

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Agenda
February 9, 2016**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The January 12, 2016 Meeting

Documents: [01122016 MINUTES.PDF](#)

Public Comments-

Reports-

Town Administrator Report

Documents: [CRYSTALCLEARLETTER.PDF](#), [CANTERBURYLETTER.PDF](#), [TA REPORT 02092016.PDF](#)

Finance Report

Documents: [TW 1 2016 02 CASH REPORT FOR BOMA.PDF](#), [TW 2 2016 02 GENERAL FUND ACTUAL VS BUDGET YTD.PDF](#), [TW 3 2016 02 GENERAL FUND ACTUAL VS BUDGET MONTH TO MONTH.PDF](#), [TW 4 2016 02 WASTEWATER ACTUAL VS BUDGET YEAR TO DATE.PDF](#), [TW 5 2016 02 WASTEWATER ACTUAL VS BUDGET MONTH TO MONTH TREND.PDF](#)

Unfinished Business:

1. Public Hearing And Second Reading Of Ordinance 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

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

2. Resolution 2016-001

Documents: [RESOLUTION 2016-01 HBTS INTERLOCAL.PDF](#), [LIBRARY1-750425-V1-INTERLOCAL_CONTRACT_HBTS.PDF](#), [HBTS INTERLOCAL REPORT.PDF](#)

New Business:

3. Presentation – RPM Transportation Consultants: Thompson's Station Traffic Impact Study Comprehensive Update

4. Resolution 2016-003: Approval Of Wastewater Request

Documents: [WASTEWATER REQUEST BRIDGEMORE.PDF](#), [MINOR REVISION SITE DEVELOPMENT PLAN 8-20-15.PDF](#), [BRIDGEMORE SITE DEVELOPMENT PLAN 1-26-16.PDF](#), [RESOLUTION 2016-003 WCS BRIDGEMORE WASTEWATER TAP.PDF](#)

5. First Reading Of Ordinance 2016-002

AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
AMENDING ORDINANCE 2015-004 WHICH AMENDS THE ANNUAL
BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING
JUNE 30, 2016

Documents: [2016-002 BUDGET REVISION 1 FOR 2015-16.PDF](#), [2016-002
BUDGET REVISION 1 FOR 2015-16 - GF DETAIL.PDF](#), [2016-002 BUDGET
REVISION 1 FOR 2015-16 - WW DETAIL.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
January 12, 2016

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.

Consideration of Minutes. The minutes of the November 10, 2015 Regular Meeting were previously submitted.

Mr. Cosentini requested that an amendment to page 4, paragraph one of the minutes be made stating that no zoning assurances were actually given to this project (Two Farms) prior to their request.

Alderman Benson moved to accept the minutes of the November 10, 2015 Regular Meeting with amendment. The motion was seconded and carried unanimously.

Appointments.

Darren Burress – Planning Commission

Steve Bennett – DRC

Archie Buttrey – BZA

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

Alderman Benson moved to accept all appointments as recommended. The motion was seconded and carried unanimously.

Public Comments: None.

BOMA Reports.

Alderman Bell addressed the pending lawsuit between community members and Crystal Clear Technologies. Mr. Bell feels like the Town should write a front of the Court letter showing our understanding and support with the help of Town Counsel and the Town Administrator.

Alderman Shepard expressed his support.

Prosecution of Construction Hours Violation.

Alderman Shepard recommends to move forward with prosecution for builders and contractors in violation of construction hours. Mr. Cosentini agrees that our current actions are not working and it is time to escalate.

Liens on Property within Tollgate Village.

Alderman Shepard stated that he believes homes in Tollgate Village sold within the last two years have liens on their properties and homeowners are not aware of it. Alderman Shepard recommends to have a work session on this issue and address what to do moving forward.

Crystal Clear Communications Operating without a Local Franchise.

Alderman Shepard stated that Crystal clear does not have a local, or a state franchise agreement to be operating. He is urging Staff to reach out to Crystal Clear regarding this matter. Mr. Cosentini stated that Staff will prepare a letter and bring a report back to the Board.

Non-Agenda Items

Alderman Shepard has submitted an amendment to the LDO and wants to make sure the Board understands that there is an amendment on the way to the Planning Commission.

Alderman Shepard discussed the new Elementary/Middle School and the location being proposed by the Williamson County School System. Alderman Shepard expressed his concern and his desire to vote against sewer taps unless the developer for the school system installs light shields at Independence High School.

Alderman Shepard discussed Fields of Canterbury CCR's and their conflict with violation of our local laws with regard to utility easements and access to Telecom providers. He encourages Staff to reach out to the HOA and let them know that action will be taken if they're not amended.

After discussion, Alderman Shepard moved to schedule a work session to discuss the situation with an open lawsuit regarding liens in Tollgate Village. The motion was seconded and carried unanimously.

Mayor Napier suggested the development of a utility board that would be comprised of several community members with expertise in various fields.

Town Administrator's Report

Mr. Cosentini reviewed his report pointing out that the Town's internal audit draft report did not identify any deficiencies or any instances of non-compliance. Crosslin and Associates will be available for a public presentation on the audit, should the Board request it.

The Greenway Trail Project has been given construction authorization by TDOT to proceed. The trail will connect Tollgate Village to a trail head west of the barns, and north of the existing entrance. It will be a 10' wide multi-purpose, ADA compliant trail that will connect Tollgate Village and Town Center. Once we accept the bid and award the contractor, it should be a four month construction time.

Mr. Cosentini also stated that 333 building permits were issued in 2015, suggesting a strong residential real estate market.

Mayor Napier requested an update on the Critz Lane project. Mr. Cosentini stated TDOT is still on schedule with their contract to start construction improvements on the (Hwy 31) project in

May. The Town is starting to meet with property owners in area to discuss. Staff hopes to be able to bid the realignment of Critz Lane along the same time that TDOT is bidding the improvements along (Hwy) 31.

Finance Report

Mrs. Womack reviewed the financial report. The wastewater fund paid back the interfund loan to the general fund. The audit report expense item flowed through.

