Wastewater Treatment Fees	235,997	279,696	400,000	70%	
3101 · Septage Disposal Fees	50,915	65,965	150,000	44%	
3105 · Late Payment Penalty	3,037	4,278		100%	
3109 · Uncollectible Accounts	0	0	(5,000)	0%	
3300 · Tap Fees	367,431	430,057	475,000	91%	
3902 · Interest Income - Invest Accts	772	905	300	302%	
4009 · Returned Check Charges	80	80		100%	
<b>Total Income</b>	<b>658,232</b>	<b>780,981</b>	<b>1,020,300</b>		
<b>Expense</b>					
4010 · Payroll Expense	41,736	50,824	110,000	46%	
4100 · Capital Expenditures	0	0	20,000	0%	
4150 · WW Infrastructure Installed	0	0	75,000	0%	
4210 · Permits & Fees Expense	4,905	6,016	10,000	60%	
4220 · Laboratory Water Testing	5,410	5,890	9,000	65%	
4230 · Supplies Expense	798	958	7,500	13%	
4240 · Repairs & Maint. Expense	23,378	29,317	81,200	36%	
4310 · Utilities - Electric	38,493	46,769	100,000	47%	
4320 · Utilities - Water	492	1,009	1,500	67%	
4390 · Insurance Expense	16,748	16,748	20,000	84%	Paid annually
4400 · Prof. Fees-Consulting Engineers	53,362	57,029	75,000	76%	Evaluations
4420 · Prof. Fees - Auditor	0	0	1,800	0%	
4490 · Prof. Fees - Other	0	0	10,000	0%	
4710 · Payroll Taxes - FICA	2,588	2,987	7,000	43%	
4720 · Payroll Taxes - Medicare	605	699	1,500	47%	
4730 · Payroll Taxes - SUTA	0	0	500	0%	
4789 · Employee Retirement Expense	0	0	12,000	0%	
4800 · Bank Charges	25	25	300	8%	
4900 · Other Expense	400	400	1,000	40%	
4990 · Depreciation Expense	114,585	137,502	275,000	50%	
4994 · Interest Expense	8,956	10,655	22,000	48%	
4995 · Interest Expense-Interfund Loan	0	11,667	12,000	97%	Loan paid off December 2015
<b>Total Expense</b>	<b>312,481</b>	<b>378,495</b>	<b>852,300</b>		
<b>Net Income - Operating</b>	<b>345,751</b>	<b>402,486</b>	<b>168,000</b>		
<b>Financing Activities</b>					
4993 · Loan Repayment-Franklin Synergy	46,296	55,555	112,000	50%	
4999 · Loan Repayment to General Fund	0	388,889	56,000	694%	Loan paid off December 2015
<b>Net Income</b>	<b>299,455</b>	<b>(41,958)</b>	<b>0</b>		





**Town of Thompson's Station**  
**Wastewater Fund Income and Expense Analysis**  
**As of December 31, 2015**

Month to Month  
Trend Analysis

	Month to Month Trend Analysis				Comment
	Oct-15	Nov-15	Dec-15	Current Change	
<b>Income</b>					
3100 · Wastewater Treatment Fees	47,982	46,168	43,699	(2,469)	
3101 · Septage Disposal Fees	0	16,700	15,050	(1,650)	
3105 · Late Payment Penalty	975	1,114	1,241	127	
3109 · Uncollectible Accounts	0	0	0	0	
3300 · Tap Fees	92,626	50,126	62,626	12,500	
3902 · Interest Income - Invest Accts	0	306	133	(173)	
4009 · Returned Check Charges	0	35	0	(35)	
<b>Total Income</b>	<b>141,583</b>	<b>114,449</b>	<b>122,749</b>	<b>8,300</b>	
<b>Expense</b>					
4010 · Payroll Expense	7,587	9,484	9,088	(396)	
4100 · Capital Expenditures	0	0	0	0	
4150 · WW Infrastructure Installed	0	0	0	0	
4210 · Permits & Fees Expense	0	3,628	1,111	(2,517)	
4220 · Laboratory Water Testing	1,262	2,823	480	(2,343)	
4230 · Supplies Expense	160	35	160	125	
4240 · Repairs & Maint. Expense	806	20,014	5,939	(14,075)	Pump repair in Tollgate
4310 · Utilities - Electric	7,022	6,133	8,276	2,143	
4320 · Utilities - Water	0	55	517	462	
4390 · Insurance Expense	0	0	0	0	
4400 · Prof. Fees-Consulting Engineers	0	10,689	3,667	(7,022)	Evaluations
4420 · Prof. Fees - Auditor	0	0	0	0	
4490 · Prof. Fees - Other	0	0	0	0	
4710 · Payroll Taxes - FICA	471	588	399	(189)	
4720 · Payroll Taxes - Medicare	110	137	94	(43)	
4730 · Payroll Taxes - SUTA	0	0	0	0	
4789 · Employee Retirement Expense	0	0	0	0	
4800 · Bank Charges	0	10	0	(10)	
4900 · Other Expense	0	0	0	0	
4990 · Depreciation Expense	22,917	22,917	22,917	0	
4994 · Interest Expense	1,737	1,773	1,699	(74)	
4995 · Interest Expense-Interfund Loan	0	0	11,667	11,667	Loan paid off December 2015
<b>Total Expense</b>	<b>42,072</b>	<b>78,286</b>	<b>66,014</b>	<b>(12,272)</b>	
<b>Net Income - Operating</b>	<b>99,511</b>	<b>36,163</b>	<b>56,735</b>	<b>20,572</b>	
<b>Financing Activities</b>					
4993 · Loan Repayment-Franklin Synergy	9,259	9,259	9,259	0	
4999 · Loan Repayment to General Fund	0	0	388,889	388,889	Loan paid off December 2015
<b>Net Income</b>	<b>90,252</b>	<b>26,904</b>	<b>(341,413)</b>	<b>(368,317)</b>	

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

**DATE:** January 5, 2016  
**TO:** The Board of Mayor and Aldermen (BOMA)  
**FROM:** Joe Cosentini, Town Administrator  
**SUBJECT:** Zoning for Newly Annexed Territory

---

At the November 10<sup>th</sup> BOMA meeting, the Board voted to annex additional territory lying north of State Route 840 and south of Coleman Road for the purposes of allowing a mixed-use community on roughly 1,200 acres that will include residential, commercial, and recreation uses. The applicant is requesting that the area to the north of W. Harpeth Road be zoned Transect Community (TC) and the area south of W. Harpeth Road to be zoning T2 which is a rural designation. Prior to adoption of the zoning designation the Town is required to hold a public hearing on the matter.

In addition, should the Board decide to act favorably upon the request for zoning, it should be made conditional on the following items based on the previously approved Plan of Services:

1. An acceptable school building site must be identified and dedicated from within the annexed area
2. An acceptable public safety building must be identified and dedicated from within the annexed area
3. All proposed trails within the community must be made to allow for future connections to the public trail system
4. The wastewater treatment facility must be located in an area at least 1000 feet away from any existing adjacent residential structure
5. All off site infrastructure improvements necessary to serve this project will be paid for entirely by the applicant

Recommendation:

Town staff recommends that the newly annexed territory be zoned Transect Community (TC) for the area north of W. Harpeth Road and T2 for the area south of W. Harpeth Road with the following conditions:

1. An acceptable school building site must be identified and dedicated from within the annexed area
2. An acceptable public safety building must be identified and dedicated from within the annexed area
3. All proposed trails within the community must be made to allow for future connections to the public trail system
4. The wastewater treatment facility must be located in an area at least 1000 feet away from any existing adjacent residential structure
5. All off site infrastructure improvements necessary to serve this project will be paid for entirely by the applicant

**Thompson's Station Board of Mayor and Aldermen**  
**January 12, 2016**  
**Zoning for Two Farms at Thompson's Station.**

**PROJECT DESCRIPTION**

A request to zone 1,229 acres north of West Harpeth Road, south of Coleman Road to Transect Community (TC) and to zone 732 acres south of West Harpeth Road, north of State Route 840 to T2 (Rural) zone.

**BACKGROUND**

The Planning Commission reviewed the request on October 27, 2015 and voted unanimously to move the annexation and zoning request to the Board of Mayor and Aldermen for review. On November 10, 2015, the Board of Mayor and Aldermen passed a resolution to annex the referenced territory and passed on first reading the zoning of the land. The public hearing for the proposed zoning of this newly annexed land was noticed on December 20, 2015 in the Williamson A.M. In addition, a public notice mailed to all adjacent property owners and the project site was posted in five locations (one on Carters Creek Pike, two on Coleman Road and two on West Harpeth Road).

**ANALYSIS**

**ZONING**

The request to develop the land under the Transect Community zoning was presented for the land north of West Harpeth Road, south of Coleman Road. This zoning designation would permit the development of the land into hamlets maintaining 60% of the land in open space (T1 or T2 zoning). The applicant submitted a concept plan that includes a golf course community with approximately 950 residential lots and a mix of non-residential development.

The land south of West Harpeth Road does not have a proposal at this time, therefore, given its location, it would be appropriate and consistent to zone this property as T2 (Rural).

**ATTACHMENTS**

Concept Plan

**ORDINANCE NO. 2015-010**

**AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND TO THE TOWN'S ZONING MAP BY ZONING NEWLY ANNEXED TERRITORY (MAP 104, PARCEL 40.07; MAP 104, PARCEL 39.04; MAP 119, PARCEL 2.00 AND A PORTION OF MAP 119, PARCEL 1.00) AS TRANSECT COMMUNITY (TC) AND THE REMAINING NEWLY ANNEXED TERRITORY (PORTION OF MAP 119, PARCEL 1.00; MAP 131, PARCEL 11.03) AS T2 – RURAL AS SHOWN ON THE ATTACHED MAP**

WHEREAS, the Town has adopted Resolutions 2015-13 and 2015-14 to annex certain territory into the Town at the request of the property owner; and

WHEREAS, the property owner has requested that the Map 104, Parcel 40.07; Map 104, Parcel 39.04; Map 119, Parcel 2.00; and a portion of Map 119, Parcel 1.00 of the annexed territory be zoned as a Transect Community (TC) under the Town's Land Development Ordinance; and

WHEREAS, the Town's Planning Commission has recommended that this territory be zoned as a Transect Community (TC); and

WHEREAS, the Planning Commission recommends that the remaining portion of Map 119, Parcel 1.00; and Map 131, Parcel 11.03 of the annexed territory be zoned as T2 - Rural under the Town's Land Development Ordinance; and

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station has determined that the proposed zoning 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 Zoning Map of the Town of Thompson's Station, Tennessee is here by amended by adding the territory annexed by Resolutions 2015-13 and 2015-14 and zoning said territory as a Transect Community (TC) and T2- Rural; said territory being more particularly described in the above-referenced resolutions and on the map attached hereto as Exhibit A.

**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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
Corey Napier, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Jones, Town Recorder

Passed First Reading: 11/10/2015

Passed Second Reading: \_\_\_\_\_

Submitted to Public Hearing on the 12 day of January, 201~~5~~<sup>6</sup>, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the \_\_\_\_ day of \_\_\_\_\_, 2015.

Recommended for approval by the Planning Commission on the 27<sup>th</sup> day of October, 2015.

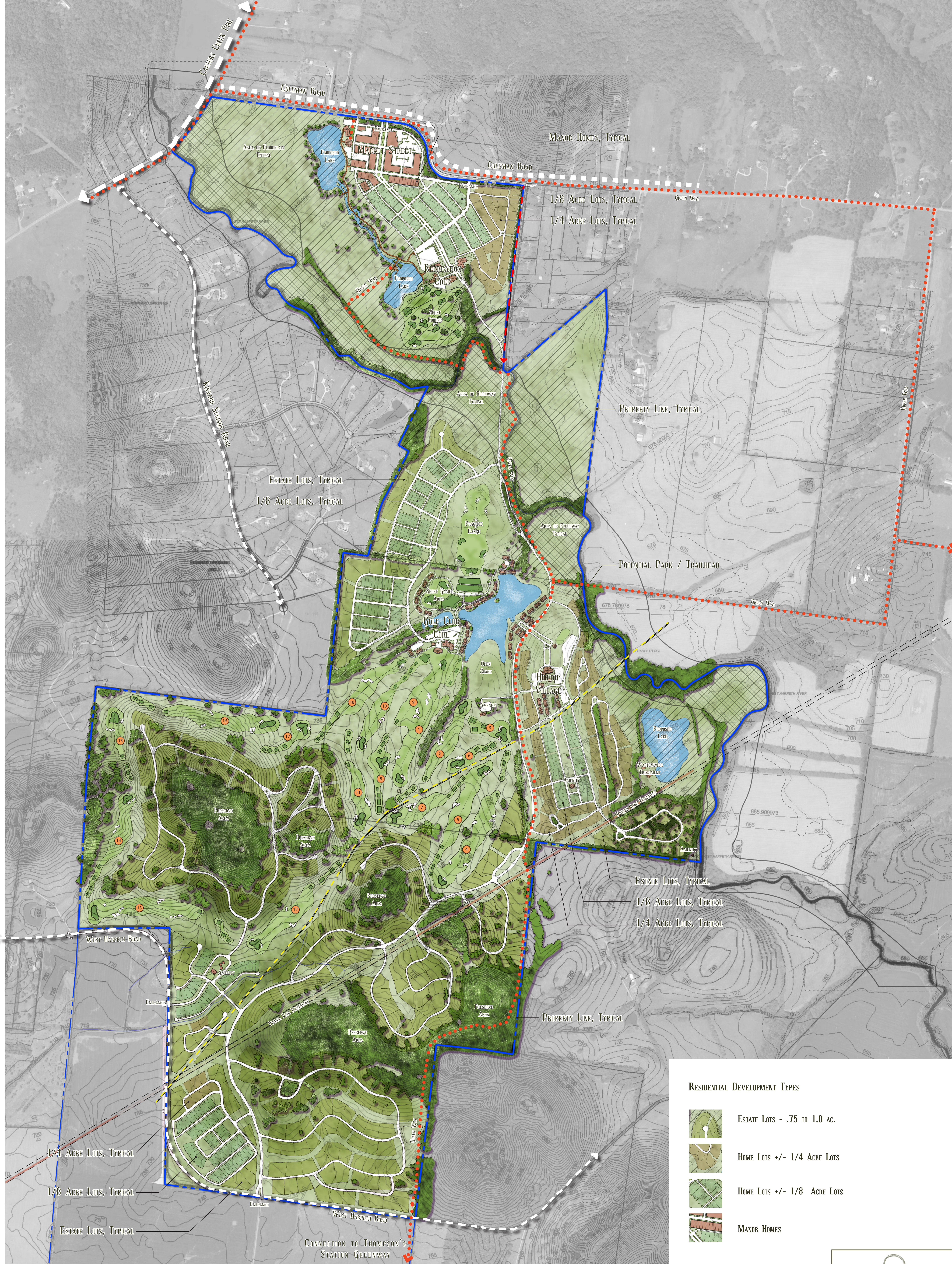
APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Todd Moore, Town Attorney

Thompson's Station, TN  
Exhibit A for Ord 2015-010

TC	.....
T5	.....
T4O	.....
T4	.....
T3	.....
T2	.....
T1	.....
D1	.....
D2	.....
D3	.....
C	.....
NC	.....
PN	.....
SP	.....
L	.....
M-	.....

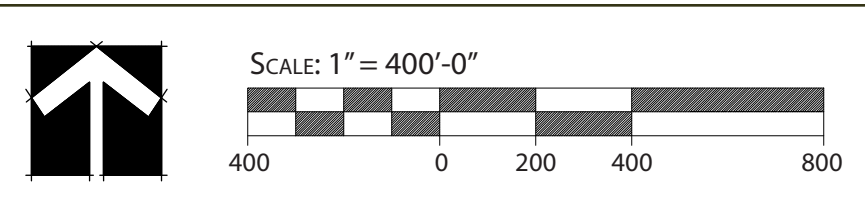


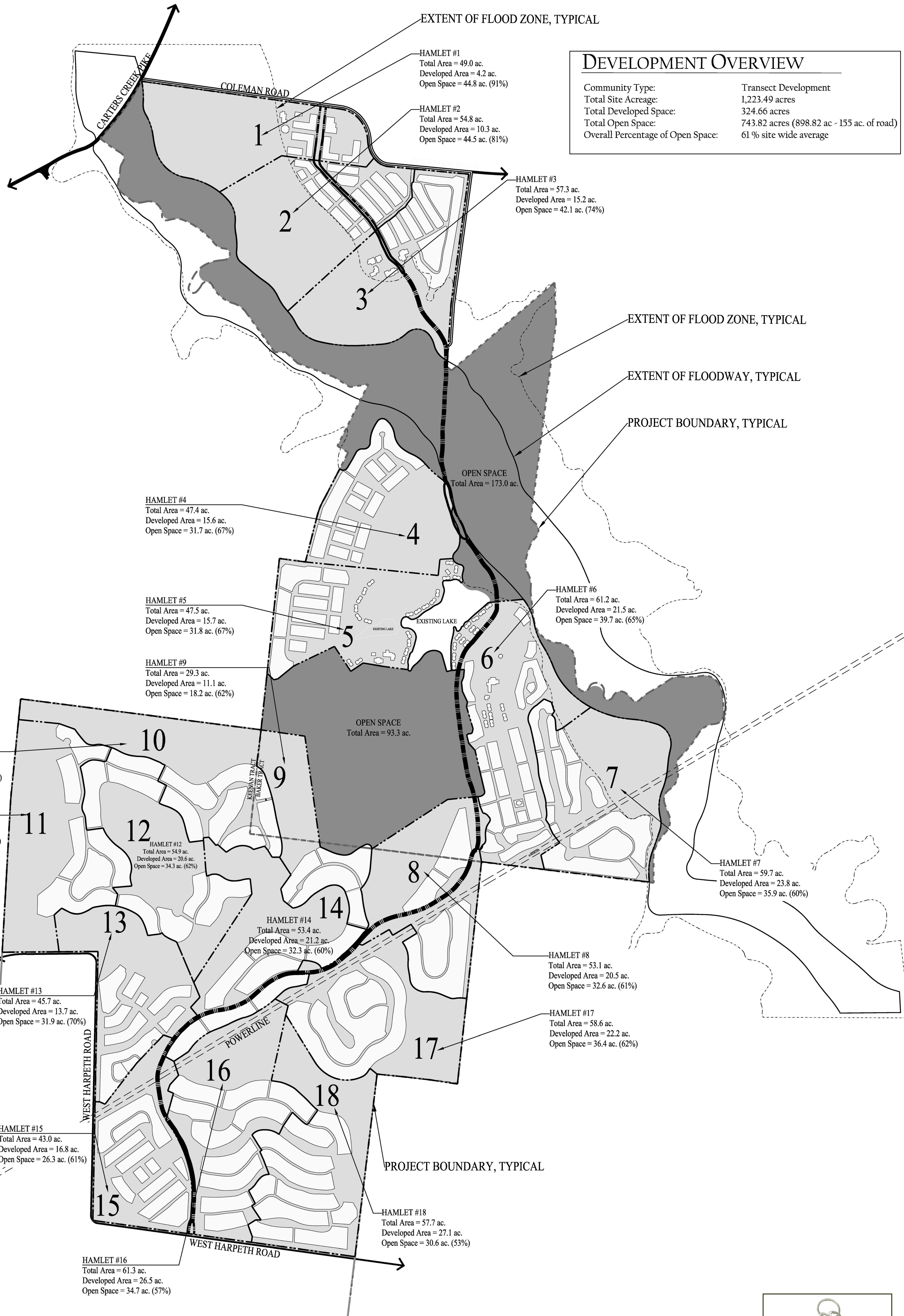


**RESIDENTIAL DEVELOPMENT TYPES**

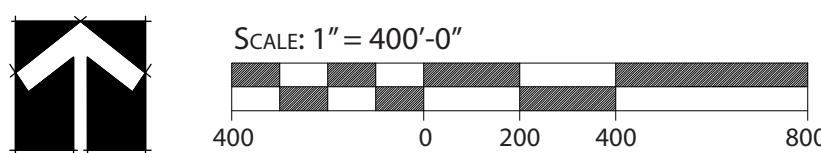
-  ESTATE LOTS - .75 TO 1.0 AC.
-  HOME LOTS +/- 1/4 ACRE LOTS
-  HOME LOTS +/- 1/8 ACRE LOTS
-  MANOR HOMES

**CONCEPTUAL MASTER PLAN**





PRELIMINARY CONCEPT PLAN





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

**DATE:** January 5, 2016  
**TO:** The Board of Mayor and Aldermen (BOMA)  
**FROM:** Joe Cosentini, Town Administrator  
**SUBJECT:** **Wastewater Request – Two Farms**

---

The Town has received a wastewater request for the Two Farms project. As the Board is aware, the Town's current ordinances require a deep cell aerated lagoon treatment system, but offers applicants the ability to request alternative systems on a case by case basis.

*18-106. Ownership. All of the components of the wastewater reclamation and reuse system, including the collection system, shall be dedicated, owned and operated by the Town of Thompson's Station or a designated agent.*

*18-130. Applicability. The Town has selected deep cell, long duration aerated lagoon treatment followed by irrigation as its wastewater reclamation and reuse system of choice. Use of systems other than the above will not be prohibited, but will be considered when a developer shows that the use of the system of choice will cause an economic hardship. If a developer proposes to use other wastewater treatment processes, they shall prepare a detailed written explanation containing both technical, and capital and operating cost evaluations justifying its use. Final approval of all systems shall lie with the mayor and board of aldermen of the town.*

The request received is for a membrane bioreactor (MBR) system which will allow the wastewater to be treated to a much higher quality in order to achieve a reuse standard. The applicant is requesting this system in order to use the treated effluent for golf course irrigation which qualifies as reuse. Information on the system has been supplied by the applicant and is attached for review.

**Recommendation:**

Staff is recommending that the Board approve the concept of an MBR system in order to begin the process with Tennessee Department of Environment and Conservation (TDEC). This approval would be conditional on a final design and operational analysis of the system to be approved by BOMA prior to plat approvals which would need use of the system.



## Innovative Process Intensified MBR Design

- Traditional MBR
- Reuse with MBR
- High Rate MBR System
  - Technology Overview
  - Pilot Testing
  - Case Studies

OVIVO mbr

# MBR is....

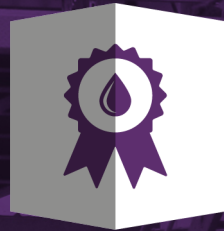
*A Membrane Biological Reactor, or MBR, is an activated sludge process using membranes in place of sedimentation.*



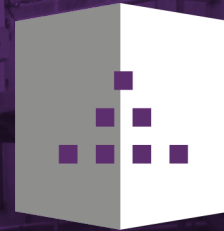
Space Efficient



Cost Effective



Best Available  
Treatment



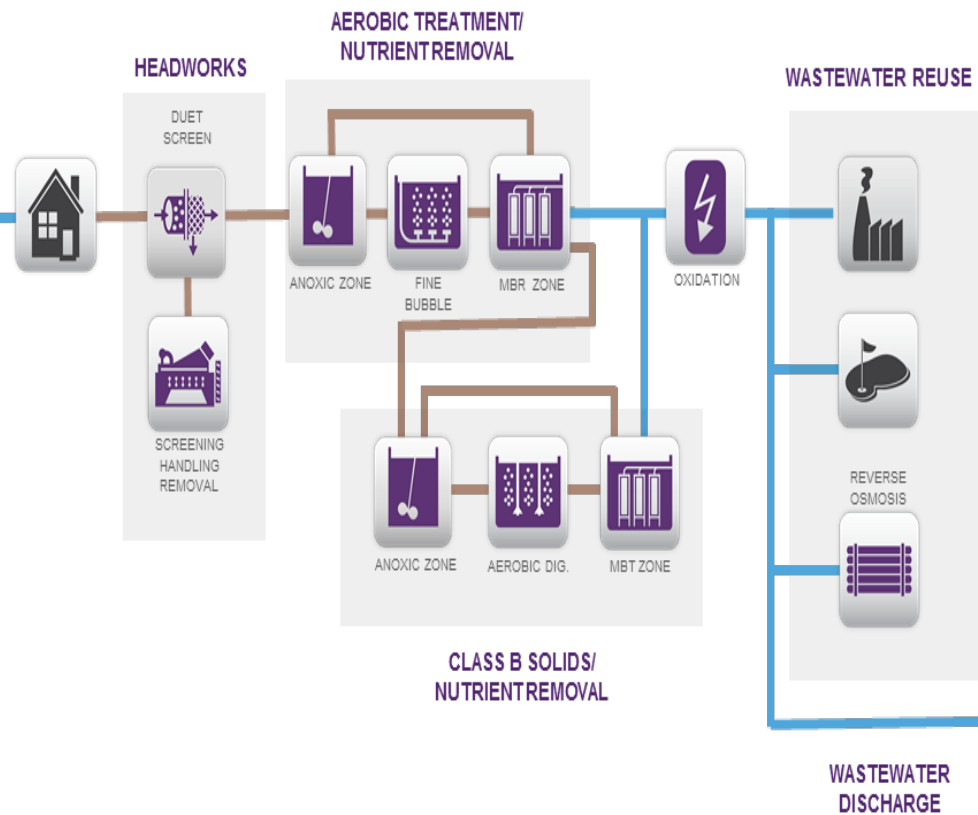
Simple



Reliable

ROCKER  
CRANE RENTALS  
1-800-258-1323

- 3+ Stages
- MLSS: 8,000 – 12,000 mg/l
- FBD
- 10 mg O/l
- 4Q – 6Q Recycle



- Golf Courses
- Land Scape
- Toilet Flushing
- Agriculture
- Potable Reuse

**Permeate Quality**

Parameters	Typical Values	Achievable Values
BOD <sub>5</sub>	➡ < 2.0 mg/l	Non-Detect
TSS	➡ < 2.0 mg/l	Non-Detect
Ammonia (NH <sub>3</sub> )	< 1.0 mg/l	Non-Detect
Total Nitrogen (TN)	➡ < 10.0 mg/l	< 3.0 mg/l
Phosphorus (TP)	< 1.0 mg/l	< 0.03 mg/l
Turbidity	➡ < 0.10 NTU	< 0.05 NTU
Fecal Coliform	➡ < 2.2 CFU/100ml	Non-Detect
SDI	< 3	< 2





Fay School, MA - Gold



OHSU, OR - Platinum

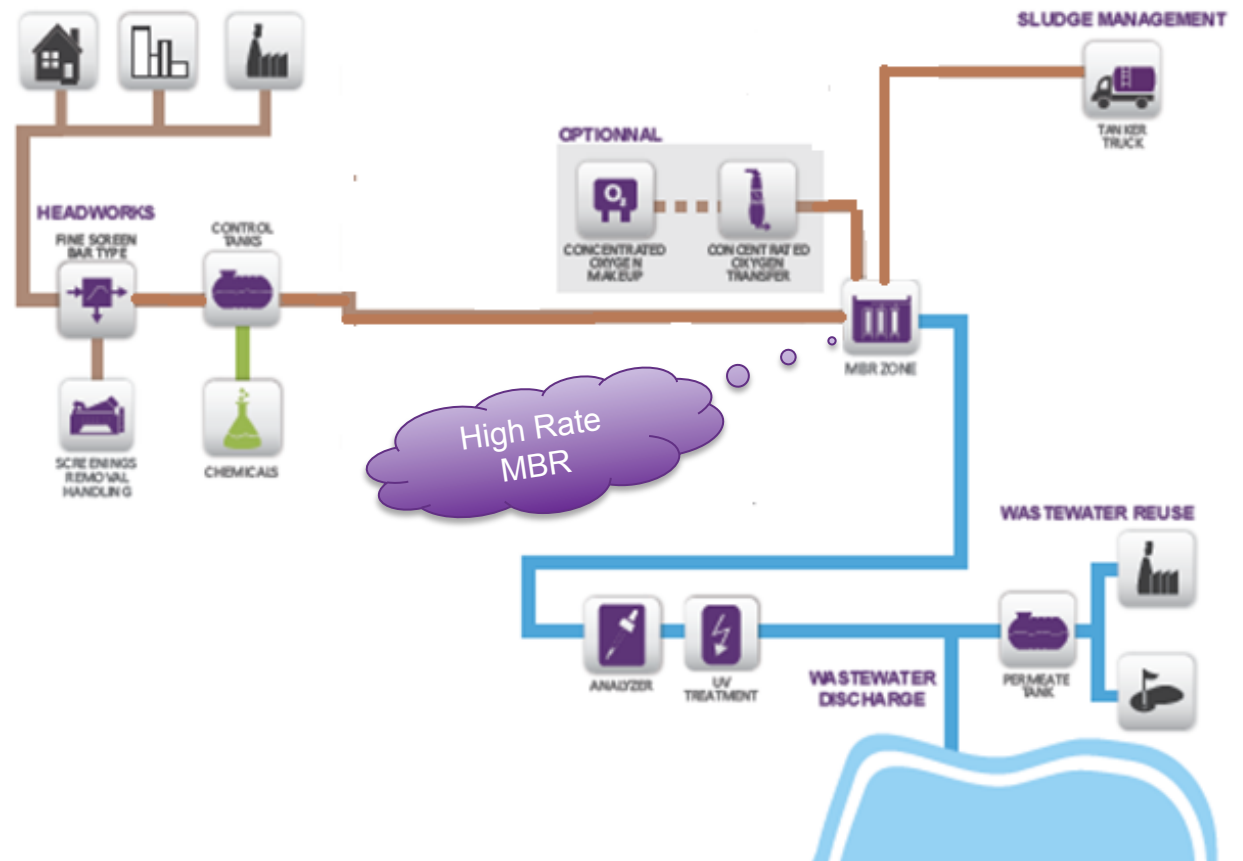


Earth Rangers, Canada - Gold

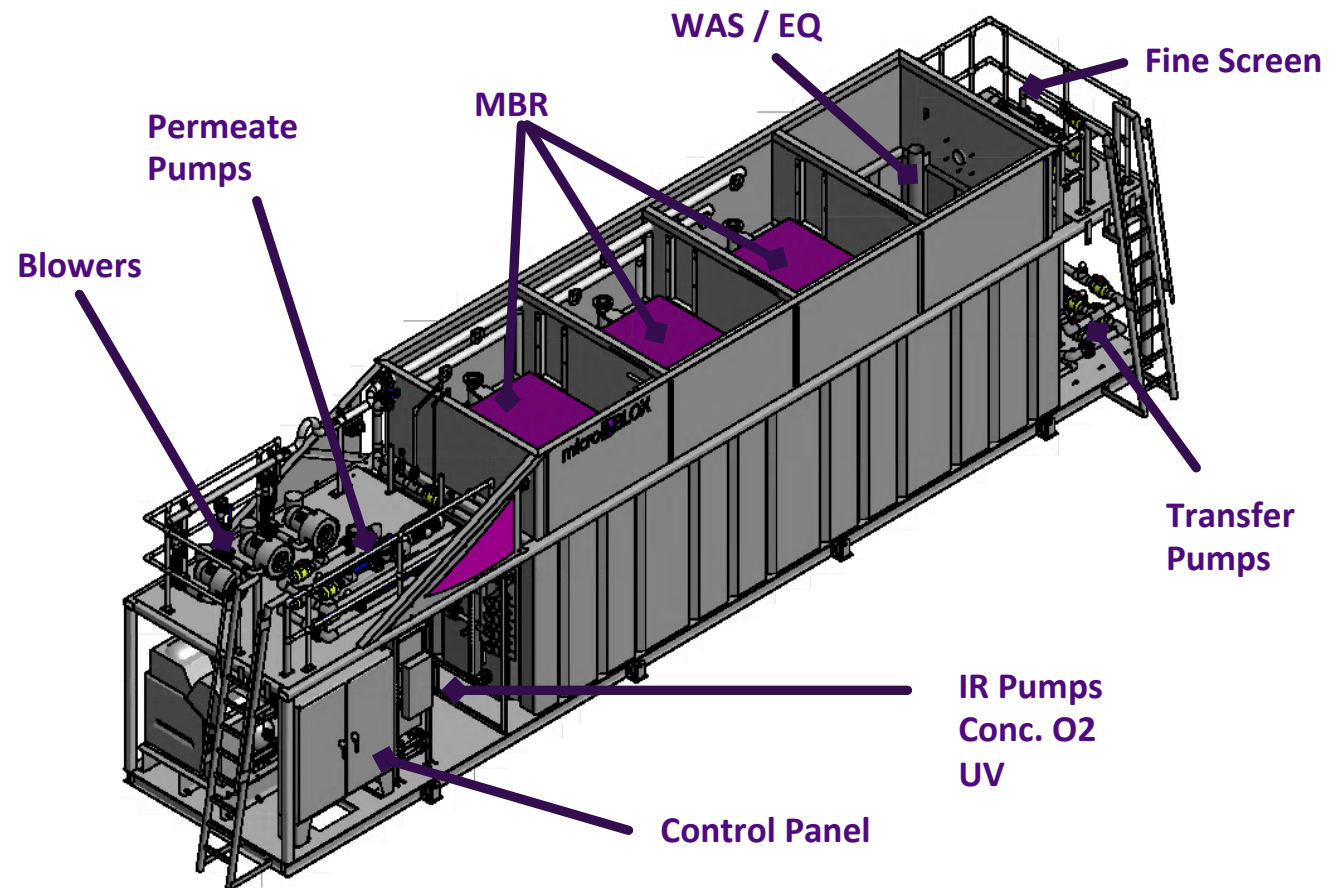


Coeur d'Alene, ID - Silver

- Single Stage
- MLSS: 20,000 – 30,000 mg/l
- No FBD
- 200+ mg O/l
- Similar Effluent

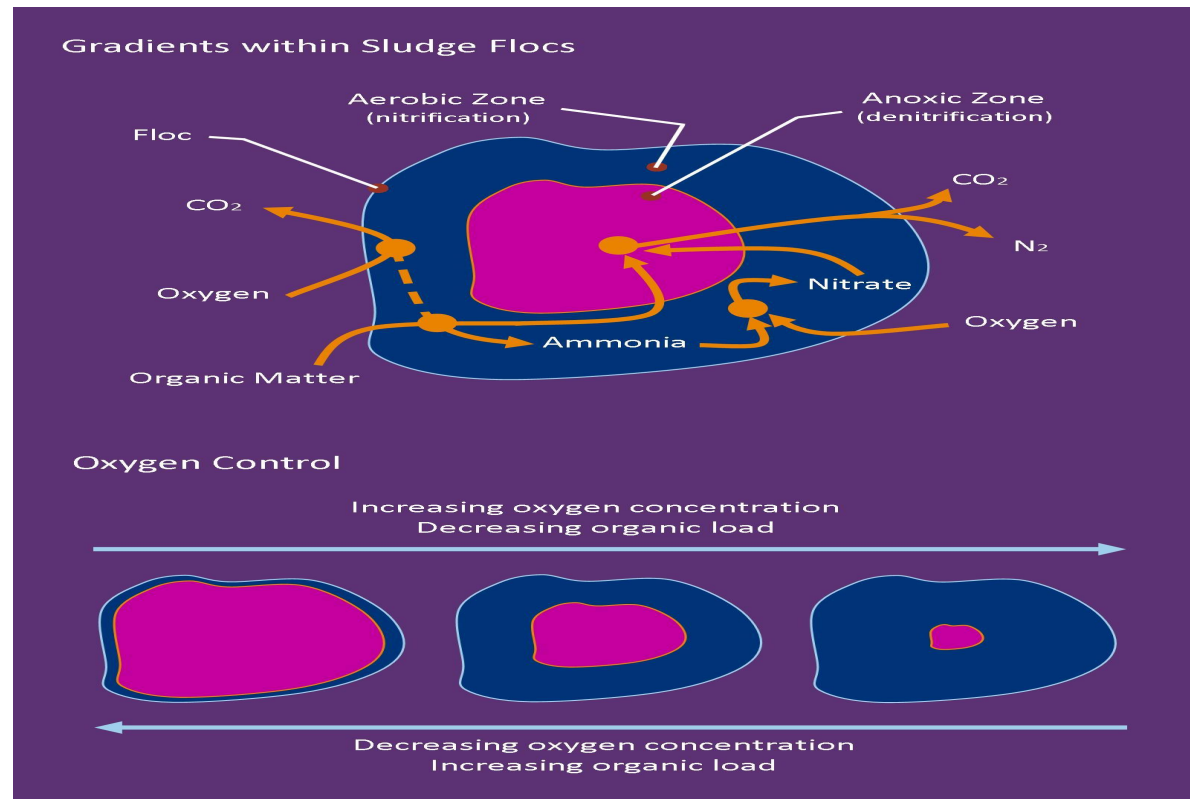


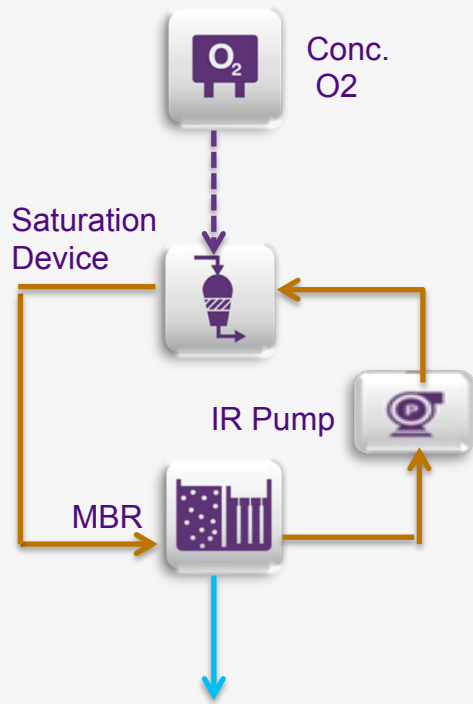
- RTO
- 5,000 - 125,000 GPD
- SNDN
- Supplemental O2 System
- OV400 Unit
- Adaptable





- Simultaneous Nitrification and Denitrification
- Ideal DO Range 0.8 – 1 mg/l





9 [ovivowater.com/mbr](http://ovivowater.com/mbr)  
Copyright© 2013 GLV Inc. All rights reserved.