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 3904; 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.**

Mr. Cosentini reviewed the staff report with proposed contingencies.

1. An acceptable school building site must be identified and dedicated from within the annexed area prior to the approval of any residential plat
2. An acceptable public safety building must be identified and dedicated from within the annexed area prior to the approval of any residential plat
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. Improvements that are mutually beneficial may be presented and approved by the Board of Mayor and Aldermen where cost sharing and/or financial offsets can be considered.

Staff recommends territory to be zoned as stated.

Michael Abbot with Beacon Development came forward to speak on the applicant’s behalf.

Mr. Cosentini reiterated that this evening is just a zoning designation and that the development still has to go through the standard development approval process.

Mayor Napier then opened the floor for the Public Hearing.

Public Comment:

Tom Mason – 1388 Hunter Rd. – Voiced traffic concerns, environmental concerns and aesthetic concerns.

Board of Mayor and Aldermen – Minutes of the Meeting
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Anne Goetz – 4080 Carters Creek Pk. – Discussed environmental concerns, traffic concerns and tax dollar concerns and sustainability for the future. Voiced need for an archeological surveys for Indian Burial grounds.

Russ Wharton – 1885 W. Harpeth Rd. – Voiced environmental concerns and benefits to existing citizens.

Janeth McKendrick – 1400 Kitrell Rd. – Discussed migratory birds and wildlife reserve concerns and had the Town consulted with the TWRA.

Allen Johnston – 1462 Kitrell Rd. – Asked the Town to consider making changes to the infrastructure before approving developments and make changes for the community.

Johnathan Oppenheimer- 5405 Big East Fork Farms - Voiced preservation and conservation concerns.

David Kellers – 2803 Station South Dr. – Voiced traffic concerns.

Michael Davis – Coleman Road & Carters Creek Pike – Discussed environmental, infrastructure, safety and environmental impact concerns.

Nancy Leeton – 1463 Coleman Rd. – Concerned about it being a family road and traffic concerns.

Wes Collins – 1884 West Harpeth Rd. – Purchased property adjacent to annexed property. Has infrastructure concerns. Do our due diligence and do not push the development too fast.

Renee Lessarjett – 1404 Coleman Rd – Voiced opinion regarding TX developers, has traffic concerns regarding “safe” exits from the development.

Roxanne Kamell – 3045 Carters Creek Pk. – Voiced traffic and environmental concerns.

Mark Darcy – 3045 Carters Creek Pk. – Voiced traffic concerns regarding infrastructure and TDOT issues.

Pamela Lewis – 4081 Columbia Pk. – Suggested Town Staff read “Bigger is Not Better” by Evan Foder. Former Franklin Alderman. Voiced traffic concerns along interstate corridor.

Gene Cotton – 3411 Sweeney Hollow Rd. – Expressed TDOT and environmental concerns. Wants traffic studies, voiced infrastructure concerns, and tax concerns.

Robin Lockwoot – 5847 Bending Chestnut – Is of Cherokee descent and wants the prevention of exhumation of the Indian burial sites. The property holds an ancient city site (Muskogee Creek People). Wants an archeological study done and paid for by the developer. Spiritual issue for anyone of Indian descent.

Karen Shapiro – 1610 Diamond Way - Voiced real estate market concerns. What will the developer do if the market turns? Thompson's Station needs a guarantee from the developer that the plan will not change regardless of the economy.

Ron Schaffer – 1804 Post Chapel Rd. – Requests that the Town take time making the decision.

Ann Johnson – 5456 Old Hwy 96 – Voiced water concerns and going through the proper channels to obtain a water source.

John Peterson – 3448 Colebrook Dr. – Wanted to stress that growth is inevitable and he is pleased with the passing of the new LDO. In favor of the new community.

Zack Babcock – 1590 Coleman Rd. – Wanted to voice traffic concerns.

Irene Ludwig - 3215 Kinnard Springs Rd. - Has infrastructure and traffic concerns.

Rick Nardone - 3733 Mobelys Cut – Voiced concern over development being “out of character” for the area. Has archeological concerns.

Waylon Thompson – 4078 Carters Creek Pk. – Wants Town to address all of the issues and do the right thing.

Cindy Garvey – 3348 Sweeney Hollow Rd. – Wanted clarification on what the vote was for.

McKinley Thompson – 3675 Bear Creek Rd. – Wants Town to “do the right thing” and research all of the issues. People move to the country for a reason.

Shane Pantall – Coleman Rd. – Discussed environmental and traffic issues. Make sure the development is done respectfully.

Scott Moffett – 3378 Sweeney Hollow Rd. – Questioning the density and why can't the lots be 5 acre lots.

Dave Coumes – Kinnard Springs Ct. – Wants more study done about the density and development wasn't well thought out.

Being no further comments, the Mayor closed the public hearing and opened up to the Board for discussion.

After discussion, Alderman Davis moved to approve the 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 3904; 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 with the following staff contingencies:

- 1. An acceptable school building site must be identified and dedicated from within the annexed area prior to the approval of any residential plat**
- 2. An acceptable public safety building must be identified and dedicated from within the annexed area prior to the approval of any residential plat**
- 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. Improvements that are mutually beneficial may be presented and approved by the Board of Mayor and Aldermen where cost sharing and/or financial offsets can be considered.**

The motion was seconded and carried by a 4 to 1 vote with Alderman Shepard voting against.

The Board took a 15 minute recess.

New Business:

2. Wastewater Request – Two Farms request for alternative wastewater system

Mr. Cosentini reviewed the staff report and Staff recommends approval of the concept of an MBR system in order to begin the process with 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.

Mr. Rahul Thukral with Ovivo MBR came forward to speak on behalf of the applicant.

After discussion, Alderman Davis moved to approve the concept of an MBR system in order to begin the process with 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. The motion was seconded and carried unanimously.

3. First Reading of an Ordinance to Amend a Planned Zone – Whistle Stop

Mrs. Deats reviewed her staff report and recommended approval on Ordinance 2016-001 on first reading and set a public hearing for February 9, 2016. Mr. Moore suggested, per pending litigation, verbiage be added to the concept plan being submitted as the Town works through the wastewater issue and make amendments between the first and second reading.

After discussion, Alderman Bell moved to approve the First Reading of an Ordinance (2016-001) to Amend a Planned Zone – Whistle Stop. The motion was approved and carried unanimously.

4. Resolution 2016-01: Adoption of Interlocal Agreement between the Town of Thompson's Station and HB&TS Water Utility.

Mr. Cosentini reviewed his staff report. Prior to approval, the attorney for HB&TS would like to approve the Interlocal agreement prior to The Town of Thompson's Station approval.

After discussion, Alderman Davis moved to defer Resolution 2016-001: Adoption of Interlocal Agreement between the Town of Thompson's Station and HB&TS Water Utility until the February 9, 2016 BOMA Meeting. The motion was seconded and carried unanimously.

5. Resolution 2016-002: Adoption of Contract for Plan Review Services with PlaceMakers, LLC

Mr. Cosentini reviewed his staff report and recommends approval of the resolution and contract as presented.

After discussion, Alderman Benson made a motion to approve Resolution 2016-002: Adoption of Contract for Plan Review Services with PlaceMakers, LLC. The motion was seconded and carried unanimously.

Adjourn

There being no further business, the meeting was adjourned at 10:21 p.m.

Corey Napier, Mayor

Jennifer Jones, Town Recorder

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

January 28, 2016

Crystal Clear Communications
Attn: Sam Carbine, General Manager
621 Bradley Court
Franklin, TN 37067

Re: Franchise Agreement

Mr. Carbine,

The local franchise agreement with the Town of Thompson's Station that Crystal Clear had been operating under expired in October, 2015. The Town adopted new cable and telecommunication ordinance on November 10, 2015 which establishes the standard for which new franchise agreements will be considered.

At this time we are asking for Crystal Clear to either obtain a new local franchise agreement in compliance with the newly adopted cable and telecommunications ordinance, obtain State franchise authority, or vacate any occupied public right of way. The Town would like to know what option you decide at your earliest possible convenience. If no response is received by February 8, 2016 we will assume that you plan on vacating all public rights-of-way.

Please let me know if you have any questions or would like to discuss this matter further. I can be reached at 615-764-4333 or via email at jcosentini@thompsons-station.com.

Sincerely,

Joe Cosentini
Town Administrator

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1550 Thompson's Station Road W.
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Thompson's Station, TN 37179

January 28, 2016

Fields of Canterbury
Attn: Bucky Ingram, Manager
121 First Avenue South
Suite 210
Franklin, TN 37064

Re: Fields of Canterbury Covenants, Conditions, and Restrictions (CC&R's)

Mr. Ingram,

The Town of Thompson's Station was recently informed of several changes that were made to the covenants, conditions, and restrictions for the Fields of Canterbury subdivision. It has been reported that the changes specify exclusive easements for a local telecommunication provider and restrict access to the community for other providers. These changes are potentially in conflict with the Town's local cable and telecommunication ordinance which emphasizes open competition for these types of services.

We are asking that the CC&R's be amended to eliminate the references to exclusive easements and the restriction on competition for telecommunication services. Violation of the Town's ordinances may result in the Town seeking civil penalties and in the delay or denial of future plat approvals within Canterbury.

Please let me know if you have any questions or would like to discuss this matter further. I can be reached at 615-764-4333 or via email at jcosentini@thompsons-station.com.

Sincerely,

Joe Cosentini
Town Administrator

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1550 Thompson's Station Road W.
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Thompson's Station, TN 37179

DATE: February 4, 2016
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: TA Report 2/09/2016

Non-Agenda Updates:

Crystal Clear Franchise Agreement: The Board requested that a letter be sent to Crystal Clear Technologies requesting an update on the status of their franchise authority. The attached letter was sent on January 28, 2016. Since then we have received notice from the Tennessee Regulator Authority that Crystal Clear is seeking a certificate of franchise authority through the State.

Fields of Canterbury Conditions Covenants and Restrictions: The Board requested that a letter be sent to the developers of the Fields of Canterbury regarding a recent change to the Conditions, Covenants, and Restrictions. The attached letter was sent on January 28, 2016. Staff received a phone call from the developer stating that the change to the CC&R was not intended to prevent other telecommunication providers from accessing the subdivision and that they will send an official response with their justification. Once received, the response will be distributed to the Board members.

Bridgemore Roads: We have received several complaints over the course of the last few months on the condition of the roadways within the Bridgemore subdivision. It has been suggested that, if the developer does not complete the improvements in a timely manner, the Town should consider calling the remaining bonds in the completed phases.

The process for doing this would roughly be as follows:

- Notify developer of intent to call bonds and give a reasonable timeframe for remedy
- If no action is taken, notify developer of Town's cost estimate for remedy and if existing bonds are insufficient then no additional work within the subdivision will be authorized
- If still no action taken, Town would call the bonds and award work to authorized contractor. Notice to developer if bonds were insufficient and bill for any shortfall.

Furthermore, the developer is aware of the Town's dedication of public improvement policy and has indicated that they are working to comply with the steps noted therein.

Williamson Inc. Transportation Working Group: The Town will be participating in a County wide transportation working group hosted by Williamson Inc. on Wednesday, February 10 @ 7:30AM. In preparation of this meeting we were asked to provide a list of transportation challenges and current transportation initiatives within Thompson's Station. The following were forwarded to Williamson Inc.

- Transportation Challenges –
 - Balancing existing regional traffic issues with future development within the Town
 - Lack of regional transportation alternatives
 - Funding

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- Transportation Initiatives –
 - Planning for multimodality with regional trails, sidewalks, and bike lanes
 - Requiring interconnectivity between current and future developments
 - Requiring development to pay its own way for transportation improvements through impact fees and major thoroughfare planning

If anyone has additional comments, please let me know and we can communicate these to Williamson Inc.