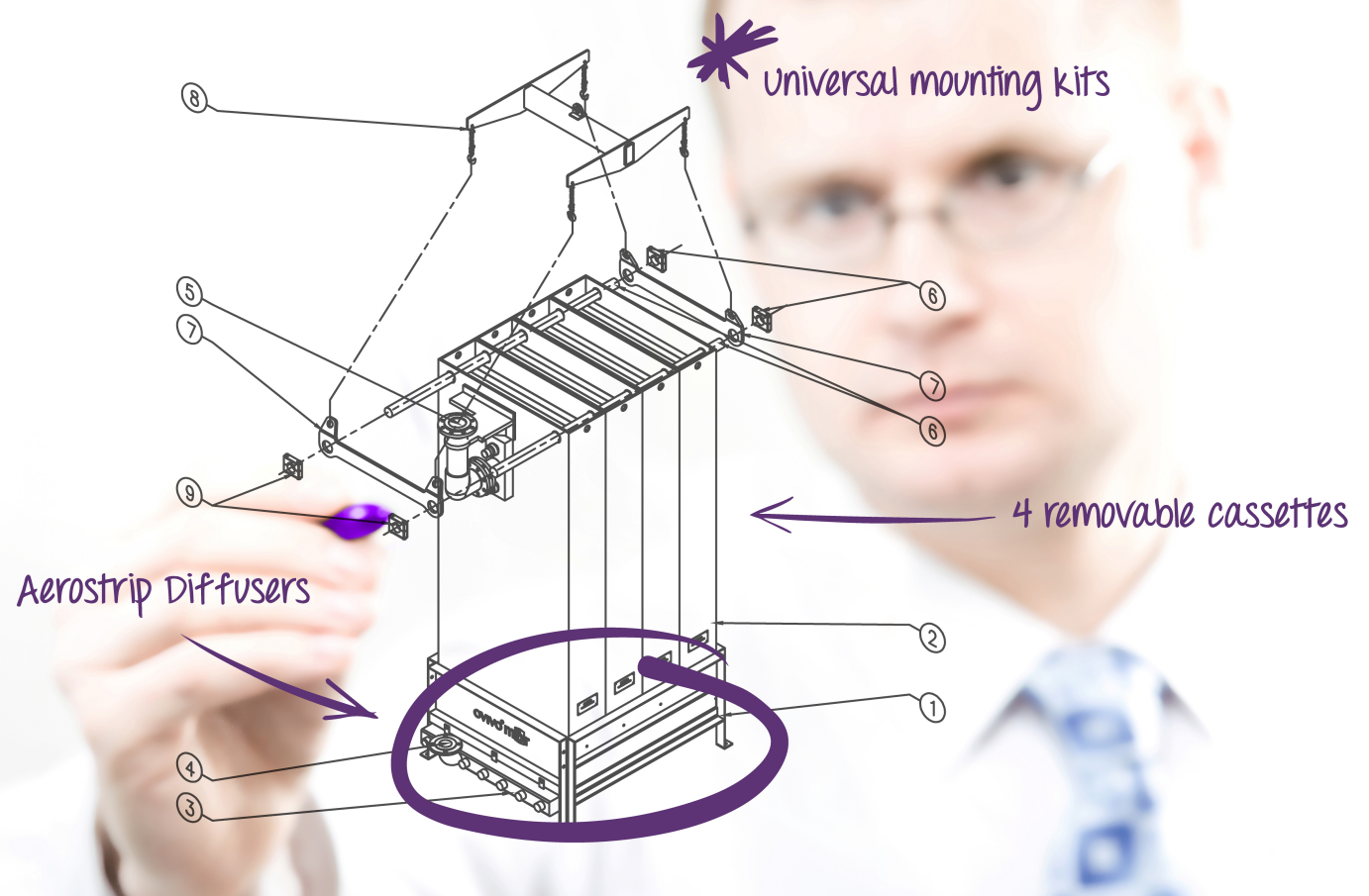


PCI DOCS80

Speece Cone

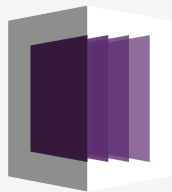
IR Pumps

- Latest
- Ultrafiltration
- Flat Sheet
- BulletProof™
- Title 22

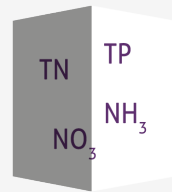


- Wilbarger, TX
- Testing in 2012
- Flow < 20,000 GPD
- Scalping Facility
- Old Membrane Type

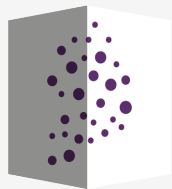




Membranes



Biological  
Nutrient Removal



Aeration



Integration  
& Controls

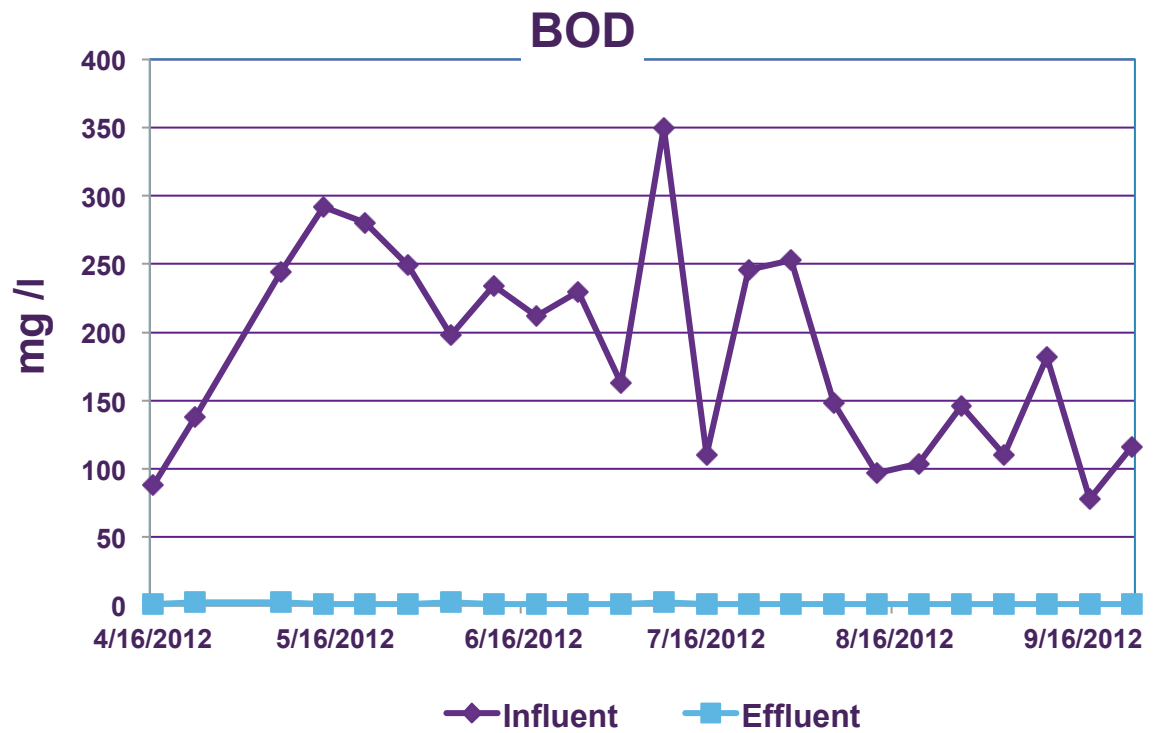
## Testing Objectives

- Proof of Overall Concept
- Verify Membrane Performance
- Verify DO Control
- Validate nutrient limits

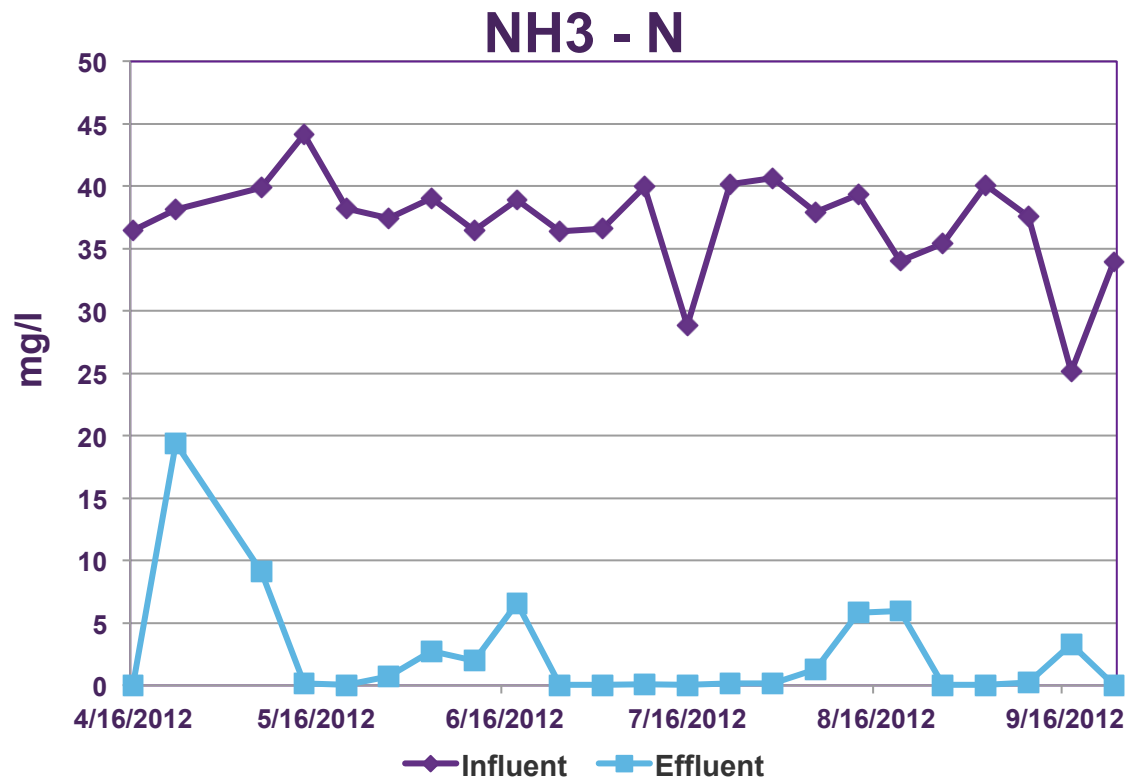
### Testing Results



Testing Results



Testing Results





## Lowes, MA

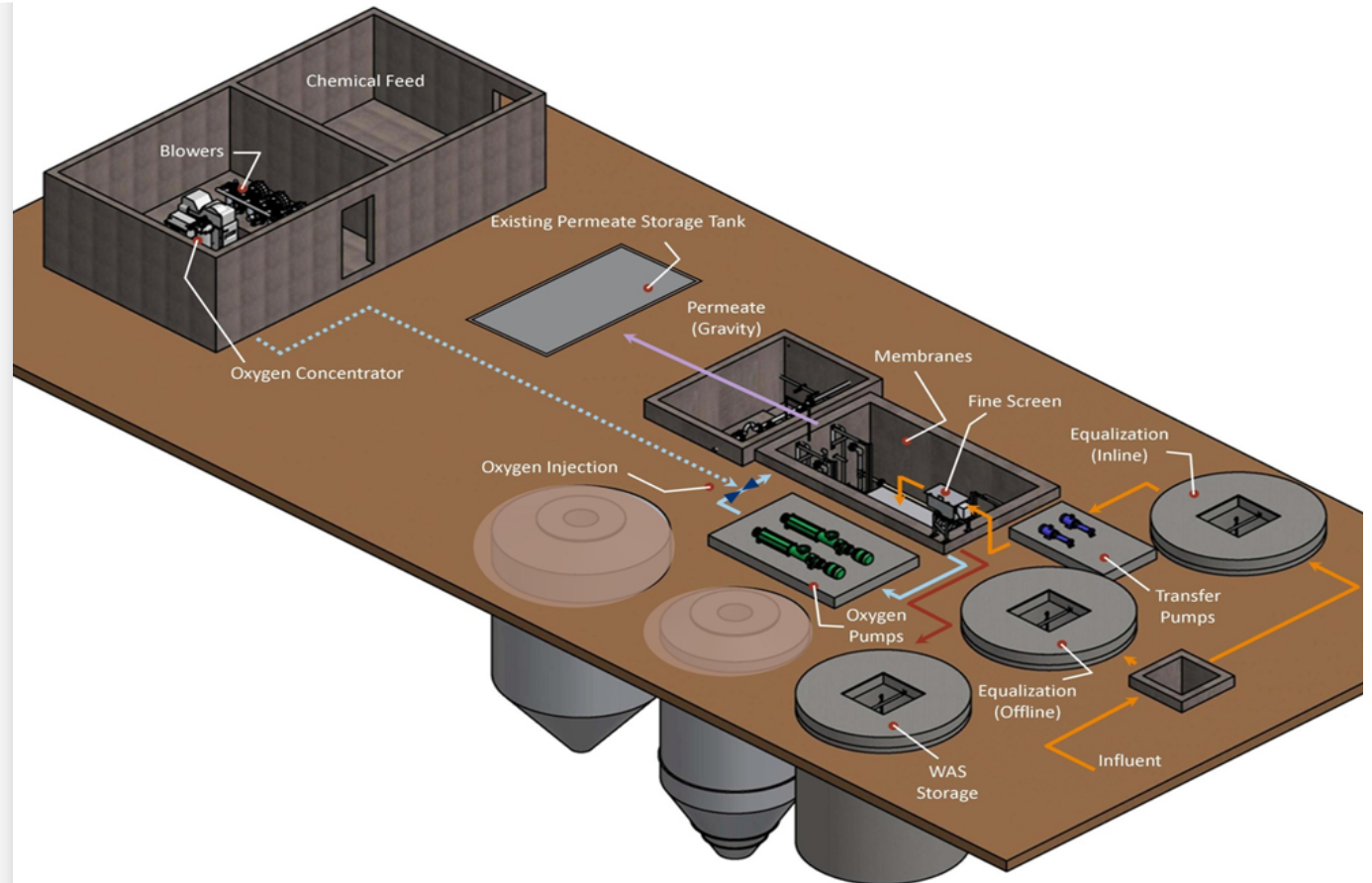


- Retrofit – Trickling Filtration
- Permit 30/30/10 (BOD/TSS/TN)
- Commissioned – March 2013
- Single Stage Process Design
- 40,000 GPD MMF
- Total Installed Cost - < \$ 1 mil

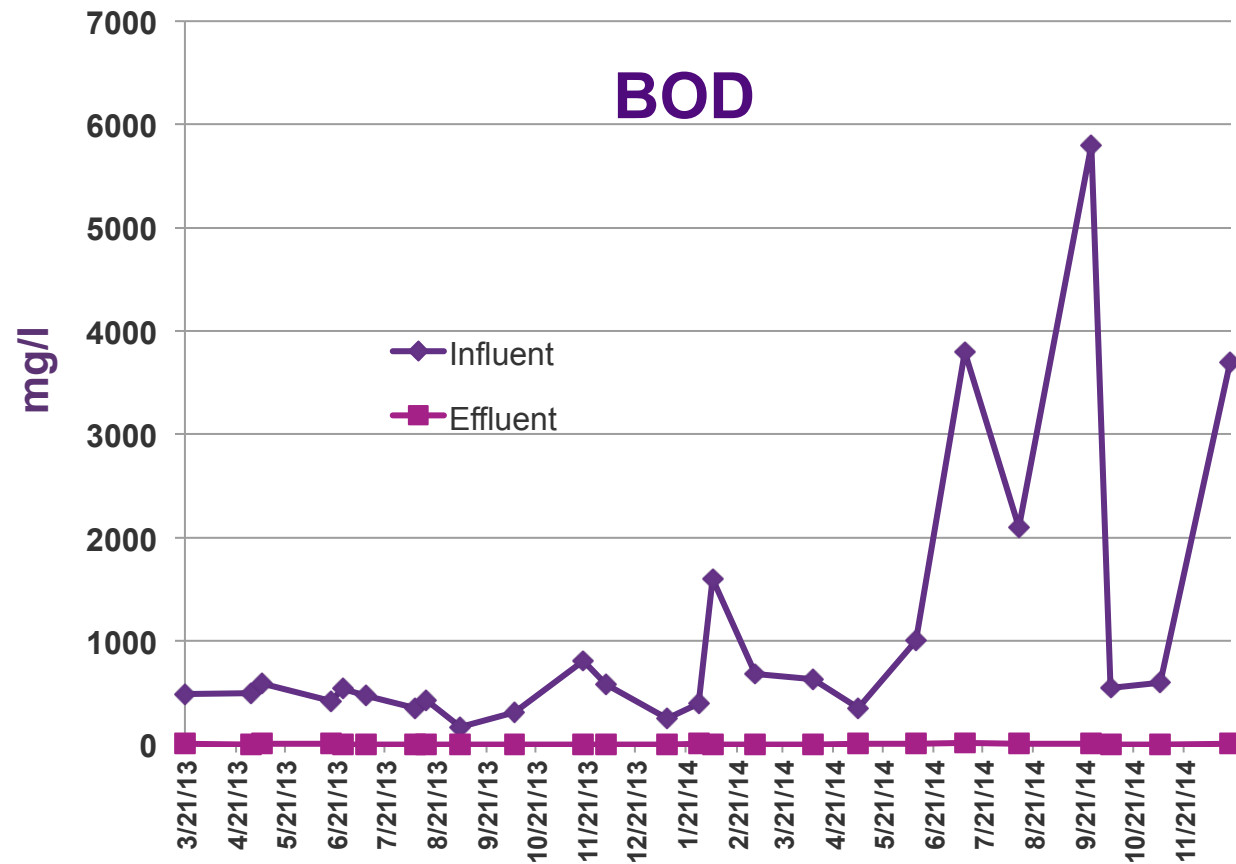
## Lowes, MA



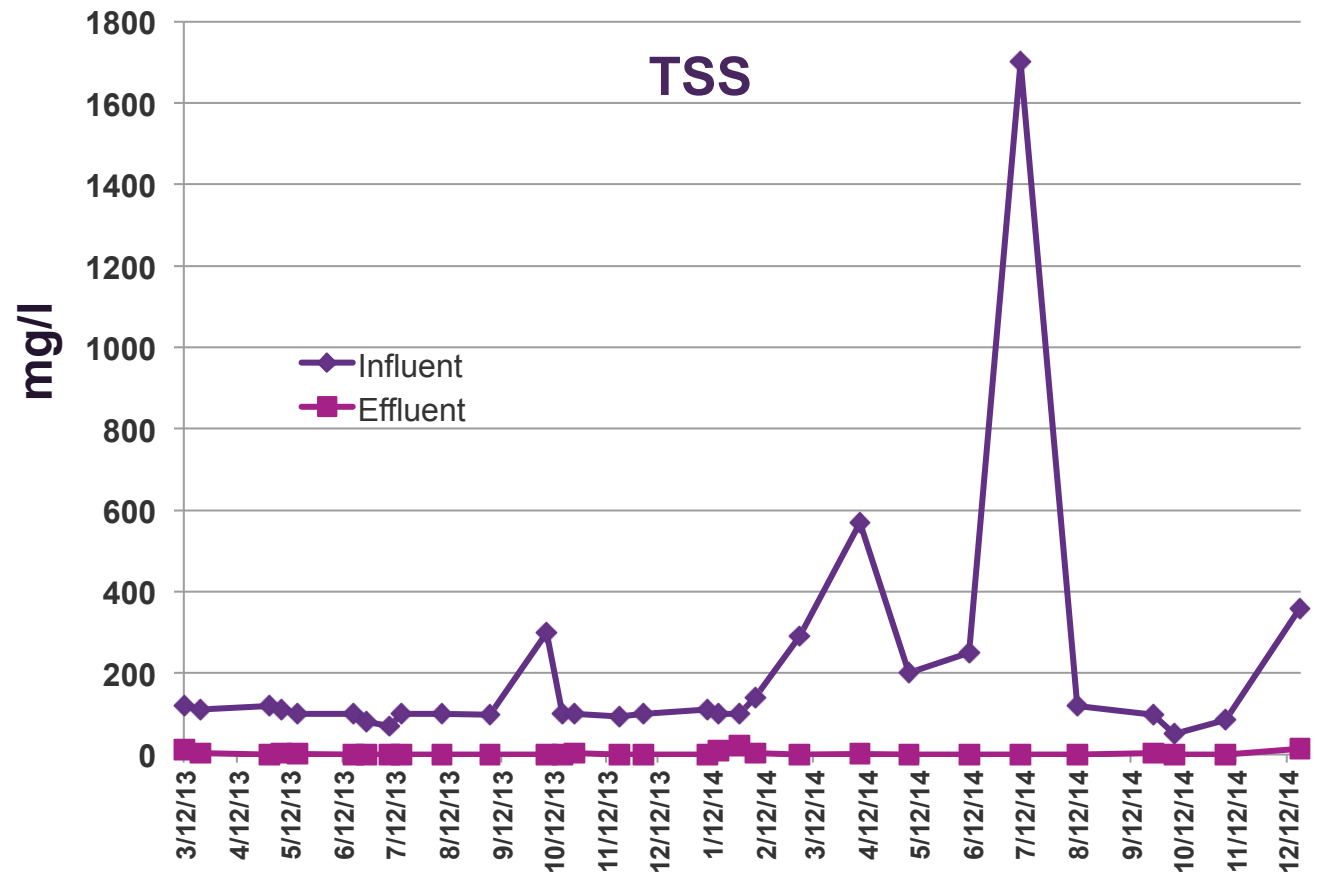
Lowes, MA



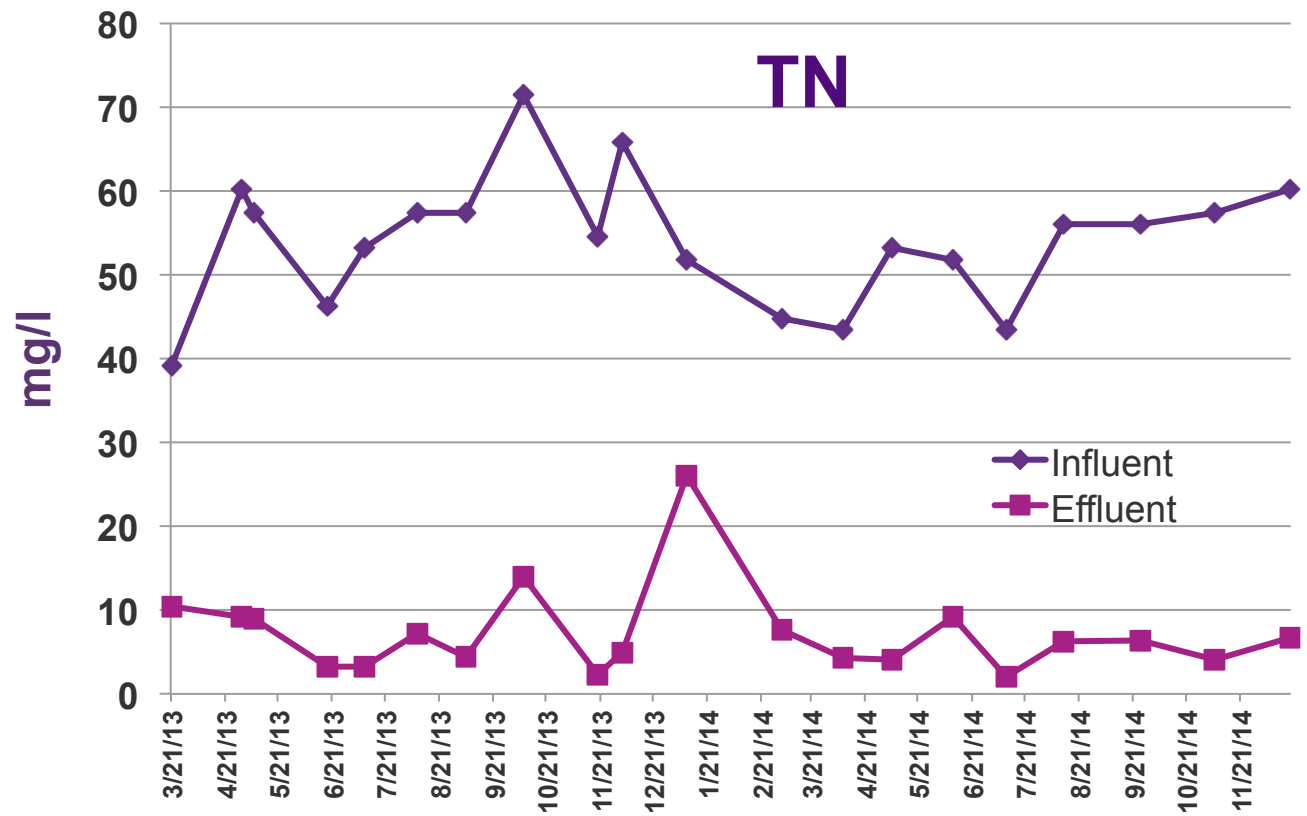
# Lowes, MA



# Lowes, MA



Lowes, MA



## Pilot Travel Center, MA



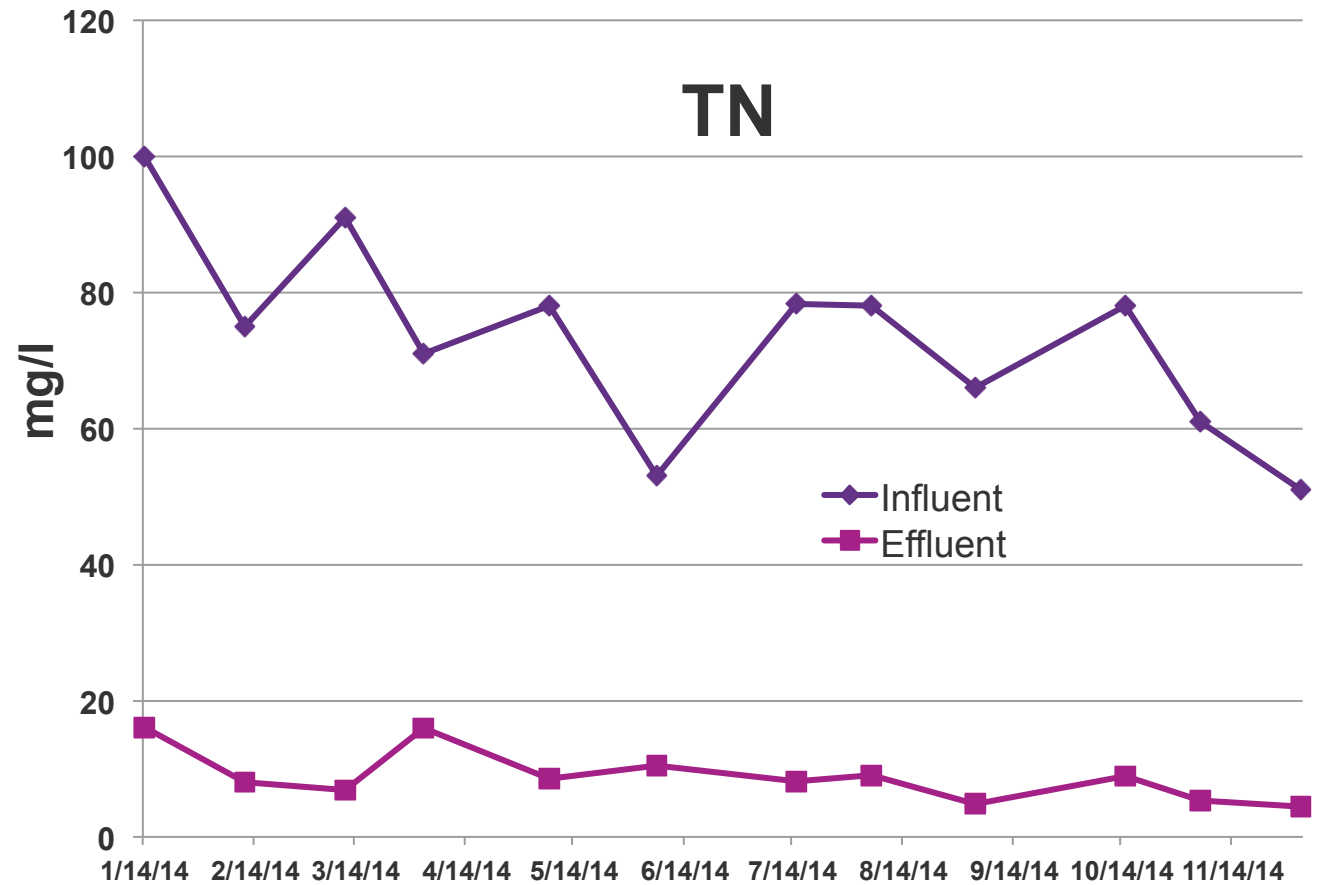
- Commissioned Oct, 2013
- Non compliant RBC Retrofit
- 25,000 GPD MDF
- PCI DOCS System for conc. O<sub>2</sub>

# Pilot Travel Center, MA





# Pilot Travel Center, MA



**Napa  
Berryessa, CA**

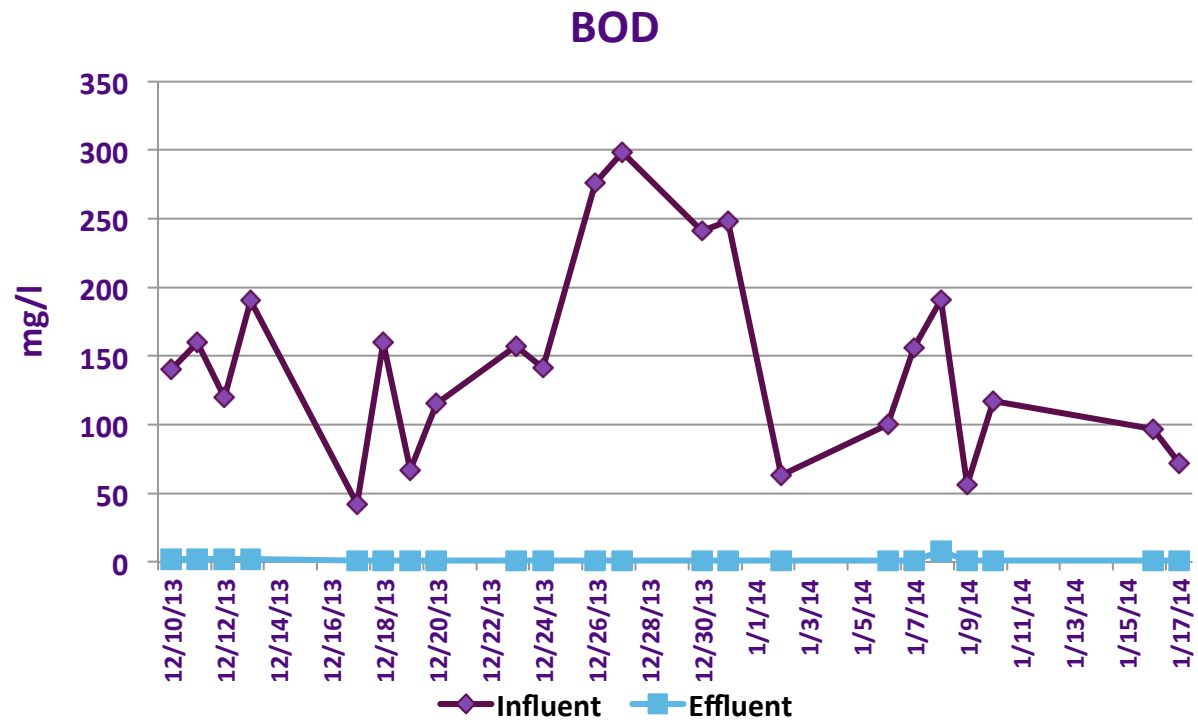


- Commissioned November, 2013
- microBLOX™ + stormBLOX™
- microBLOX™: 60,000 GPD
- stormBLOX™: 70,000 GPD
- Reuse Permit

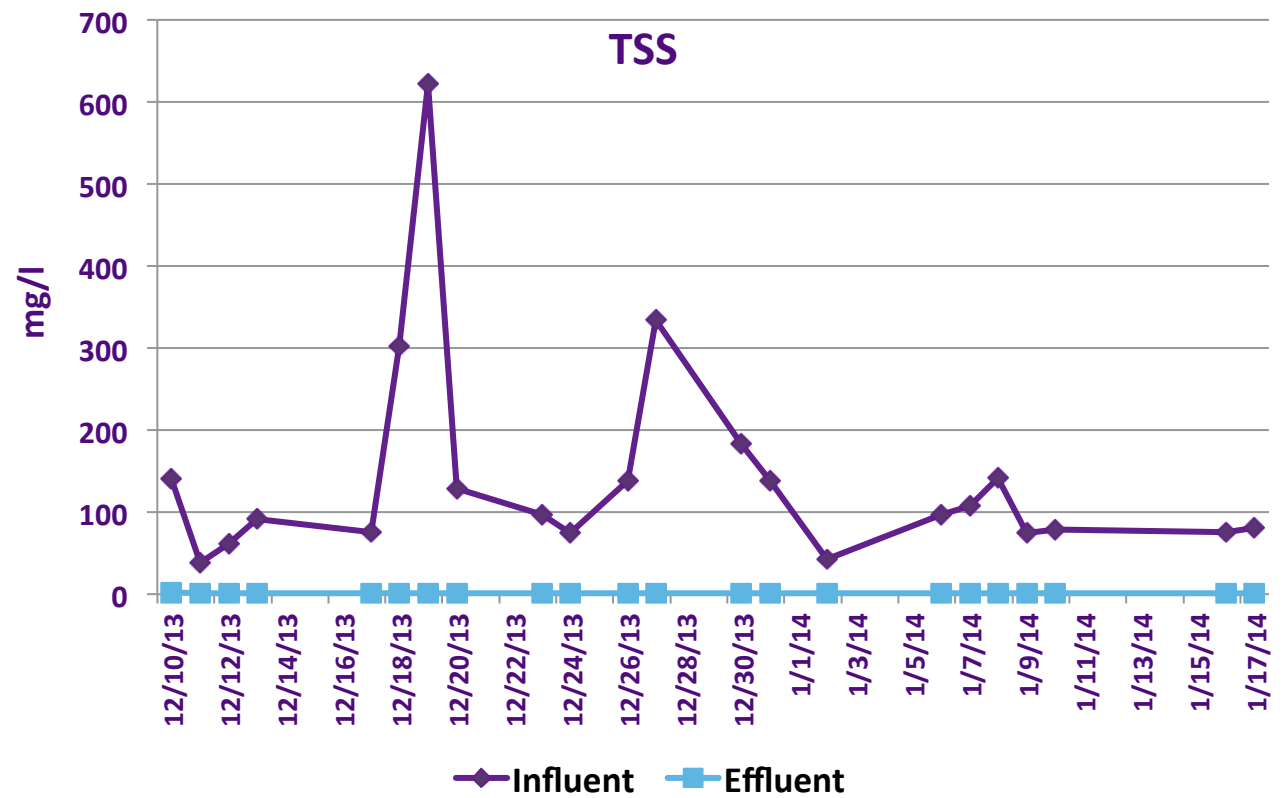
# Napa Berryessa, CA



# Napa Berryessa, CA



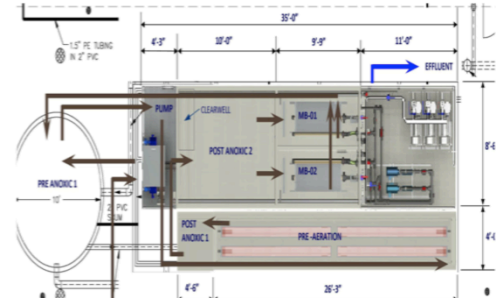
# Napa Berryessa, CA



Recent Startups



Tech Central, MA



- Retrofit
- 24,000 GPD
- 4 Stage

Storm King School, NY



- 60'x20' Building
- 40,000 GPD
- Single Stage

## Additional Installations





- Established
- Flexible
- Integrated WAS
- BulletProof™
- Lowest Constructed Cost



THANK YOU



# microBLOX™ & Reuse

“ Immediate 25 % reduction in overall potable urban water use ”

California Governor Jerry Brown | Executive Order



microBLOX™ 



With serious drought and water scarcity issues plaguing various regions throughout the world, the entire perception of water is changing. The prospect of uncertain fresh water supplies has been a sobering reality for many communities, bringing reuse front and center to the water conversation. Once under appreciated and undervalued, recycled water has become a new and viable resource for irrigation, groundwater re-charge, industrial use, and potable reuse. The other advantage of the Ovivo microBLOX system is its high quality of discharge, which can be important when a remote resort community is considering reuse or potable options. The discharge can be reused for watering the landscape, golf courses or even cooling towers on the property. Reverse osmosis can be added to create the highest-quality effluent.

Membrane bioreactor (MBR) technology is playing a critical role in solving water scarcity issues due to its high effluent quality, compact footprint, and cost savings. MBR is an extremely versatile treatment platform that can meet numerous design demands including decentralized, scalping, or packaged plant requirements.



# microBLOX™ & Reuse

## Cost Savings

Ovivo's MBR plant designs focus directly on the needs and demands of its customers to lower overall costs. From construction costs to operating expenditures, many factors contribute to the lifetime cost of a wastewater treatment plant. Key benefits of Ovivo MBR technology that help bring down costs include:



Quick delivery



Lower total system energy demand



Ready-to-operate



Lower operation costs



Small footprint

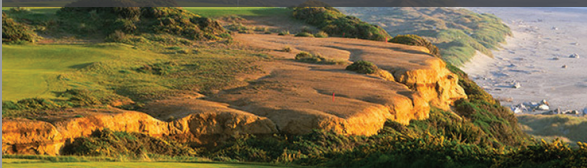


Lower construction costs

## Reuse Applications

A diverse experience in reuse applications has made Ovivo well suited to address today's most pressing reuse challenges. Ovivo has provided reuse solutions for a wide variety of applications, some of which include:

Golf Course Irrigation



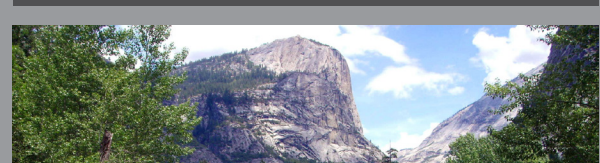
Irrigation for Resorts



Cruise Ship Transfer Centers



Industrial Reuse



Questions or project inquiries please email or call  
[martin.swanson@ovivowater.com](mailto:martin.swanson@ovivowater.com) | 1.512.834.6000

[MBRCentral.com](http://MBRCentral.com) | [Ovivowater.com](http://Ovivowater.com)

**Thompson's Station Board of Mayor and Aldermen  
Staff Report (SDP 2015-005)  
January 12, 2016**

**Revision to a planned zone district to develop 163 single family lots and one commercial lot within the Whistle Stop community.**

**PROJECT DESCRIPTION**

A request to revise the site development plan (concept plan) within a planned zone for Whistle Stop to develop a total of 163 residential lots and one commercial lot (Lot 164) within the Whistle Stop community.

**BACKGROUND**

In 2009, the Whistle Stop project site was rezoned to Planned Neighborhood and was approved for the development of master planned community consisting of 392 assisted care, memory care, skilled nursing and independent living units with commercial uses such as a bed and breakfast, medical clinic and farmers market.

In June 2013, the Planning Commission approved a revision of the plan for the development of 343 units consisting of 193 single family lots, 85 villa lots (duplex units) along with 85 independent living units and one commercial lot. In addition, a preliminary plat was approved for Phase 1 consisting of 46 residential lots. However, sewer approval was never obtained for the phase and the plat expired.

On October 13, 2015, the Board of Mayor and Aldermen authorized a request for the developer to pursue approval of an SBR system to manage wastewater.

On October 27, 2015, the Planning Commission reviewed the project and provided the following direction: 1. Prior to submittal for final plat, approval of all construction documents for the sewer system shall be approved by the Town and the State of Tennessee; 2. Prior to issuance of building permits, all off-site water improvements shall be completed in compliance with HB&TS requirements; 3. All improvements outlined in the traffic study for the project shall be completed by the developer; and 4. Prior to the approval of any final plats, a development agreement shall be prepared and executed in accordance with the Town's Land Development Ordinance.

**ANALYSIS**

Modifications to planned zones are subject to approval from the Board of Mayor and Aldermen, therefore based on waste water availability the project was modified to eliminate all medical and multi-family uses and will consist of a single family subdivision with one commercial lot adjacent to the town center. Single-family and commercial were permitted land uses within the Planned Neighborhood zone. The development's primary access is from Thompson's Station Road West with a secondary access on School Street.

**RECOMMENDATION**

Staff recommends that the Board review the project and approve Ordinance 2016-001 on first reading and set a public hearing for February 9, 2016.

**ATTACHMENTS**

Revised Development Plan

**ORDINANCE NO. 2016-001**

**AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE A REVISED CONCEPT PLAN FOR THE WHISTLE STOP PLANNED NEIGHBORHOOD DEVELOPMENT (SDP 2015-005) FOR THE DEVELOPMENT OF 163 SINGLE FAMILY LOTS AND ONE COMMERCIAL LOT.**

WHEREAS, a development located on the south side of CSX Railroad on Thompson's Station Road West ("Whistle Stop") was previously approved and is zoned Planned Neighborhood; and

WHEREAS, the property owner/developer has requested approval of a revised concept plan for Whistle Stop; and

WHEREAS, the Board of Mayor and Aldermen have previously authorized Town Staff to work with the developer of Whistle Stop and gather information on a potential Sequencing Batch Reactor (SBR) wastewater system for the development as revised; and

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station has determined that the revised concept plan 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 concept plan for Whistle Stop Zoning Map of the Town of Thompson's Station, Tennessee is hereby revised and amended by repealing the previously approved plans, and replacing them with concept plan attached hereto as Exhibit A and incorporated herein by reference. The zoning for this territory shall remain Planned Neighborhood (PN).