TN Department of Transportation Projects:

State Industrial Access Program (SIA) – Most of you have heard us refer to the SIA project. This is the Tennessee Department of Transportation project associated with improvement to Rt. 31. The improvements will consist of an extended 5-lane cross-section on Rt. 31 to just south of a realigned Critz Lane intersection. This new intersection is being designed roughly 500 ft. south of the current location and will be signalized. The Town is meeting with TDOT for our final field review on Wednesday, February 17. TDOT is planning on awarding the construction contract in May, 2016.

Road Safety Audit Report Program (RSAR) – Similar to the SIA project, TDOT has completed a road safety audit report for the intersection of Critz Lane and Lewisburg Pike (Rt. 431). They have concluded that turn lanes are necessary on both Critz Lane and Lewisburg Pike as well as adding a traffic signal. TDOT has scheduled this project for August of 2017.

Land Development Ordinance Amendments Workshop: Several amendments to the Land Development Ordinance are being considered by the Thompson's Station Planning Commission. These amendments will be discussed at a workshop scheduled for Tuesday, February 16th @ 6:00PM



Town of Thompson's Station
Cash Balance Report
As of January 31, 2016

	Nov-15	Dec-15	Jan-16
General Fund:			
Checking Account	\$ 388,120	\$ 452,074	\$ 509,573
Money Market Investment Accounts	5,063,123	5,663,532	5,664,719
Total General Fund Cash	\$ 5,451,244	\$ 6,115,606	\$ 6,174,292
Less: Developer Cash Bonds Held	(474,800)	(474,800)	(474,800)
Less: County Privilege Tax Held	(134,270)	(131,632)	(58,028)
Less: County Mixed Drink Tax Payable	(2)	(907)	(1,326)
Less: FY16 Capital Projects			
Greenway Trail	(831,193)	(831,193)	(829,421)
Mars PetCare SIA (State Industrial Access)	(280,000)	(280,000)	(280,000)
Parks	(100,000)	(100,000)	(100,000)
Community Center Design	(22,000)	(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	\$ 3,185,769	\$ 3,851,865	\$ 3,985,507
Wastewater Fund:			
Checking Account	\$ 145,027	\$ 163,040	\$ 201,799
Money Market Investment Accounts	1,542,506	1,142,945	1,143,055
Total Wastewater Fund Cash	\$ 1,687,533	\$ 1,305,985	\$ 1,344,854
Cash Available - Wastewater Fund	\$ 1,687,533	\$ 1,305,985	\$ 1,344,854
Total Cash Available	\$ 4,873,301	\$ 5,157,850	\$ 5,330,361



Town of Thompson's Station
General Fund Income and Expense Analysis
As of January 31, 2016

Year to Date
Actual versus Budget

Year to Date (58%)

	Dec-15	Jan-16	Budget	% of Budget	Comment
Income					
31111 · Real Property Tax Revenue	19,349	98,499	125,000	79%	
31310 · Interest & Penalty Revenue	94	94	-	100%	
31610 · Local Sales Tax - Trustee	366,127	423,414	600,000	71%	
31710 · Wholesale Beer Tax	60,409	62,058	95,000	65%	
31810 · City Portion of County Priv Tax	23,662	26,405	30,000	88%	
31900 · CATV Franchise Fee Income	6,734	6,734	12,000	56%	
32000 · Beer Permits	400	500	500	100%	
32200 · Building Permits	312,252	335,363	325,000	103%	
32230 · Submittal & Review Fees	27,937	29,437	30,000	98%	Roderick Phase I Preliminary Plat
32245 · Miscellaneous Fees	50	60	500	12%	
32260 · Business Tax Revenue	11,003	11,226	81,000	14%	
32300 · Impact Fees	473,020	502,034	500,000	100%	
33320 · TVA Payments in Lieu of Taxes	7,865	15,731	29,000	54%	
33510 · Local Sales Tax - State	106,479	123,587	170,000	73%	
33520 · State Income Tax	-	-	100,000	0%	
33530 · State Beer Tax	698	698	1,100	63%	
33535 · Mixed Drink Tax	3,234	3,653	1,500	244%	
33552 · State Streets & Trans. Revenue	2,729	3,183	5,500	58%	
33553 · SSA - Motor Fuel Tax	25,887	30,079	48,000	63%	
33554 · SSA - 1989 Gas Tax	4,180	4,856	7,700	63%	
33555 · SSA - 3 Cent Gas Tax	7,758	9,012	14,300	63%	
33725 · Greenways & Trails Grant	-	-	599,000	0%	
36120 · Interest Earned - Invest. Accts	3,957	5,144	4,500	114%	
36130 · Interest Income-Interfund Loan	11,667	11,667	12,000	97%	Loan paid off December 2015
37746 · Pavilion & Comm. Ctr. Rental	6,327	8,027	4,000	201%	
37747 · Pavilion Comm. Ctr Dep Refund	(2,800)	(4,100)	-	100%	
37990 · Other Revenue	1,266	1,386	-	100%	
37999 · Loan Repayment From W/W Fund	388,889	388,889	56,000	694%	Loan paid off December 2015
39999 · Budgeted Fund Balance - GF	-	-	741,000	0%	
Total Income	1,869,173	2,097,636	3,592,600		
Expense					
41110 · Payroll Expense	258,230	292,600	578,000	51%	
41141 · Payroll Taxes - FICA	15,301	17,473	29,000	60%	
41142 · Payroll Taxes - Medicare	3,579	4,086	8,000	51%	
41147 · Payroll Taxes - SUTA	903	2,042	3,500	58%	
41161 · Board Member Expenses	178	491	500	98%	
41211 · Postage, Freight & Express Chgs	2,281	2,893	4,000	72%	
41221 · Printing, Forms & Photocopy Exp	2,823	3,201	5,000	64%	
41230 · Recording & Filing Fees	152	152	1,000	15%	
41231 · Publication of Legal Notices	1,045	1,222	3,000	41%	
41235 · Memberships & Subscriptions	3,211	3,225	6,000	54%	
41241 · Utilities - Electricity	5,855	7,002	10,000	70%	
41242 · Utilities - Water	919	1,058	2,300	46%	
41244 · Utilities - Gas	512	662	2,000	33%	
41245 · Telecommunications Expense	1,846	2,137	4,500	47%	
41252 · Prof. Fees - Legal Fees	57,090	69,327	80,000	87%	
41253 · Prof. Fees - Auditor	13,000	13,000	4,000	325%	Audit performed Nov - Dec
41254 · Prof. Fees-Consulting Engineers	13,500	15,534	40,000	39%	
41259 · Prof. Fees - Other	11,724	11,724	60,000	20%	
41264 · Repairs & Maint - Vehicles	4,377	4,511	5,000	90%	
41265 · Parks & Rec. Expense	6,667	7,277	20,000	36%	
41266 · Repairs & Maint - Bldg	6,519	6,980	50,000	14%	
41268 · Repairs & Maint-Roads, Drainage	44,656	50,859	418,100	12%	
41269 · SSA - Street Repair Expense	0	0	70,000	0%	
41270 · Vehicle Fuel & Oil Expense	5,549	6,089	15,000	41%	
41280 · Travel Expense	384	549	2,000	27%	
41285 · Continuing Education Expense	2,418	2,453	7,000	35%	
41289 · Employee Retirement Expense	1,825	1,825	53,000	3%	
41291 · Animal Control Services	3,133	3,133	3,200	98%	Paid annually
41300 · Economic Development Expense	404	654	10,000	7%	
41311 · Office Expense	9,432	10,718	10,000	107%	
41511 · Insurance - Property	2,701	2,701	2,500	108%	Paid annually
41512 · Insurance - Workers Comp.	14,510	14,510	12,500	116%	Paid annually
41513 · Insurance - Liability	4,357	4,357	4,500	97%	Paid annually
41514 · Insurance - Employee Medical	40,041	49,403	100,000	49%	
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	960	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	25,369	1,680,000	2%	
41943 · Acquisition of Public Use Prop.	26,938	26,938	-	-	
49030 · Capital Outlay Note Payment	130,087	130,087	160,000	81%	Paid annually
Total Expense	734,631	811,128	3,592,600		
Net Income	1,134,542	1,286,508	0		