**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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Corey Napier, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Jones, Town Recorder

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

Submitted to Public Hearing on the \_\_\_\_ day of \_\_\_\_\_, 2016, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the \_\_\_\_ day of \_\_\_\_\_, 2016.

Recommended for approval by the Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 2016.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Todd Moore, Town Attorney

# Whistle Stop Subdivision

## Site Development Plan, Revision 3

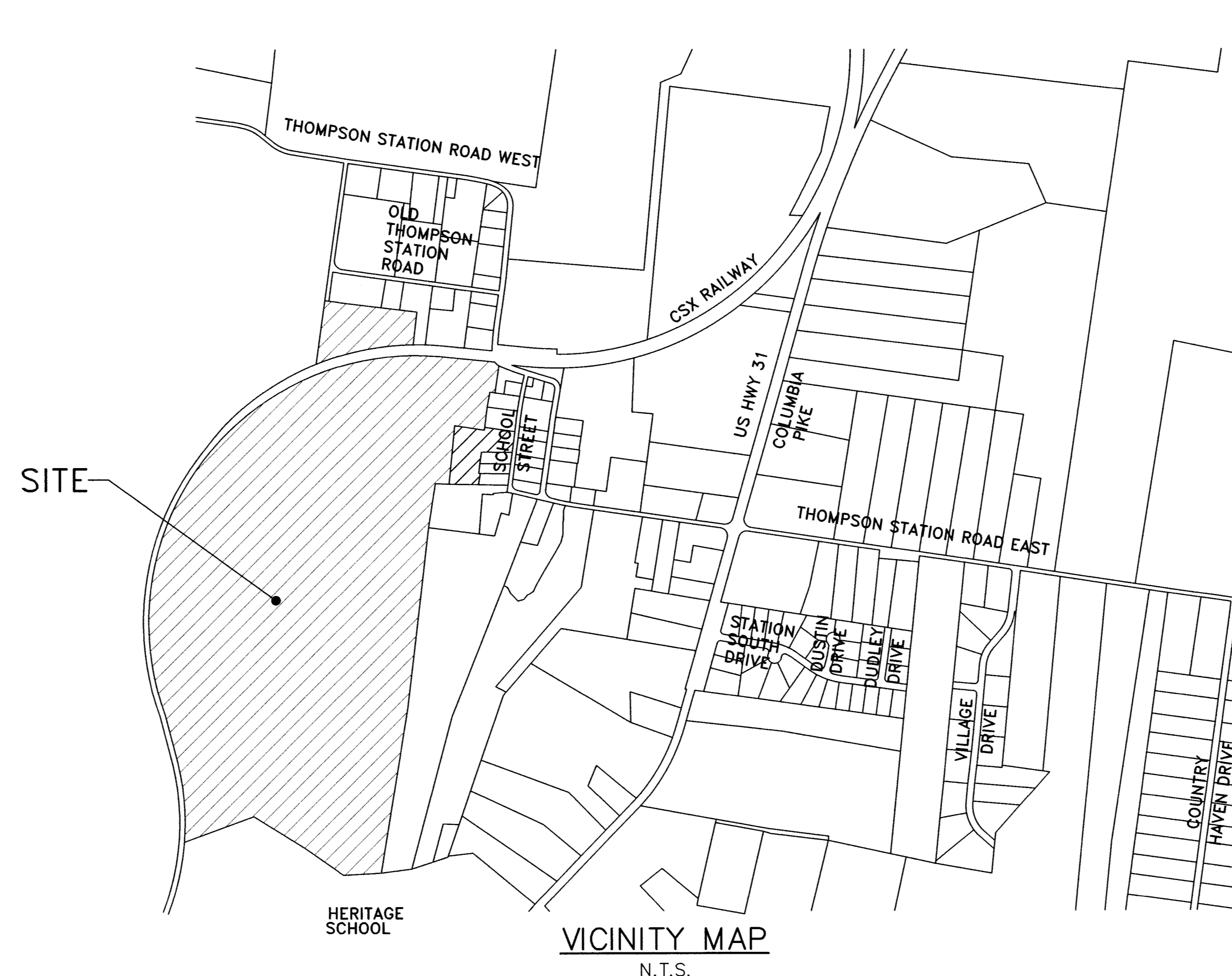
Parcel 40 on Tax Map 146  
Town of Thompson's Station, Williamson County, TN

**OWNER / DEVELOPER**

WHISTLE STOP FARMS, LLC  
144 SOUTHEAST PARKWAY, STE. 230  
FRANKLIN, TN, 37064  
JOHN FRANKS  
615.790.2447  
JOHNFRANKS@LIVE.COM

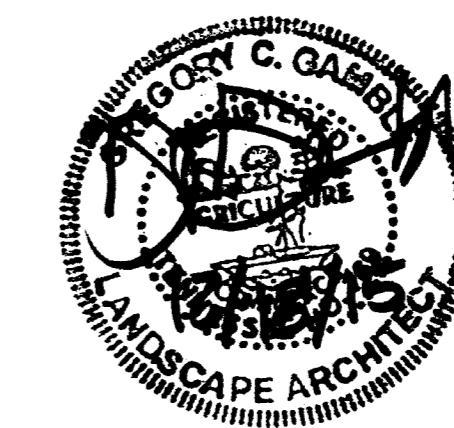
**LANDSCAPE ARCHITECT / PLANNER**

GAMBLE DESIGN COLLABORATIVE, LLC  
144 SOUTHEAST PARKWAY, SUITE 200  
FRANKLIN TN 37064  
CONTACT: GREG GAMBLE, RLA  
EMAIL: greggamble209@gmail.com  
PHONE: (615) 975-5765



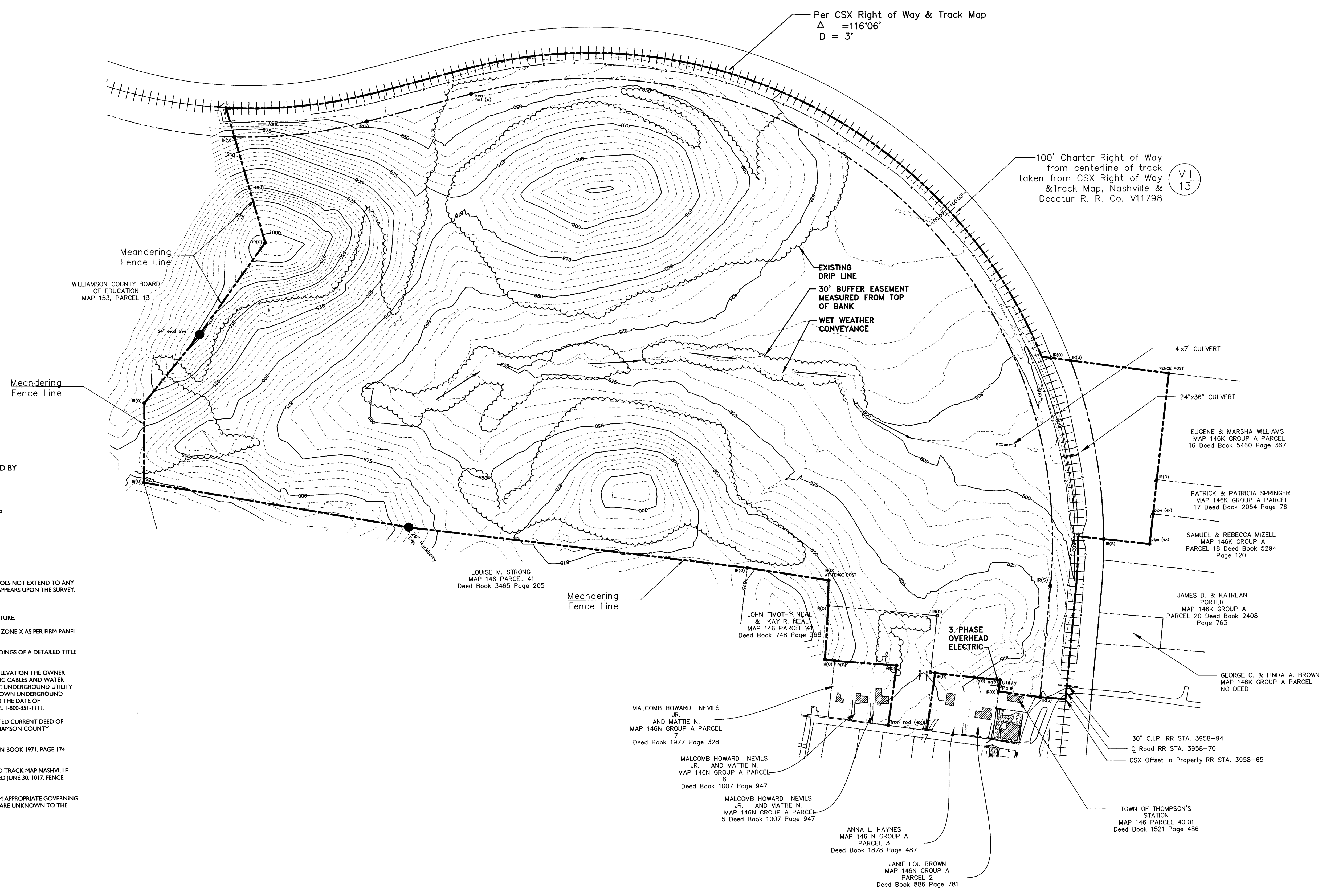
### INDEX OF SHEETS

<u>SHEET</u>	<u>DESCRIPTION</u>
	<b>COVER SHEET</b>
<b>C 1.0</b>	<b>EXISTING FEATURES</b>
<b>C 2.0</b>	<b>SITE CONCEPT PLAN</b>
<b>C 3.0</b>	<b>SLOPE ANALYSIS</b>
<b>C 4.0</b>	<b>SOILS ANALYSIS</b>
<b>L 1.0</b>	<b>TREE PROTECTION PLAN</b>
<b>L 2.0</b>	<b>TREE REPLACEMENT PLAN</b>
<b>L 2.1</b>	<b>TREE REPLACEMENT PLAN</b>



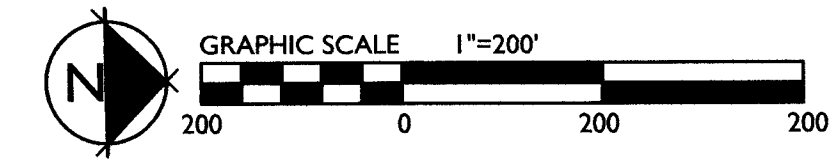
AUGUST 26, 2015  
REVISED OCTOBER 07, 2015  
REVISED DECEMBER 18, 2015

MALCOLM MOSS GIBBS; JOHN M. GIBBS  
MAP 146 PARCEL 21  
Deed Book 1305 Page 472



- 1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PROVIDED BY THOMAS G. KING 111 DATED 3/4/2015 TITLED WHISTLE STOP, LLC.
- 2. WATER SERVICE TO ALL LOTS PROVIDED BY H.B.&T.S.
- 3. FLOOD INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 47187C0345C ZONE X DATED 09/29/2006.

- SURVEY NOTES:**
- 1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
  - 2. PARCEL NUMBERS SHOWN THUS (00) REFER TO WILLIAMSON COUNTY TAX MAP 146 PARCEL 40.
  - 3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
  - 4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND ARE DETERMINED TO BE IN ZONE X AS PER FIRM PANEL NUMBER 47187C0345C, DATED 09-29-06.
  - 5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
  - 6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL ELECTRIC CABLES AND WATER LINES ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NO MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF EXCAVATION AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
  - 7. PROPERTY DATA TAKEN FROM DEED OF RECORD AND DEEDS FROM ADJOINING PROPERTIES AS NOTED CURRENT DEED OF RECORD FOR PARCEL 40 BEING RECORDED IN DEED BOOK 5775 PAGE 532 REGISTER OFFICE WILLIAMSON COUNTY TENNESSEE. OWNER: WHISTLE STOP, LLC.
  - 8. EASEMENT GRANTED TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OF RECORDED IN BOOK 1971, PAGE 174 R.O.W.C.T.
  - 9. CSX INFORMATION TAKEN FOR MAPS PROVIDED BY CSX RAILROAD COMPANY, "RIGHT OF WAY AND TRACK MAP NASHVILLE AND DECATUR R.R. CO." OPERATED BY LOUISVILLE AND NASHVILLE R.R. CO SHEETS V11799 DATED JUNE 30, 1017. FENCE OWNED BY R.R. COMPANY.
  - 10. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS ARE APPROXIMATE AT BEST, THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR.



Whistle Stop PUD Subdivision  
Site Concept Plan, Revision 3  
Town of Thompson's Station, Williamson County, Tennessee

date  
10/07/15  
GCG Job No. 14006  
AUGUST 19, 2015

SHEET  
C1.0

EXISTING FEATURES



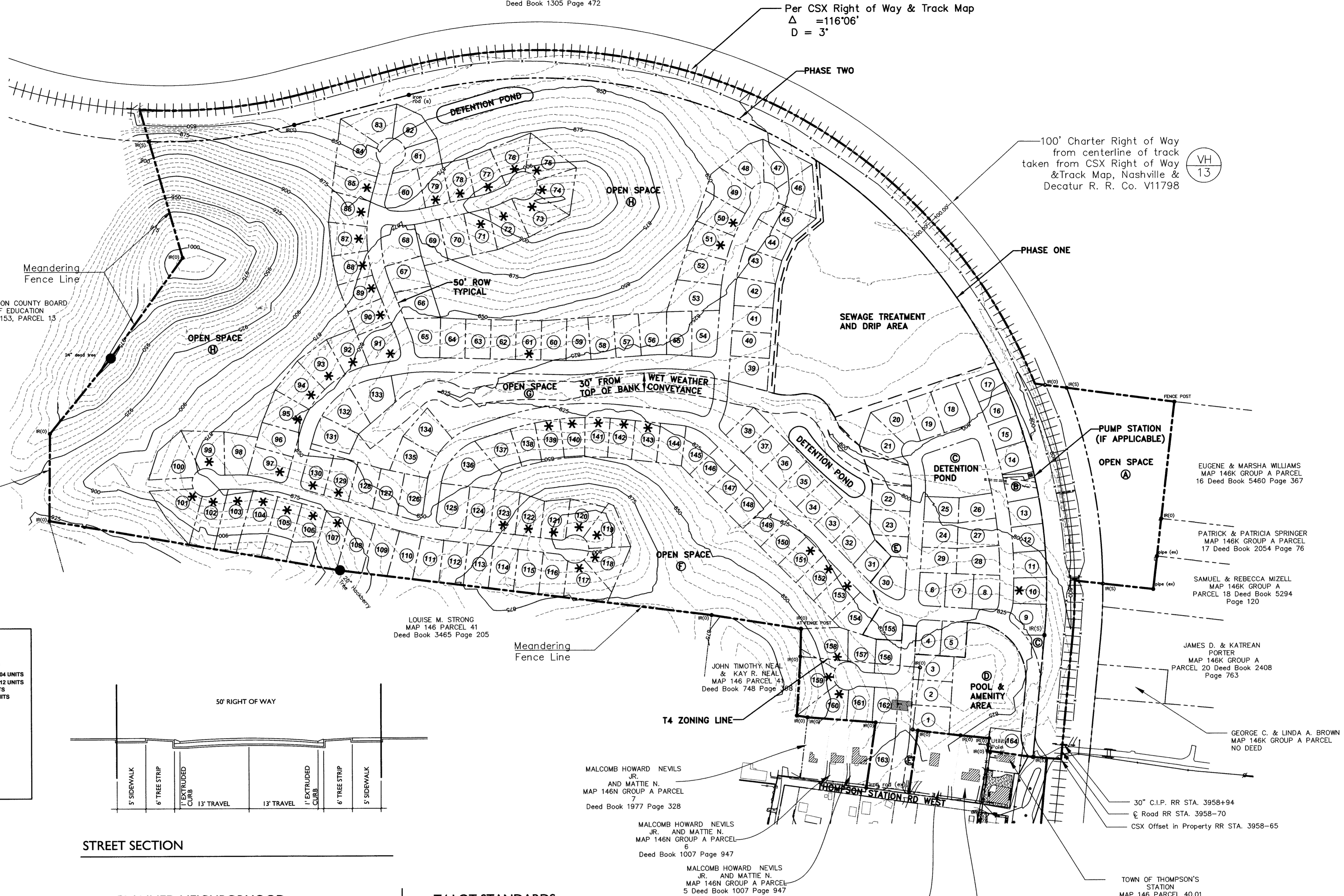
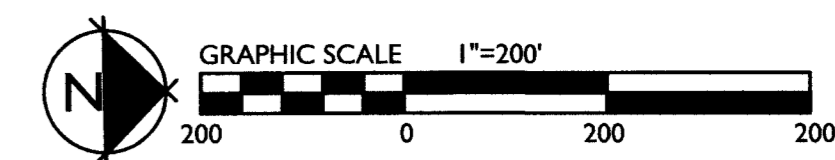
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- ONE 2" CALIPER TREE PER SINGLE FAMILY LOT.
- FENCING IN LOT NO GREATER THAN 6 FOOT IN HEIGHT.
- CONSTRUCTION GRADING TO BE WITHIN LOT, ROW AND DRAINAGE AREAS.
- MASS GRADING WILL BE REQUIRED WITH CONSTRUCTION DOCUMENTS.

\* ASTRIC REPRESENTS CRITICAL DUE TO SLOPE OR SOILS CONDITION. ENGINEERING SITE PLAN REQUIRED FOR BUILDING PERMIT.

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- MASS GRADING PLAN WILL BE REQUIRED WITH THE CONSTRUCTION DRAWINGS.
- ALL CRITICAL LOTS WILL BE REQUIRED A GEOTECHNICAL REPORT WITH BUILDING PERMIT APPLICATION.
- THIS DEVELOPMENT WILL CONSIST OF TWO PHASES. PRELIMINARY PLAT FOLLOWED BY CONSTRUCTION DRAWING FOR EACH PHASE. FINAL PLAT WILL BE BROKEN DOWN IN 20'-1. LOT SECTIONS.

MALCOLM MOSS GIBBS; JOHN M. GIBBS  
MAP 146 PARCEL 21  
Deed Book 1305 Page 472

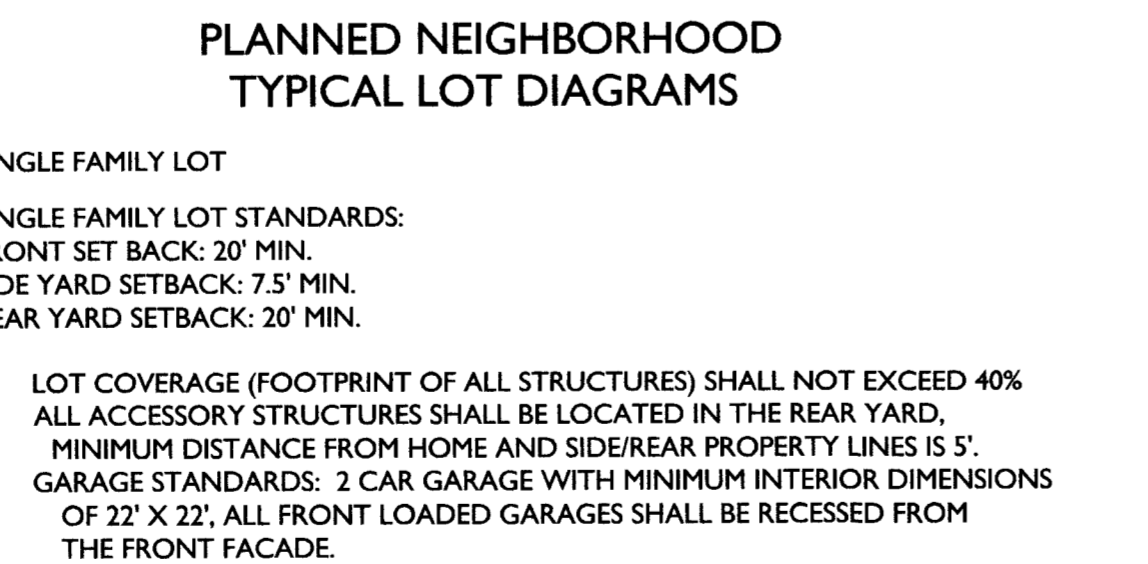
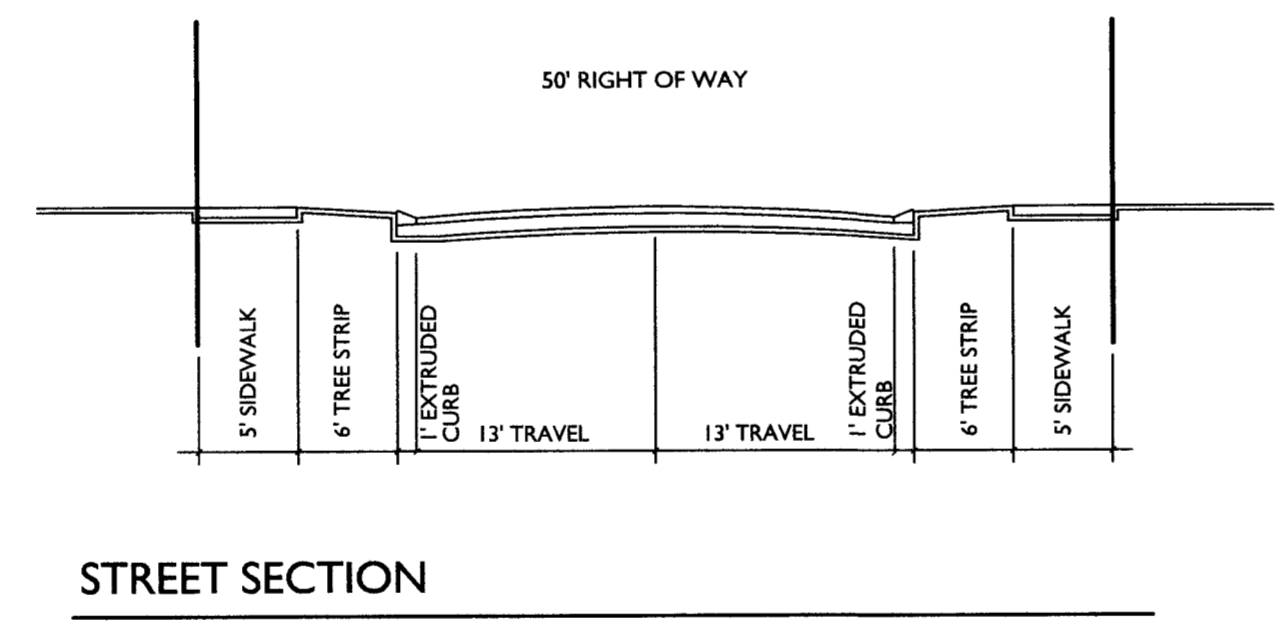


SITE DATA REVISION 3:		SITE DATA REVISION 2:	
<b>PROJECT NAME: WHISTLE STOP VILLAGE</b>		<b>TOTAL PROPOSED HOMES: 381 (2.76 DUA)</b>	
<b>LOCATION: PARCEL 40, TAX MAP 146</b>		SINGLE FAMILY LOT TYPE A: 60' X 130' (TYPICAL) 204 UNITS	
<b>ZONING: PN (PLANNED NEIGHBORHOOD)</b>		SINGLE FAMILY LOT TYPE B: 40' X 110' (TYPICAL) 12 UNITS	
TOTAL SITE AREA: +/-131.45 AC		VILLA HOMES 81 UNITS	
TOTAL SITE (144.58 AC) - CSX ROW (13.13 AC)		INDEPENDANT LIVING APARTMENTS 84 UNITS	
<b>TOTAL ALLOWED DENSITY: 3 DUA</b>		REQUIRED OPEN SPACE: 50%	
APPROVED WITH 2009 DEVELOPMENT PLAN		PROVIDED OPEN SPACE: 51%	
<b>TOTAL PROPOSED HOMES: 164 (0.80 DUA)</b>			
SINGLE FAMILY LOT TYPE A: 80' X 130' (TYPICAL)			
REQUIRED OPEN SPACE: 50%			
PROVIDED OPEN SPACE: 52%			

PLANNED NEIGHBORHOOD DISTRICT				
MINIMUM SITE AREA	RESIDENTIAL	COMMERCIAL	REQUIRED OPEN SPACE	DENSITY
50 ACRES	100%	20%	50%	2.0

OPEN SPACE		
SQUARE FEET	ACRES	
A	247,805	5.69
B	11,753	0.27
C	4,042	0.09
D	87,726	2.01
E	5,614	0.13
F	321,728	7.39
G	193,189	4.44
H	2,043,967	46.92
I	40,132	0.92
<b>TOTAL</b>		<b>67.86</b>

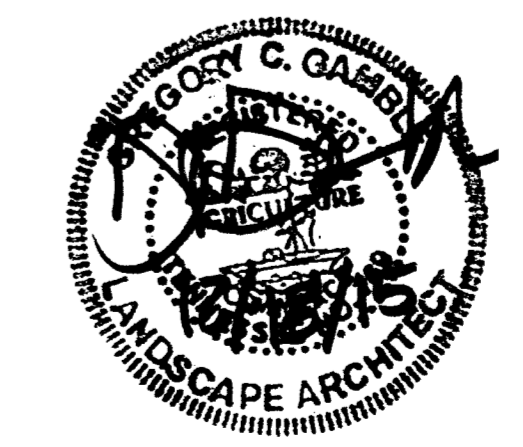
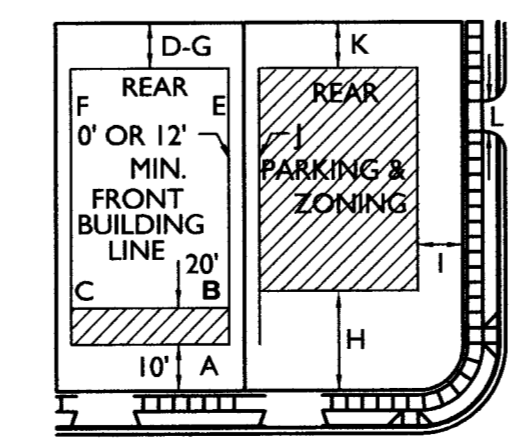
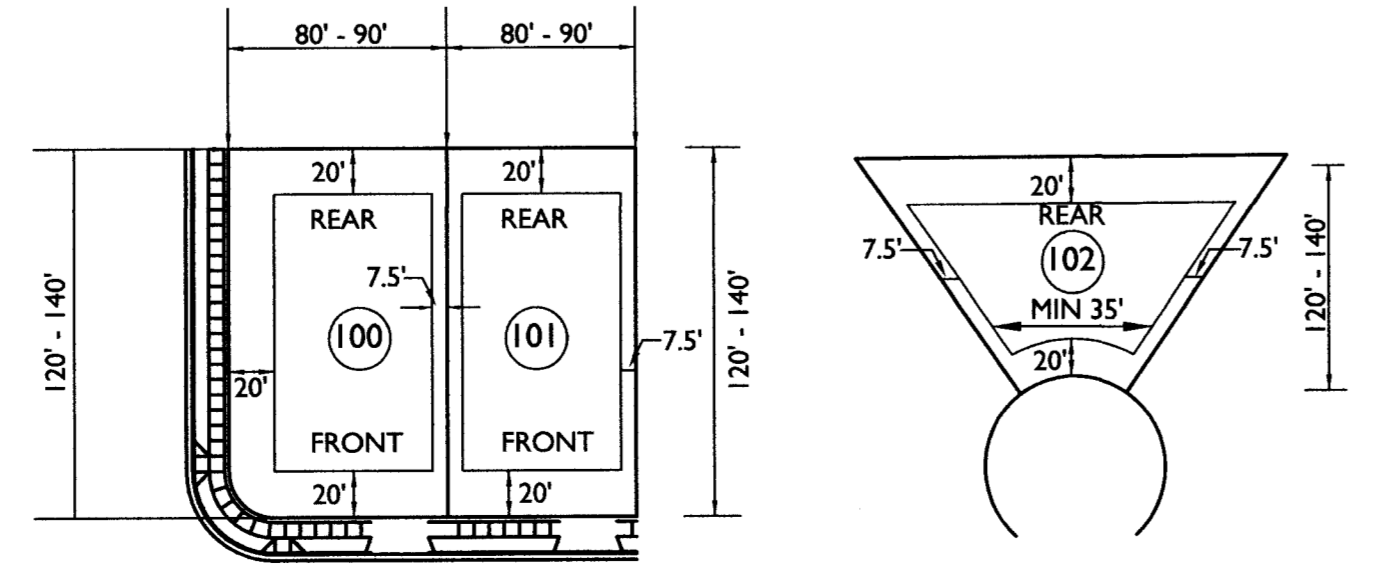
SCENARIO	TOTAL BOUNDARY	REQUIRED OPEN SPACE	X50% =
SCENARIO A	144.58	72.29 AC	
SCENARIO B	144.58	65.73 AC	



- T4 LOT STANDARDS**
- MAIN BUILDING SETBACKS**
- A PRIMARY FRONTAGE 10-20 FT. MAX.
  - B SECONDARY FRONTAGE 8 FT. MIN.
  - C SIDE LOT LINE AGGREGATE 0 FT. OR 12' TOTAL MIN.
  - D REAR LOT LINE 5 FT. MIN.
- ACCESSORY BUILDING SETBACKS**
- E SECONDARY FRONTAGE 8 FT. MIN.
  - F SIDE LOT LINE 0 FT. MIN.
  - G REAR LOT LINE 5 FT. MIN.
  - L ACCESS SRIVE WIDTH TO SETBACK 12 FT. MAX.
- PARKING AND STORAGE SETBACKS**
- H PRIMARY FRONTAGE
  - I SECONDARY FRONTAGE
  - J SIDE LOT LINE
  - K REAR LOT LINE
- LOT REQUIREMENTS**
- H PRIMARY FRONTAGE
  - I SECONDARY FRONTAGE
  - J SIDE LOT LINE
  - K REAR LOT LINE
- REFER TO LAND DEVELOPMENT ORDINANCE TABLE 4.5 TR LOT STANDARDS

PARCEL ID: 146 04000  
OWNED BY: WHISTLE STOP FARMS, LLC  
WILLIAMSON CO. TAX MAP 146  
PARCEL 40  
DEED REFERENCE: BOOK 5775,  
PAGE 532  
ZONING: PLANNED NEIGHORHOOD

PARCEL ID: 146N A00400  
OWNED BY: JOHN RODERICK HELLER, III  
WILLIAMSON CO. TAX MAP 146N  
PARCEL 40N  
DEED REFERENCE: BOOK 6323,  
PAGE 529  
ZONING: T4



**SITE DEVELOPMENT PLAN**

**Whistle Stop PUD Subdivision  
Site Development Plan, Revision 3**

Town of Thompson's Station, Williamson County, Tennessee

date  
09-30-15  
10-07-15  
12-17-15

GCG Job No. 14006  
AUGUST 19, 2015

SHEET  
C2.0

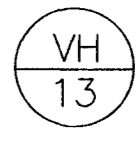
**Whistle Stop PUD Subdivision  
 Site Concept Plan, Revision 3**

Town of Thompson's Station, Williamson County, Tennessee

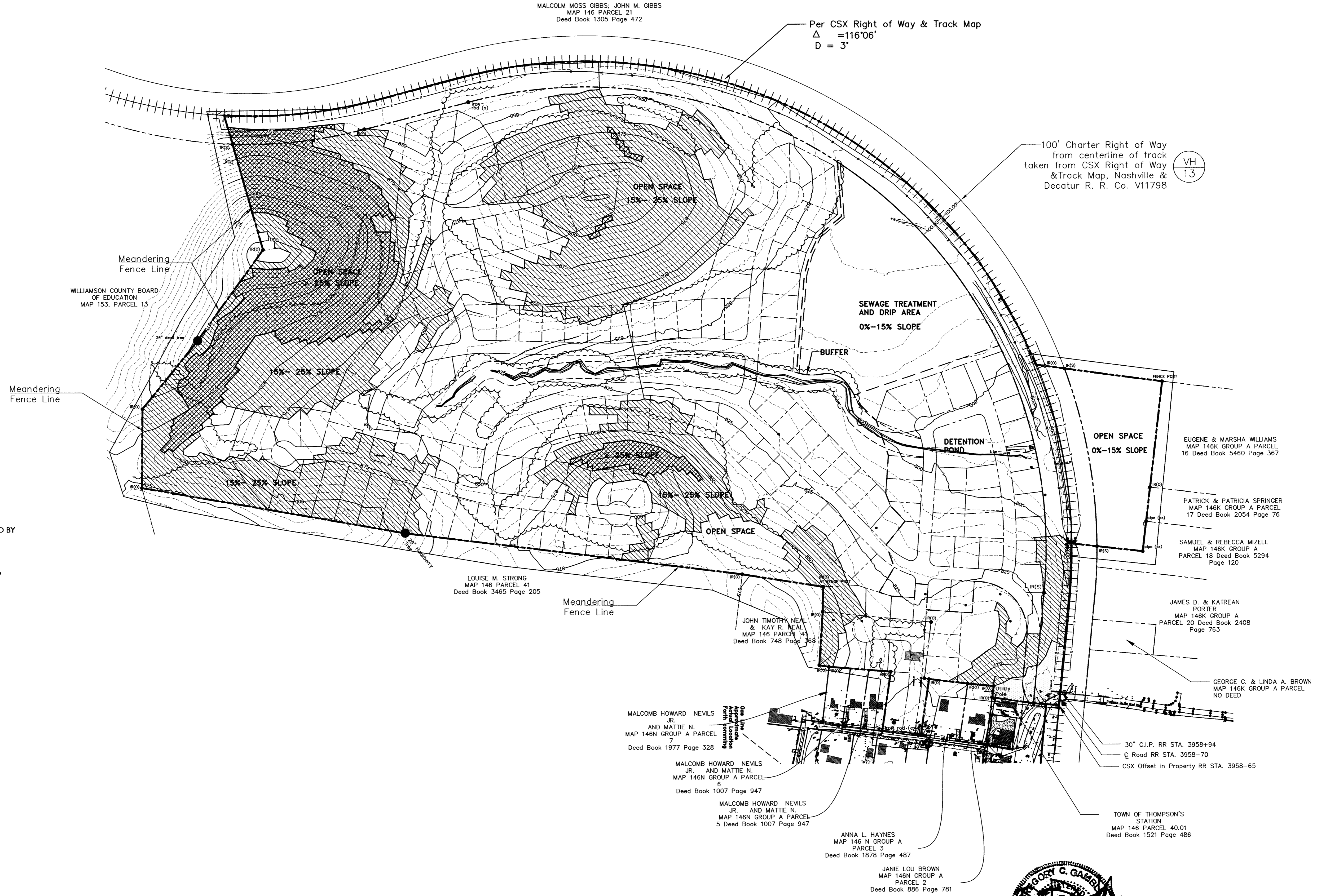
MALCOLM MOSS GIBBS, JOHN M. GIBBS  
 MAP 146 PARCEL 21  
 Deed Book 1305 Page 472

Per CSX Right of Way & Track Map  
 $\Delta = 116'06"$   
 $D = 3'$

100' Charter Right of Way  
 from centerline of track  
 taken from CSX Right of Way  
 & Track Map, Nashville &  
 Decatur R. R. Co. V11798



	0 - 15% SLOPE	SQ. FT. 4,269,341	AC 98
	15 - 25% SLOPE	1,535,531	35.2
	>25% SLOPE	492,906	11.3
	<b>TOTAL</b>	<b>6,297,778</b>	<b>144.5</b>

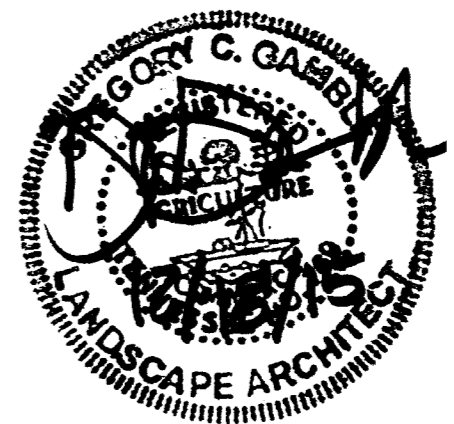
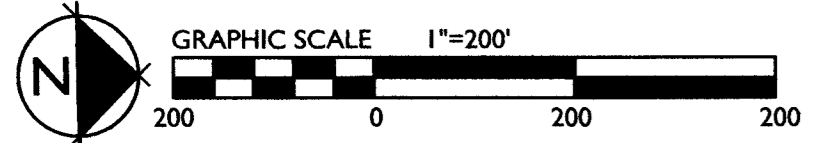


1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PROVIDED BY THOMAS G. KING 111 DATED 3/4/2015 TITLED WHISTLE STOP, LLC.
2. WATER SERVICE TO ALL LOTS PROVIDED BY H.B.&T.S.
3. FLOOD INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 47187C0345C ZONE X DATED 09/29/2006.

date  
 10/07/15

GCG Job No. 14006  
 AUGUST 19, 2015

SHEET  
 C3.0



**SLOPE ANALYSIS**

**Whistle Stop PUD Subdivision  
 Site Concept Plan, Revision 3**

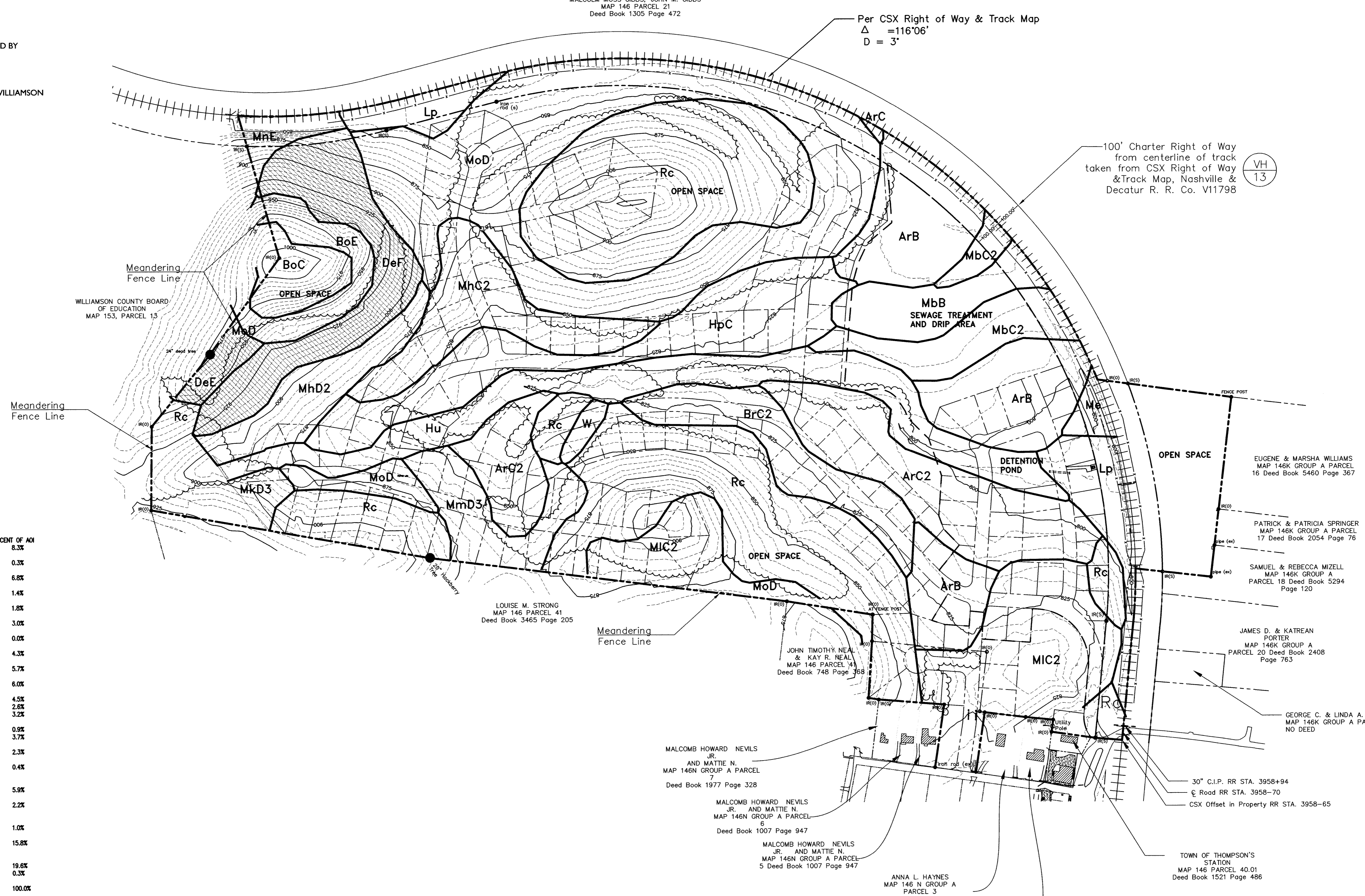
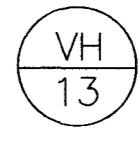
Town of Thompson's Station, Williamson County, Tennessee

- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PROVIDED BY THOMAS G. KING III DATED 3/4/2015 TITLED WHISTLE STOP, LLC.
- WATER SERVICE TO ALL LOTS PROVIDED BY H.B.&T.S.
- SOILS INFORMATION TAKEN FROM NRCS CUSTOM SOILS RESOURCE REPORT WILLIAMSON COUNTY, TENNESSEE DATED AUGUST 24, 2015.