Town of Thompson's Station
General Fund Income and Expense Analysis
As of January 31, 2016

Month to Month
Trend Analysis

	Month to Month Trend Analysis			Comment
	Dec-15	Jan-16	Current Change	
Income				
31111 · Real Property Tax Revenue	11,186	79,150	67,964	Property tax proceeds
31310 · Interest & Penalty Revenue	5	-	(5)	
31610 · Local Sales Tax - Trustee	54,224	57,287	3,063	
31710 · Wholesale Beer Tax	15,132	1,649	(13,483)	Timing
31810 · City Portion of County Priv Tax	4,815	2,743	(2,072)	
31900 · CATV Franchise Fee Income	-	-	-	
32000 · Beer Permits	400	100	(300)	
32200 · Building Permits	44,851	23,111	(21,740)	Winter slow down
32230 · Submittal & Review Fees	4,011	1,500	(2,511)	
32245 · Miscellaneous Fees	10	10	-	
32260 · Business Tax Revenue	601	223	(378)	
32300 · Impact Fees	65,766	29,014	(36,752)	Winter slow down
33320 · TVA Payments in Lieu of Taxes	7,865	7,866	1	
33510 · Local Sales Tax - State	17,498	17,108	(390)	
33520 · State Income Tax	-	-	-	
33530 · State Beer Tax	-	-	-	
33535 · Mixed Drink Tax	905	419	(486)	
33552 · State Streets & Trans. Revenue	455	454	(1)	
33553 · SSA - Motor Fuel Tax	4,273	4,192	(81)	
33554 · SSA - 1989 Gas Tax	697	676	(21)	
33555 · SSA - 3 Cent Gas Tax	1,294	1,254	(40)	
33725 · Greenways & Trails Grant	-	-	-	
36120 · Interest Earned - Invest. Accts	409	1,187	778	
36130 · Interest Income-Interfund Loan	11,667	-	(11,667)	Loan paid off December 2015
37746 · Pavilion & Comm. Ctr. Rental	2,100	1,700	(400)	
37747 · Pavilion Comm. Ctr Dep Refund	(300)	(1,300)	(1,000)	
37990 · Other Revenue	100	120	20	
37999 · Loan Repayment From W/W Fund	388,889	-	(388,889)	Loan paid off December 2015
39999 · Budgeted Fund Balance - GF	-	-	-	
Total Income	636,853	228,463	(408,390)	
Expense				
41110 · Payroll Expense	48,420	34,370	(14,050)	BOMA, Commission, Supplemental
41141 · Payroll Taxes - FICA	2,293	2,172	(121)	
41142 · Payroll Taxes - Medicare	537	507	(30)	
41147 · Payroll Taxes - SUTA	-	1,139	1,139	
41161 · Board Member Expenses	134	313	179	
41211 · Postage, Freight & Express Chgs	472	612	140	
41221 · Printing, Forms & Photocopy Exp	378	378	-	
41230 · Recording & Filing Fees	-	-	-	
41231 · Publication of Legal Notices	60	177	117	
41235 · Memberships & Subscriptions	37	14	(23)	
41241 · Utilities - Electricity	781	1,147	366	
41242 · Utilities - Water	139	139	-	
41244 · Utilities - Gas	105	150	45	
41245 · Telecommunications Expense	291	291	-	
41252 · Prof. Fees - Legal Fees	7,963	12,237	4,274	Increased legal activity
41253 · Prof. Fees - Auditor	13,000	-	(13,000)	Audit performed Nov - Dec
41254 · Prof. Fees-Consulting Engineers	4,320	2,034	(2,286)	Timing
41259 · Prof. Fees - Other	-	-	-	
41264 · Repairs & Maint - Vehicles	175	134	(41)	
41265 · Parks & Rec. Expense	1,013	610	(403)	
41266 · Repairs & Maint - Bldg	1,346	461	(885)	
41268 · Repairs & Maint-Roads, Drainage	8,630	6,203	(2,427)	Annual bushhog; TV roundabout study
41269 · SSA - Street Repair Expense	-	-	-	
41270 · Vehicle Fuel & Oil Expense	538	540	2	
41280 · Travel Expense	-	165	165	
41285 · Continuing Education Expense	-	35	35	
41289 · Employee Retirement Expense	1,825	-	(1,825)	Retirement plan contract signed
41291 · Animal Control Services	-	-	-	
41300 · Economic Development Expense	-	250	250	
41311 · Office Expense	920	1,286	366	
41511 · Insurance - Property	-	-	-	
41512 · Insurance - Workers Comp.	698	-	(698)	
41513 · Insurance - Liability	-	-	-	
41514 · Insurance - Employee Medical	6,738	9,362	2,624	Two additional employees covered
41515 · Insurance - Auto	-	-	-	
41516 · Insurance - E & O	-	-	-	
41551 · Trustee Commission	517	-	(517)	
41691 · Bank Charges	-	-	-	
41720 · Donations	-	-	-	
41899 · Other Expenses	-	-	-	
41940 · Capital Projects	-	1,772	1,772	Greenway design services
41943 · Acquisition of Public Use Prop.	-	-	-	
49030 · Capital Outlay Note Payment	-	-	-	
Total Expense	101,330	76,498	(24,832)	
Net Income	535,523	151,965	130,021	



Town of Thompson's Station
Wastewater Fund Income and Expense Analysis
As of January 31, 2016

Year to Date
 Actual versus Budget

	Year to Date (58%)				
	Dec-15	Jan-16	Budget	% of Budget	Comment
Income					
3100 · Wastewater Treatment Fees	279,696	328,958	400,000	82%	
3101 · Septage Disposal Fees	65,965	66,665	150,000	44%	
3105 · Late Payment Penalty	4,278	5,119		100%	
3109 · Uncollectible Accounts	0	0	(5,000)	0%	
3300 · Tap Fees	430,057	455,183	475,000	96%	
3902 · Interest Income - Invest Accts	905	1,021	300	340%	
4009 · Returned Check Charges	80	115		100%	
Total Income	780,981	857,061	1,020,300		
Expense					
4010 · Payroll Expense	50,824	57,661	110,000	52%	
4100 · Capital Expenditures	0	0	20,000	0%	
4150 · WW Infrastructure Installed	0	0	75,000	0%	
4210 · Permits & Fees Expense	6,016	6,534	10,000	65%	
4220 · Laboratory Water Testing	5,890	5,938	9,000	66%	
4230 · Supplies Expense	958	1,084	7,500	14%	
4240 · Repairs & Maint. Expense	29,317	31,354	81,200	39%	
4310 · Utilities - Electric	46,769	54,329	100,000	54%	
4320 · Utilities - Water	1,009	1,009	1,500	67%	
4390 · Insurance Expense	16,748	16,748	20,000	84%	Paid annually
4400 · Prof. Fees-Consulting Engineers	57,029	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	2,987	3,457	7,000	49%	
4720 · Payroll Taxes - Medicare	699	809	1,500	54%	
4730 · Payroll Taxes - SUTA	0	0	500	0%	
4789 · Employee Retirement Expense	0	0	12,000	0%	
4800 · Bank Charges	25	45	300	15%	
4900 · Other Expense	400	400	1,000	40%	
4990 · Depreciation Expense	137,502	160,419	275,000	58%	
4994 · Interest Expense	10,655	12,391	22,000	56%	
4995 · Interest Expense-Interfund Loan	11,667	11,667	12,000	97%	Loan paid off December 2015
Total Expense	378,495	420,874	852,300		
Net Income - Operating	402,486	436,187	168,000		
Financing Activities					
4993 · Loan Repayment-Franklin Synergy	55,555	64,815	112,000	58%	
4999 · Loan Repayment to General Fund	388,889	388,889	56,000	694%	Loan paid off December 2015
Net Income	(41,958)	(17,517)	0		



Town of Thompson's Station
Wastewater Fund Income and Expense Analysis
As of January 31, 2016

Month to Month
Trend Analysis

Month to Month Trend Analysis				
	Dec-15	Jan-16	Current Change	Comment
Income				
3100 · Wastewater Treatment Fees	43,699	49,262	5,563	
3101 · Septage Disposal Fees	15,050	700	(14,350)	Septage haul program end
3105 · Late Payment Penalty	1,241	841	(400)	
3109 · Uncollectible Accounts	0	0	0	
3300 · Tap Fees	62,626	25,126	(37,500)	Winter slow down
3902 · Interest Income - Invest Accts	133	116	(17)	
4009 · Returned Check Charges	0	35	35	
Total Income	122,749	76,080	(46,669)	
Expense				
4010 · Payroll Expense	9,088	6,837	(2,251)	
4100 · Capital Expenditures	0	0	0	
4150 · WW Infrastructure Installed	0	0	0	
4210 · Permits & Fees Expense	1,111	518	(593)	
4220 · Laboratory Water Testing	480	48	(432)	
4230 · Supplies Expense	160	126	(34)	
4240 · Repairs & Maint. Expense	5,939	2,037	(3,902)	
4310 · Utilities - Electric	8,276	7,560	(716)	
4320 · Utilities - Water	517	0	(517)	
4390 · Insurance Expense	0	0	0	
4400 · Prof. Fees-Consulting Engineers	3,667	0	(3,667)	
4420 · Prof. Fees - Auditor	0	0	0	
4490 · Prof. Fees - Other	0	0	0	
4710 · Payroll Taxes - FICA	399	470	71	
4720 · Payroll Taxes - Medicare	94	110	16	
4730 · Payroll Taxes - SUTA	0	0	0	
4789 · Employee Retirement Expense	0	0	0	
4800 · Bank Charges	0	20	20	
4900 · Other Expense	0	0	0	
4990 · Depreciation Expense	22,917	22,917	0	
4994 · Interest Expense	1,699	1,736	37	
4995 · Interest Expense-Interfund Loan	11,667	0	(11,667)	Loan paid off December 2015
Total Expense	66,014	42,379	(23,635)	
Net Income - Operating	56,735	33,701	(23,034)	
Financing Activities				
4993 · Loan Repayment-Franklin Synergy	9,259	9,260	1	
4999 · Loan Repayment to General Fund	388,889	0	0	Loan paid off December 2015
Net Income	(341,413)	24,441	(23,035)	

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: January 12, 2016

Passed Second Reading: _____

Submitted to Public Hearing on the 9th day of February, 2016, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 24th day of January, 2016.