MALCOLM MOSS GIBBS, JOHN M. GIBBS  
 MAP 146 PARCEL 21  
 Deed Book 1305 Page 472

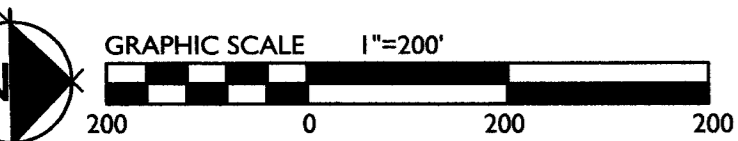
Per CSX Right of Way & Track Map  
 $\Delta = 116'06"$   
 $D = 3'$

100' Charter Right of Way  
 from centerline of track  
 taken from CSX Right of Way  
 & Track Map, Nashville &  
 Decatur R. R. Co. V11798



WILLIAMSON COUNTY, TENNESSEE (TN187)			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT OF AOI
ArB	Armour silt loam, 2 to 5 percent slopes	11.3	8.3%
ArC	Armour silt loam, 5 to 12 percent slopes	0.3	0.3%
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded	9.3	6.8%
BoC	Bodine cherty silt loam, 5 to 12 percent slopes	1.9	1.4%
BoE	Bodine cherty silt loam, 20 to 45 percent slopes	2.4	1.8%
BcC2	Broxton cherty silt loam, 5 to 12 percent slopes	4.2	3.0%
DeE	Deltrose gravelly silt loam, 20 to 30 percent slopes, eroded	0.0	0.0%
DeF	Deltrose gravelly silt loam, 20 to 45 percent slopes, eroded	5.9	4.3%
HpC	Humphreys gravelly silt loam, 5 to 12 percent slopes	7.8	5.7%
Hu	Huntington silt loam, phosphatic	8.2	6.0%
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	6.2	4.5%
MbB	Maury silt loam, 2 to 5 percent slopes	3.6	2.6%
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded	4.4	3.2%
Me	Mehin silt loam, phosphatic	1.2	0.9%
MhC2	Mimosa cherty silt loam, 5 to 12 percent slopes, eroded	5.1	3.7%
MhD2	Mimosa cherty silt loam, 12 to 20 percent slopes, eroded	3.1	2.3%
MhD3	Mimosa cherty silty clay, 10 to 20 percent slopes, severely eroded	0.6	0.4%
MIC2	Mimosa silt loam, 5 to 12 percent slopes, eroded	8.1	5.9%
MmD3	Mimosa silty clay, 10 to 20 percent slopes, severely eroded	3.1	2.2%
MnE	Mimosa-Rock outcrop complex, eroded	1.4	1.0%
MoD	Mimosa and Ashwood very rocky soils, 5 to 20 percent slopes	21.6	15.8%
Rc	Rockland	26.8	19.6%
W	Water	0.4	0.3%
Totals for Area of Interest		136.9	100.0%

SLIPPAGE SOILS SHALL BE THOSE WHERE THE PARENT MATERIAL IS COLLUVIUM.



LOUISE M. STRONG  
 MAP 146 PARCEL 41  
 Deed Book 3465 Page 205

JOHN TIMOTHY NEAL & KAY R. NEAL  
 MAP 146 PARCEL 4  
 Deed Book 748 Page 368

MALCOMB HOWARD NEVILS JR. AND MATTIE N.  
 MAP 146N GROUP A PARCEL 7  
 Deed Book 1977 Page 328

MALCOMB HOWARD NEVILS JR. AND MATTIE N.  
 MAP 146N GROUP A PARCEL 6  
 Deed Book 1007 Page 947

MALCOMB HOWARD NEVILS JR. AND MATTIE N.  
 MAP 146N GROUP A PARCEL 5  
 Deed Book 1007 Page 947

ANNA L. HAYNES  
 MAP 146 N GROUP A PARCEL 3  
 Deed Book 1878 Page 487

JANIE LOU BROWN  
 MAP 146N GROUP A PARCEL 2  
 Deed Book 886 Page 781

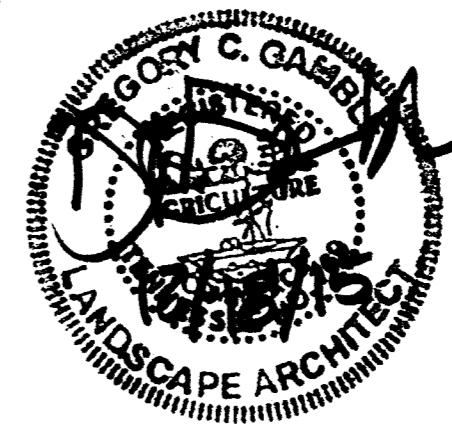
GEORGE C. & LINDA A. BROWN  
 MAP 146K GROUP A PARCEL  
 NO DEED

30" C.I.P. RR STA. 3958+94  
 6" Road RR STA. 3958-70  
 CSX Offset in Property RR STA. 3958-65

TOWN OF THOMPSON'S STATION  
 MAP 146 PARCEL 40.01  
 Deed Book 1521 Page 486

date  
10/07/15

GCJ Job No. 14006  
 AUGUST 19, 2015



**SOIL ANALYSIS**

SHEET  
**C4.0**

**Whistle Stop PUD Subdivision  
 Site Concept Plan, Revision 3**

Town of Thompson's Station, Williamson County, Tennessee



**TREE INVENTORY - 24" DBH & GREATER**

NUMBER	TYPE	SIZE-DBH	HEALTH	STATUS
203	HICKORY	31	FAIR	REMOVED
204	BODOCK	28	FAIR	REMOVED
205	BODOCK	29	FAIR	REMOVED
209	CEDAR	29	FAIR	REMOVED
212	BODOCK	34	FAIR	REMOVED
213	BODOCK	29	FAIR	REMOVED
214	BODOCK	28	FAIR	REMOVED
216	HICKORY	28	FAIR	REMOVED
218	BODOCK	25	FAIR	REMOVED
244	HICKORY	24	FAIR	REMOVED
245	HICKORY	24	FAIR	REMOVED
259	HICKORY	40	FAIR	REMOVED
280	POPLAR	27	FAIR	REMOVED
291	HICKORY	26	FAIR	REMOVED
296	OAK	26	FAIR	REMOVED
307	BODOCK	24	FAIR	REMOVED
309	OAK	36	FAIR	REMOVED
310	MAPLE	24	FAIR	REMOVED
311	HICKORY	30	FAIR	REMOVED
312	BODOCK	24, TWIN	FAIR	REMOVED
314	PECAN	24	FAIR	REMOVED
318	OAK	36	FAIR	REMOVED
328	PINE	24	FAIR	REMOVED
330	HACKBERRY	39	FAIR	REMOVED
333	HACKBERRY	35	FAIR	REMOVED
337	HACKBERRY	36	FAIR	RETAINED
342	HACKBERRY	29	FAIR	REMOVED
343	MAPLE	26	FAIR	REMOVED
353	HACKBERRY	33	FAIR	REMOVED
354	HACKBERRY	38	FAIR	REMOVED

TOTAL INCHES REMOVED: 851  
 REPLACEMENT REQUIRED: 1,277 INCHES  
 REPLACEMENT RATIO 1.5:1  
 PER LAND DEVELOPMENT ORDINANCE ADOPTED 9/29/2015

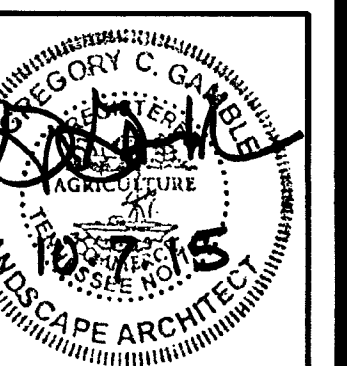
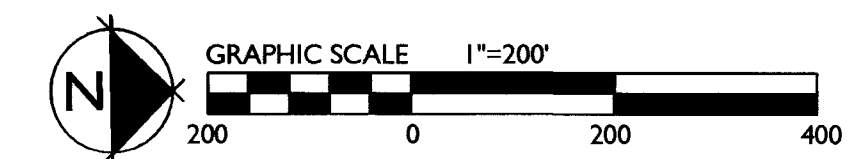
**NOTES**

1. ALL TREES THAT WILL REMAIN ON SITE SHALL HAVE PROTECTIVE FENCING INSTALLED BE INSTALLED AROUND THE DRIPLINE OF THE TREE TO PROTECT THE ROOT SYSTEM FOR THE TREE.
2. IF EARTHWORK IS NECESSARY WITHIN THE DRIPLINE OF THE PROTECTED TREE, HAND DIGGING SHALL BE REQUIRED.
3. NO EQUIPMENT, SUPPLIES OR ANY OTHER MATERIAL SHALL BE STORED WITHIN THE DRIPLINE OF ANY PROTECTED TREE.
4. NO DIRT OR OTHER FILL MATERIAL SHALL BE STOCKPILED WITHIN THE DRIPLINE.
5. NO SIGNAGE SHALL BE PERMITTED ON ANY PROTECTED TREE.

**KEY:**

-  TREE 24" DBH OR GREATER
-  TREE REMOVAL AREA

TREE SURVEY PROVIDED BY:  
 THOMAS G. KING III,  
 RLS #1720



date  
 10.7.2015

GCG Job No. 14006  
 SEPTEMBER 30, 2015

SHEET

L1.0

**TREE PROTECTION PLAN**






**GAMBLE**  
 DESIGN COLLABORATIVE  
 DEVELOPMENT PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greggamble209@gmail.com  
 615.975.5765

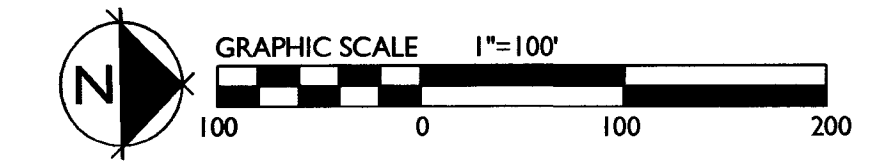
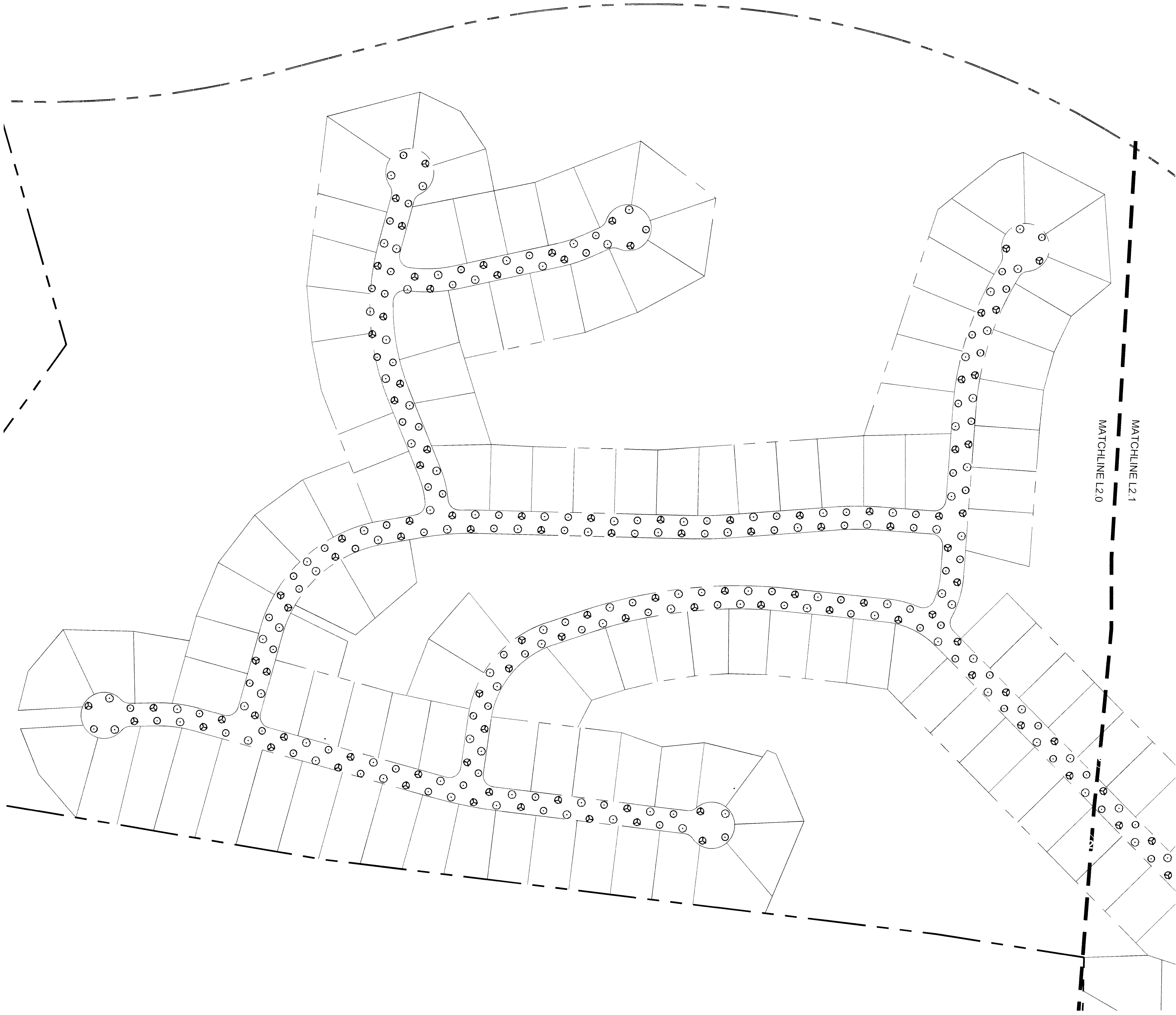
TREE REPLACEMENT	
TOTAL CALIPER INCHES OF TREES REMOVED:	851
TOTAL INCHES OF TREE REPLACEMENT REQUIRED:	1,277
STREET TREES PROVIDED IN INCHES:	1,332

**STREET TREE NOTES**

TOTAL TREES PROVIDED: 444 TOTAL INCHES PROVIDED: 1,332

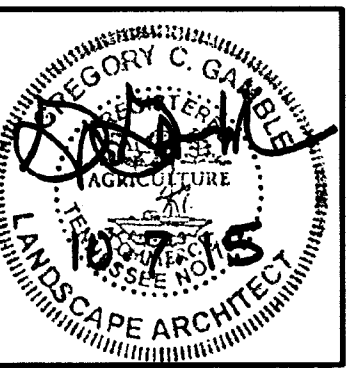
1. STREET TREES INSTALLED AT 3" CALIPER.
2. STREET TREES TO HAVE A STRONG CENTRAL LEADER.
3. STREET TREES SHALL BE CENTERED IN THE 6' TREE STRIP PROVIDED BETWEEN SIDEWALK AND CURB AND GLITTER.
4. TREES SHALL BE PLANTED A MINIMUM OF 2' FROM EDGE OF SIDEWALK AND BACK OF CURB.
5. STREET TREES SHALL BE PLANTED 5' FROM STREET LIGHTS AND UTILITIES.
6. SPECIES SHALL BE ROTATED SO THAT NO TWO ALIKE TREES ARE PLANTED SIDE BY SIDE.