Recommended for approval by the Planning Commission on the 26th day of January, 2016.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

**Thompson's Station Board of Mayor and Aldermen
Staff Report (SDP 2015-005)
February 9, 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 there is currently pending litigation.

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.

On January 12, 2016, the Board of Mayor and Aldermen passed on first reading the amendment to the planned zone concept plan and set a public hearing on February 9, 2016. The public hearing for the proposed amendment to the planned zone was noticed on January 24, 2016 in the Williamson A.M. In addition, a public notice mailed to all adjacent property owners and the project site was posted in two locations (one on School Street and one on Thompson's Station Road West).

On January 26, 2016, the Planning Commission reviewed the proposal and recommended to the Board of Mayor and Aldermen approval of the concept plan.

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 residential and commercial uses were permitted 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

The Planning Commission recommends that the Board approve Ordinance 2016-001 consisting of an amendment to the planned zone for the development of 163 single-family lots and one commercial lot in accordance with the concept plan and all applicable Land Development Ordinance standards.

ATTACHMENTS

Revised Concept Plan

Whistle Stop Subdivision

Site Development Plan, Revision 3

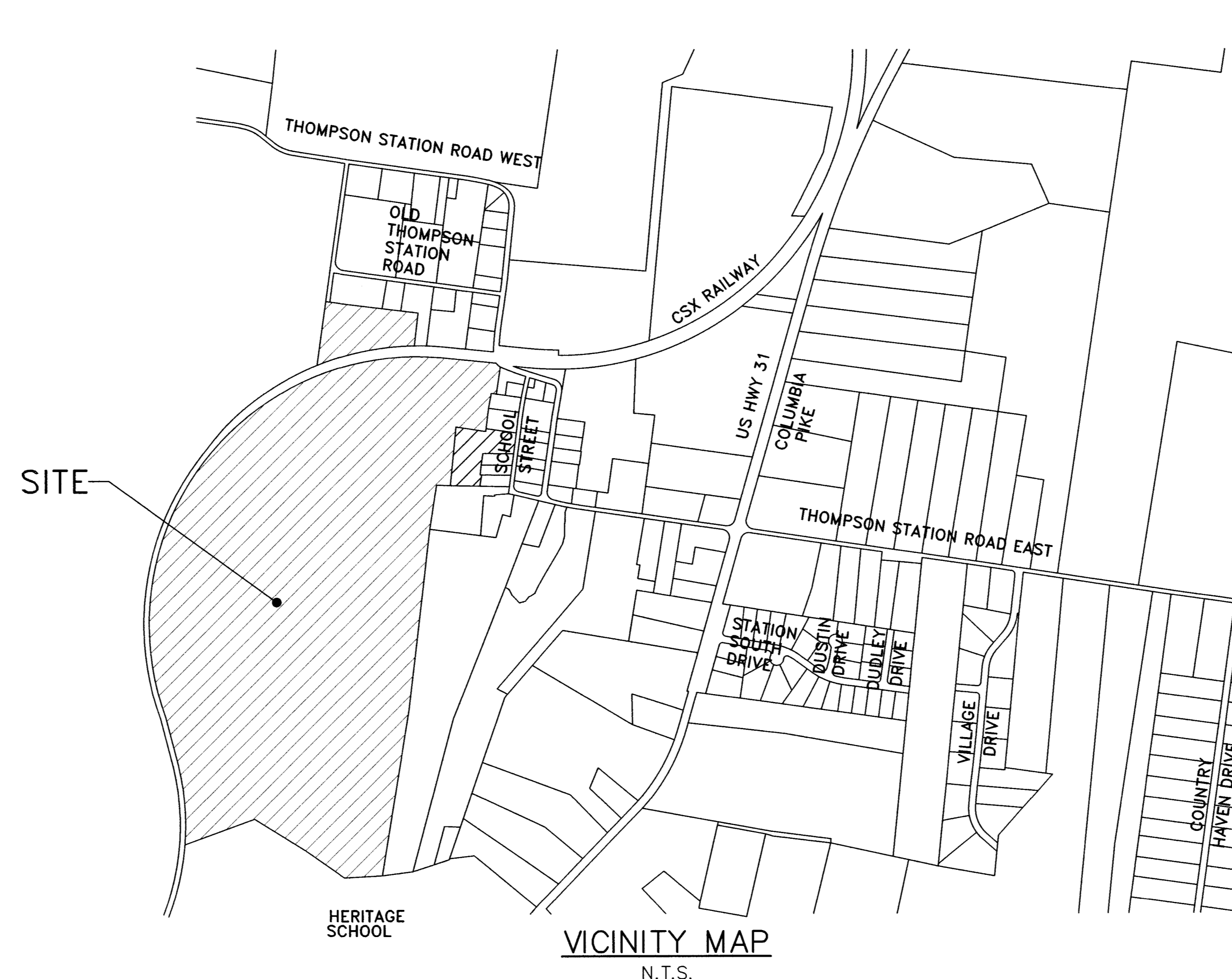
Parcel 40 on Tax Map 146
Town of Thompson's Station, Williamson County, TN