-  NUTTALL OAK  
LONDON PLANETREE
-  RED MAPLE  
TULIP POPLAR
-  LACEBARK ELM  
JAPANESE ZELKOVA



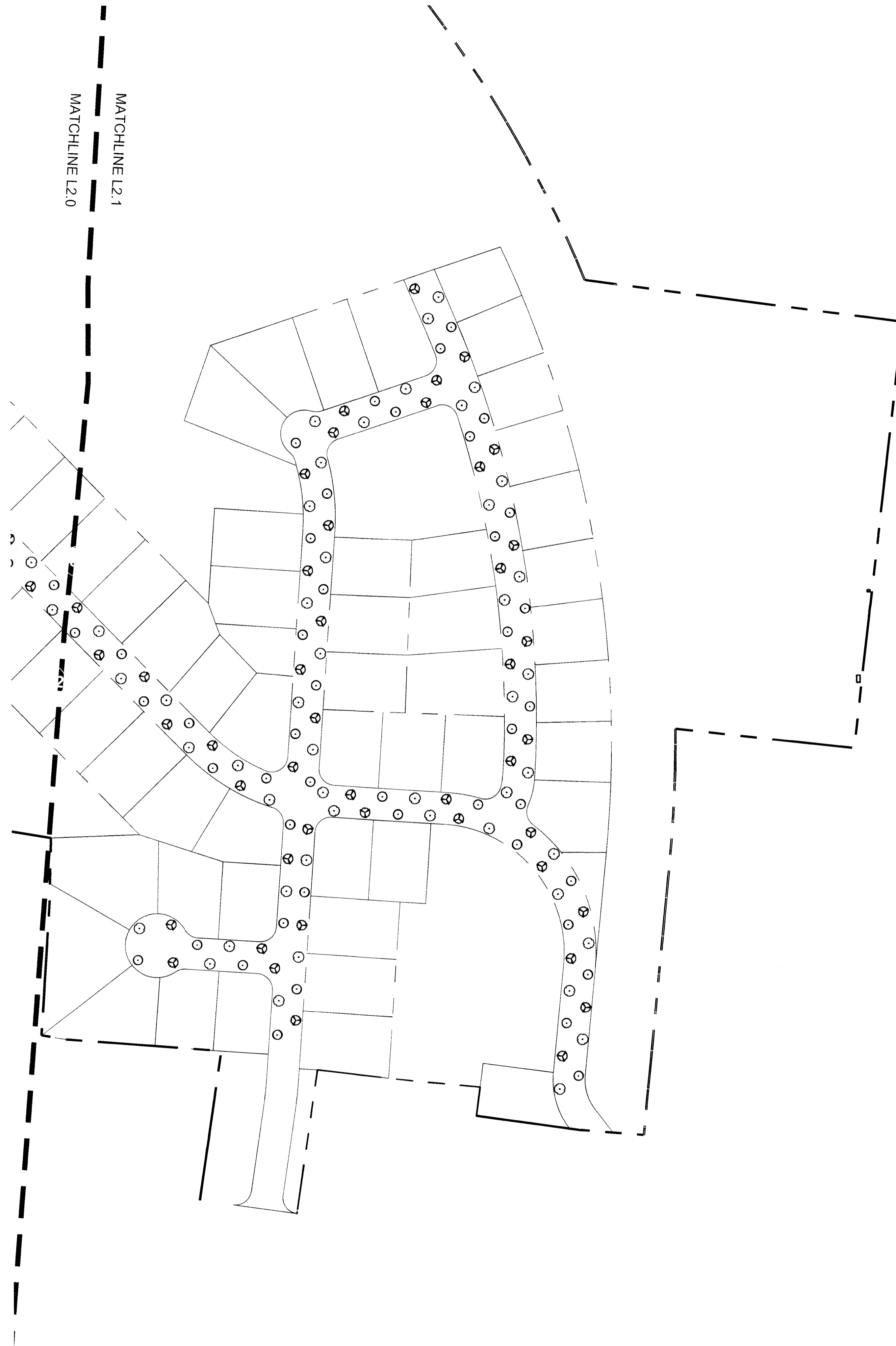
**TREE REPLACEMENT PLAN**

**Whistle Stop PUD Subdivision**  
 Site Concept Plan, Revision 3  
 Town of Thompson's Station, Williamson County, Tennessee



date  
 10.7.2015  
 GCG Job No. 14006  
 SEPTEMBER 30, 2015

SHEET  
 L2.0






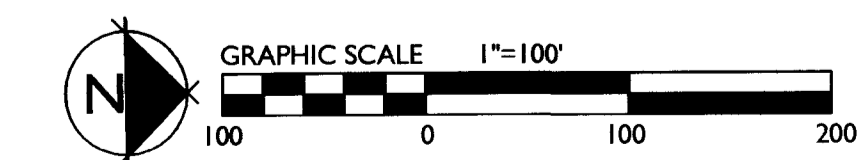
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TOTAL TREES PROVIDED: 444 TOTAL INCHES PROVIDED: 1,332

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-  NUTTALL OAK  
LONDON PLANETREE
-  RED MAPLE  
TULIP POPLAR
-  LACEBARK ELM  
JAPANESE ZELKOVA

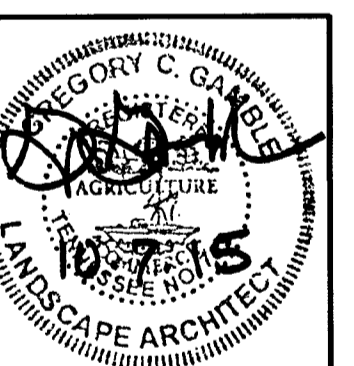


**TREE REPLACEMENT PLAN**

**GDC**  
**GAMBLE**  
 DESIGN COLLABORATIVE  
 DEVELOPMENT PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greggamble209@gmail.com  
 615.975.5765

**Whistle Stop PUD Subdivision  
 Site Concept Plan, Revision 3**

Town of Thompson's Station, Williamson County, Tennessee



date

10.7.2015

GCG Job No. 14006  
 SEPTEMBER 30, 2015

SHEET

L2.1

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

**DATE:** January 5, 2016  
**TO:** The Board of Mayor and Aldermen (BOMA)  
**FROM:** Joe Cosentini, Town Administrator  
**SUBJECT:** Interlocal Agreement

---

The attached interlocal agreement between HB&TS and the Town would allow for a joint project to be completed in the Town Center area. This project would include a new 12' waterline to be placed within the right of way of Thompson's Station Road West by HB&TS and the completion of the wastewater network along School Street and Thompson's Station Road.

HB&TS typically requires exclusive easements for their infrastructure. They have agreed to place the new waterline within the Thompson's Station Road West right of way from the stop sign at Thompson's Station Road and School Street to the entrance of the Whistle Stop subdivision. This concession was based on the Town's commitment to bear any relocation costs of said waterline if a future Town project necessitated the relocation.

Recommendation:

Staff recommends approval of the attached resolution and interlocal agreement as presented.

## INTERLOCAL CONTRACT

This Interlocal Agreement is made between the Town of Thompson's Station, Tennessee (the "Town") and H.B. & T.S. Utility District ("HB&TS") this the \_\_\_\_ day of January, 2016.

WHEREAS, HB&TS wants to extend a water service line to serve a proposed development along Thompson's Station Road West ("Water Line Project"); and

WHEREAS, the Town wants to make improvements to its sewer system ("Sewer Project") within some of the same right-of-way as the Water Project; and

WHEREAS, it is the best interest of the Town, HB&TS and the general public to coordinate, bid and construct the Water Line and Sewer Projects at the same time.

NOW THEREFORE, in consideration of the mutual benefits to both parties, the Town and HB&TS covenant and agree as follows:

1. The Town and HB&TS shall work together to coordinate the construction of the Water Line Project and Sewer Project to be more particularly described in the bid and construction documents to be prepared. The Town and HB&TS shall each designate a licensed engineer to design its Project and authorize such engineer to coordinate the design with the other. The engineers shall prepare separate bid specifications for each project. The parties shall be solely responsible for any compensation owed to its designated engineer(s).

2. In addition to the bid specifications for the Sewer Project, the Town shall provide HB&TS with any other bid requirements. Upon completion of the bid specifications and receipt of any additional requirements, HB&TS shall solicit competitive bids for both the Water Line Project and the Sewer Project, requiring bidders to bid the projects separately and together. It is anticipated that one bid shall be awarded and one joint contract procured for both projects; however, after bid opening, the Town and HB&TS shall determine whether to approve joint or separate contracts for the construction of the projects. All construction contracts are subject to the approval of the boards of the Town and HB&TS.

3. Simultaneous with the approval of the construction contract(s), the Town shall convey temporary and permanent easements to HB&TS necessary to construct, use and maintain its water line within the Town's right-of-way. The easements shall provide that in the event HB&TS is ever required to move its water line at the request or requirement of the Town, that the Town will be responsible for the cost of relocating the line.

4. The Town shall be solely responsible for the construction costs related to the Sewer Project and HB&TS shall be solely responsible for the construction costs related to the Water Line Project. Each party shall be responsible for any shared cost allocated to it under a joint construction contract. No party shall be responsible for the costs of the other's project.



5. It is anticipated that HB&TS will be the lead supervisory agency on both projects; provided that the Town and its agents may inspect construction at any time to verify compliance with the contract documents.

6. The Term of this contract shall commence on the last date of approval by either party and shall continue until completion of the projects, including the payment of all construction costs, unless terminated sooner by either party.

7. Each party shall be responsible for obtaining and maintaining its own liability insurance unless otherwise agreed to in the construction contracts.

8. Nothing in this contract shall be construed as creating a partnership or joint venture between the parties.

9. Neither party may assign the rights or obligations of this contract. In addition, approval of this contract and/or subsequent construction contract documents by the Town shall not be construed as an approval of the proposed development that the Water Line Project is intended to serve. HB&TS agrees and understands that the proposed development has not received final approval by the Town and is not relying upon this final approval or any other representations of the Town in entering into this agreement.

10. This contract represents the entire agreement between the parties and supersedes all prior negotiations, representations or agreements with respect to the projects.

IN WITNESS WHEREOF, each party has caused this contract to be approved and executed by an authorized representative, effective as of the date written below.

**Town of Thompson's Station, Tennessee**

**HB & TS Utility District**

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---

**RESOLUTION NO. 2016-01**

**A RESOLUTION OF BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE AN INTERLOCAL CONTRACT WITH H.B. & T.S. UTILITY DISTRICT FOR THE COORDINATED CONSTRUCTION OF WATER AND SEWER LINE EXTENSION PROJECTS**

WHEREAS, H.B. & T.S. Utility District ("HB&TS") wants to extend a water service line to serve a proposed development along Thompson's Station Road West ("Water Line Project"); and

WHEREAS, the Town wants to make improvements to its sewer system ("Sewer Project") within some of the same right-of-way as the Water Line Project; and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to enter into an interlocal contract with HB&TS to coordinate the construction of both projects.

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

That the interlocal contract with HB&TS, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved, and the Mayor is authorized to sign said contract on the behalf of the Town.

RESOLVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**Corey Napier, Mayor**

ATTEST:

\_\_\_\_\_  
Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
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

**DATE:** January 5, 2016  
**TO:** The Board of Mayor and Aldermen (BOMA)  
**FROM:** Joe Cosentini, Town Administrator  
**SUBJECT:** Plan Review Contract - PlaceMakers

---

The attached contract will allow the Town to continue to utilize the review/consulting services of PlaceMakers. Our internal plan review capability will be supplemented by the PlaceMaker team as we work through the new development proposals. All costs associated with plan review services will be passed on to the developers of these new projects per our existing fee ordinance.

Recommendation:

Staff recommends approval of the attached resolution and contract as presented.

THIS PROFESSIONAL SERVICES AGREEMENT WITH PLACEMAKERS, LLC (this "**Agreement**") is executed effective for all purposes as of this 25<sup>th</sup> day of November, 2015 by and between THE TOWN OF THOMPSON'S STATION, A PUBLIC BODY, CORPORATE AND POLITIC, ORGANIZED AND EXISTING ACCORDING TO THE LAWS OF THE STATE OF TENNESSEE, (the "**Town**") and PLACEMAKERS, LLC, A PLANNING AND COMMUNICATIONS CONSULTING FIRM ORGANIZED UNDER THE LAWS OF THE STATE OF DELAWARE, (the "**Consultant**").

### **RECITALS**

**WHEREAS**, the Town desires to engage the Consultant to perform plan review and consulting services to assist with the implementation of THE THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE ("**Services**"); and

**WHEREAS**, the Consultant possesses the skills to perform said consulting services for the Town.

### **AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual promises set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **SCOPE OF SERVICES**. The Consultant hereby agrees to the scope of services set out as Attachment A: Standards of Performance, which is attached hereto and incorporated herein by this reference.

2. **ALTERNATE/ADDITIONAL SERVICES**. Should alternate or additional services outside the scope set for in paragraph 1 hereinabove be requested of the Consultant by the Town, then said alternate or additional services shall be set forth in writing and shall automatically become a part of this Agreement upon written acceptance and funding by the Town and written acceptance by the Consultant.

3. **TERM**. The term of this Agreement shall commence on or about November 25, 2015 and end on or about November 24, 2016, or at such time as the need for services contemplated herein are completed, which ever is later.

4. **COMPENSATION AND METHOD OF PAYMENT**. The Consultant shall be paid in accordance with the fee schedule set out on Attachment B: Fee Schedule.

5. **LOCATION OF PERFORMANCE**. The Consultant shall perform the Services offsite or such other place(s) as may be agreed upon in writing by the parties hereto.

6. **INDEPENDENT CONSULTANT RELATIONSHIP**. Nothing herein shall be construed as creating a relationship of employer and employee between the parties hereto. The Town shall not be subject to any obligations or liabilities of the Consultant incurred in the performance of this Agreement unless otherwise herein authorized. The Town will provide no fringe benefits to the Consultant.

7. INDEMNIFICATION OF THE TOWN AND THOMPSON'S STATION. By acceptance of this agreement, the Consultant agrees to indemnify and hold harmless the Town and Thompson's Station ("Town"), their directors, officers, and employees, from all claims and injuries or damages to persons or property of any kind whatsoever arising as a result of negligence of the Consultant, its agents and employees, under the terms of this Agreement. The Consultant will maintain, throughout the term of this Agreement, insurance of the kinds and having the limits of liability and coverages as set forth within the current Certificate of Insurance set out in Attachment C: Certificate of Insurance and shall cause the Town to be named as a Certificate Holder under such policy. The requirement of the Consultant to maintain the insurance described herein shall in no way limit the obligation of the Consultant to indemnify the Town in the manner described herein.

8. NON-DISCLOSURE OF CONFIDENTIAL INFORMATION. The Consultant agrees not to disclose to third parties, without the Town's prior written permission, confidential or proprietary information or trade secrets provided to the Consultant or its employees, agents, or subcontractors, which have not been previously disclosed to the Consultant by outside third parties, or which are not in the public domain, except to the extent that such information is required by law or by the professional obligations of the Consultant to be disclosed. The Consultant will use its best efforts to safeguard from unauthorized disclosure to third parties any such information given to it. The Town agrees not to disclose to third parties confidential or proprietary information provided to it by the Consultant without prior written permission except that disclosure shall be subject to the Tennessee Public Meetings Law. The work performed by Consultant and its subconsultants as part of this Project shall be the property of the Town. However, Consultant shall have the right to include representations of the Project, including photographs, plans, and drawings among its promotional and educational materials, provided confidential or proprietary information remains undisclosed.

9. LAW GOVERNING AGREEMENT/VENUE. For purposes of determining the place of the Agreement and the law governing the same, it is agreed that the Agreement is entered into in Thompson's Station and the County of Williamson, State of Tennessee, and shall be governed by the laws of the State of Tennessee. Venue shall be in the courts of Williamson County, Tennessee.

10. TERMINATION. Either party may terminate this Agreement without cause after ten (10) days written notice to the other party of the intention to terminate this Agreement, or at any time by mutual agreement of the parties. Should the Town have cause to terminate this Agreement or if the Consultant is in breach of this Agreement, the Agreement may be terminated immediately upon written notification to the Consultant of the cause for termination. In the event this agreement is terminated, Consultant shall be entitled to payment for all services rendered to the time of termination, subject to any claims that Town may have against Consultant.

11. COMPLETE AGREEMENT. This Agreement constitutes and expresses the entire agreement between the parties hereto in reference to the professional services of the Consultant for the Town, and in reference to any of the matters or things herein provided

for, or hereinbefore discussed or mentioned in reference to such services, all promises, representations and understanding relative thereto herein being merged.

12. NOTICE. Any notices required under this Agreement shall be sufficient if sent by Certified Mail, Return Receipt Requested, postage prepaid, to the Town or the Consultant at the following addresses:

TOWN:

Town of Thompson's Station  
1550 Thompson's Station Road West  
Thompson's Station, TN 37179  
(615) 794-4333

CONSULTANT:

PlaceMakers, LLC  
5136 Sevilla Ave., NW  
Albuquerque NM 87120  
(505) 975-3258

(Remainder of this page intentionally blank.)

**IN WITNESS WHEREOF**, the parties have hereunto set their hands this 25<sup>th</sup>  
day of November, 2015.

APPROVED AS TO FORM AND CONTENT:

---

Joe Cosentini  
Town Administrator  
Town of Thompson's Station, Tennessee

CONSULTANT

TOWN



---

Hazel Borys  
Managing Principal  
PlaceMakers, LLC

---

Corey Napier  
Mayor  
Town of Thompson's Station, Tennessee

## **Attachment A: Standards of Performance**

### **1. Consultant Responsibilities**

1.0.1 The Consultant will review all plans for development within the Town that are submitted to Consultant by the Town.

1.0.2 The Consultant's Services shall generally consist of review of development plans to determine compliance with the Town's Land Development Ordinance. The Consultant shall review and provide a report to the Town regarding any deficiencies in the proposed development plans. Consultant shall coordinate a phone or internet conference with the Town Planner and/or Town Administrator to discuss any issues with regard to plan compliance or deficiencies. The Town may request that the Consultant communicate directly with a developer from time to time, and Consultant shall advise Town Planner of all such communication. Consultant understands that the Town has a limited amount of time for review of development plans and the Consultant agrees to provide Services within the time frame set forth for each submittal.

1.0.3 In performing all services under this Agreement, the Consultant will use that degree of care and skill ordinarily exercised for similar projects by professional Consultants who possess special expertise in the types of services involved under this Agreement.

1.0.4 No work under this Agreement will be subcontracted by the Consultant without prior written approval from the Town. Any work or services subcontracted under this Agreement will be specified by separate written Agreement between the Consultant and the approved sub-consultant(s) and will be subject to each provision of this Agreement.

1.0.5 Consultant will perform all of its services in coordination with the Town. The Consultant will advise the Town of data and information the Consultant needs to perform its services, and the Consultant will conference with Town representatives at mutually convenient times to assemble this data and information.

1.0.6 Susan Henderson is the Consultant's Project Manager assigned to this Project. The Consultant will not substitute another representative for this Project unless approved in writing by the Town in advance of such proposed substitution.

### **2. Town Responsibilities**

2.0.1 The Town of Thompson's Station will work with the PlaceMakers team to provide:

- a) Guidelines and feedback concerning requirements for services, meeting schedules and deadlines, specified task lists and timeline for each submittal.
- b) Furnish copies of data, ordinances, plans, surveys and other materials and information required for the analysis.



- c) Governing Documents: Copies of comprehensive plan and any recent updates, current ordinances, subdivision regulations and all ordinances that will govern development within the planning area. Please provide the existing zoning map and all ordinances in digital formats
- d) Consultant is obligated to inform the Town as soon as possible if the above information, once received, is adequate for the review and, alternatively, if additional information is required
- e) Examine all reports, specifications, analyses, proposals, reviews and other documents presented by the PlaceMakers Team

(Remainder of this page intentionally blank.)

## **Attachment B: Fee Schedule**

All hours shall be billed at \$150 per hour as an hourly fee rate.

Should on-site visits be requested by the Town in unusual circumstances, travel expenses will be additional to hourly rates.

Invoices will be submitted monthly by email.

# Attachment C

## Certificate of Insurance | Thompson's Station named as a Certificate Holder

<b>ACORD™</b>	Client#: 95465	PLACE1	DATE (MM/DD/YYYY) 7/14/2015														
<b>CERTIFICATE OF LIABILITY INSURANCE</b>																	
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>																	
<b>PRODUCER</b> Regions Insurance Inc.-Select 1500 Riverfront Drive Little Rock, AR 72202 501 661-4800	<b>CONTACT NAME:</b> Central Region Select Unit <b>PHONE (A/C, No, Ext):</b> 501 661-4800 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> crselect@regions.com																
<b>INSURED</b> Placemakers, LLC 5136 Sevilla Ave NW Albuquerque, NM 87120	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A : Hartford Casualty Insurance Com</td> <td>29424</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Hartford Casualty Insurance Com	29424	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #																
INSURER A : Hartford Casualty Insurance Com	29424																
INSURER B :																	
INSURER C :																	
INSURER D :																	
INSURER E :																	
INSURER F :																	
<b>COVERAGES</b>		<b>CERTIFICATE NUMBER:</b>															
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>		<b>REVISION NUMBER:</b>															
INSR	TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS										
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			38SBMVJ2410	06/18/2015	06/18/2016	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>300,000</b> MED EXP (Any one person) \$ <b>10,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COM/IO/OP AGG \$ <b>2,000,000</b> \$										
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$										
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$										
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$										
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)																	
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>													
PlaceMakers, LLC 5136 Sevilla Ave NW Albuquerque, NM 87120				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 													

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ACORD 25 (2010/05) 1 of 1 The ACORD name and logo are registered marks of ACORD #S1708524/M1703215

AMOOR

**RESOLUTION NO. 2016-02**

**A RESOLUTION OF BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE AN AGREEMENT WITH PLACEMAKERS, LLC FOR PROFESSIONAL SERVICES RELATED TO PLAN REVIEW, CONSULTING AND IMPLEMENTATION OF THE LAND DEVELOPMENT ORDINANCE**

WHEREAS, the Town previously retained Placemakers, LLC to provide professional and consulting services related to the preparation of the Land Development Ordinance; and

WHEREAS, the Land Development Ordinance was adopted in September 2015; and

WHEREAS, the Town expects to receive several proposals for development in 2016; and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to enter into an agreement with Placemakers, LLC for them to assist Town Staff with plan review, consulting and other professional services related to the implementation of the Land Development Ordinance.

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

That the agreement with Placemakers, LLC, for plan review, consulting and related professional services, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved, and the Mayor is authorized to sign said Agreement on the behalf of the Town.

RESOLVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**Corey Napier, Mayor**

ATTEST:

\_\_\_\_\_  
Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
Todd Moore, Town Attorney