OWNER / DEVELOPER

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

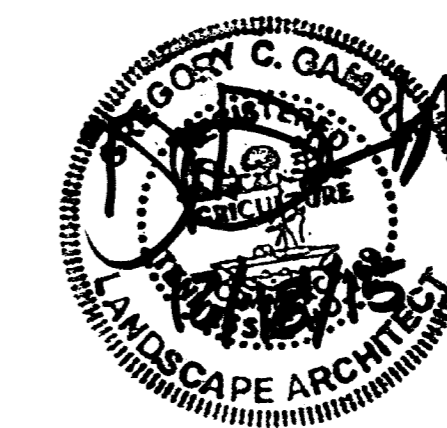
LANDSCAPE ARCHITECT / PLANNER

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

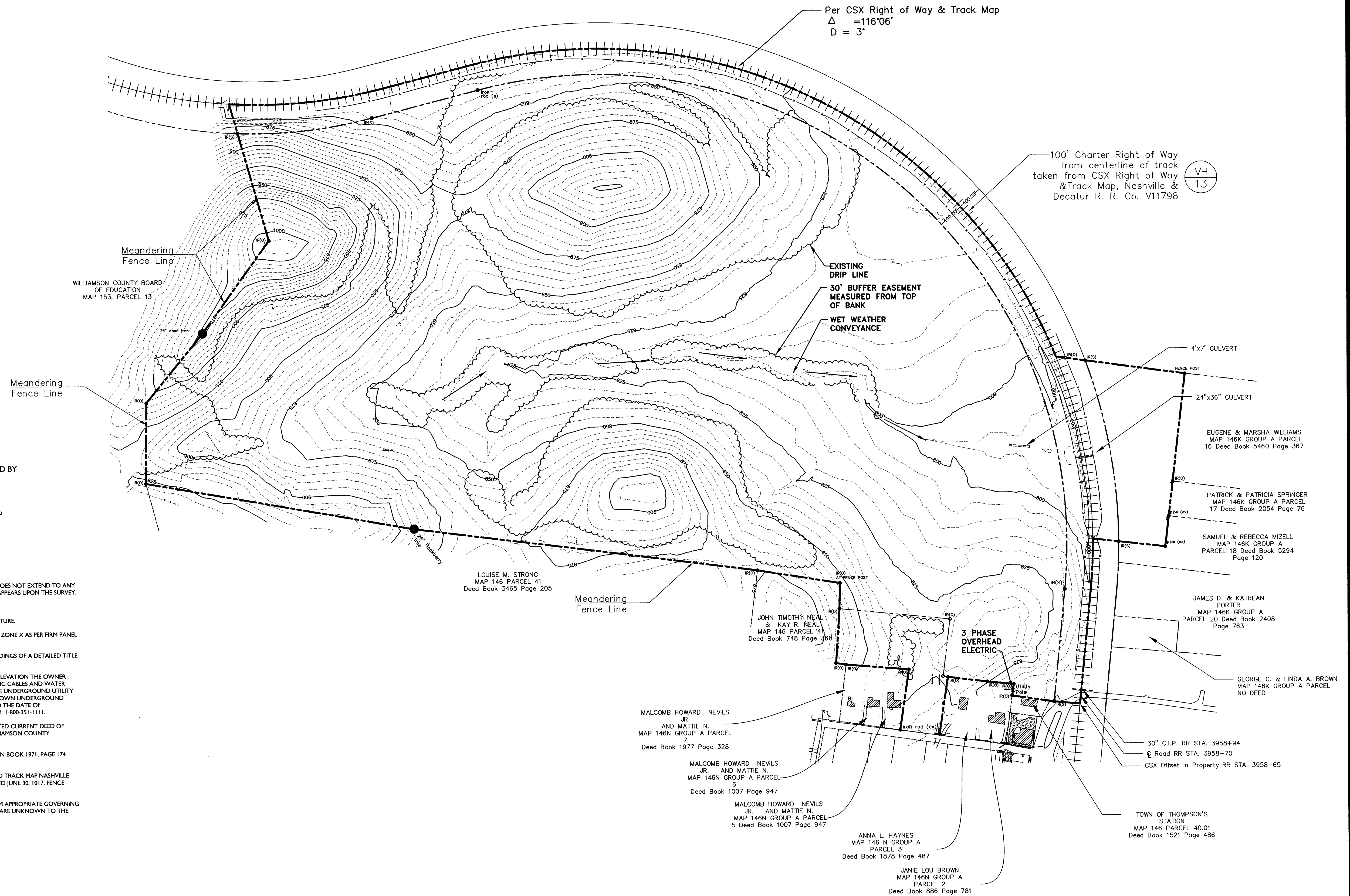
<u>SHEET</u>	<u>DESCRIPTION</u>
	COVER SHEET
C 1.0	EXISTING FEATURES
C 2.0	SITE CONCEPT PLAN
C 3.0	SLOPE ANALYSIS
C 4.0	SOILS ANALYSIS
L 1.0	TREE PROTECTION PLAN
L 2.0	TREE REPLACEMENT PLAN
L 2.1	TREE REPLACEMENT PLAN



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

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

SURVEY NOTES:

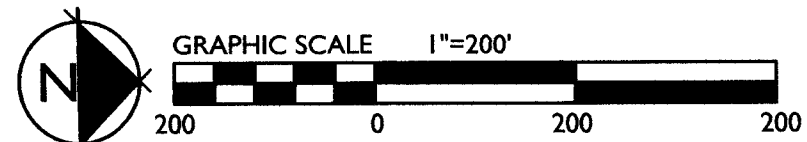
- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- PARCEL NUMBERS SHOWN THUS (00) REFER TO WILLIAMSON COUNTY TAX MAP 146 PARCEL 40.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 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.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
- 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.
- 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.
- EASEMENT GRANTED TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OF RECORDED IN BOOK 1971, PAGE 174 R.O.W.C.T.
- 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.
- 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.

date
 10/07/15

GCG Job No. 14006
 AUGUST 19, 2015

SHEET
 C1.0

EXISTING FEATURES

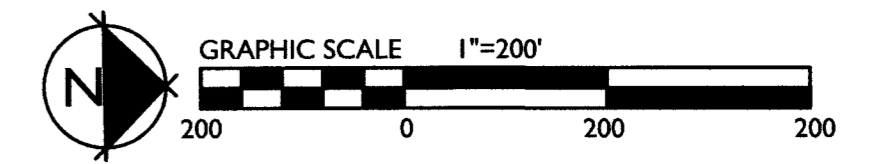
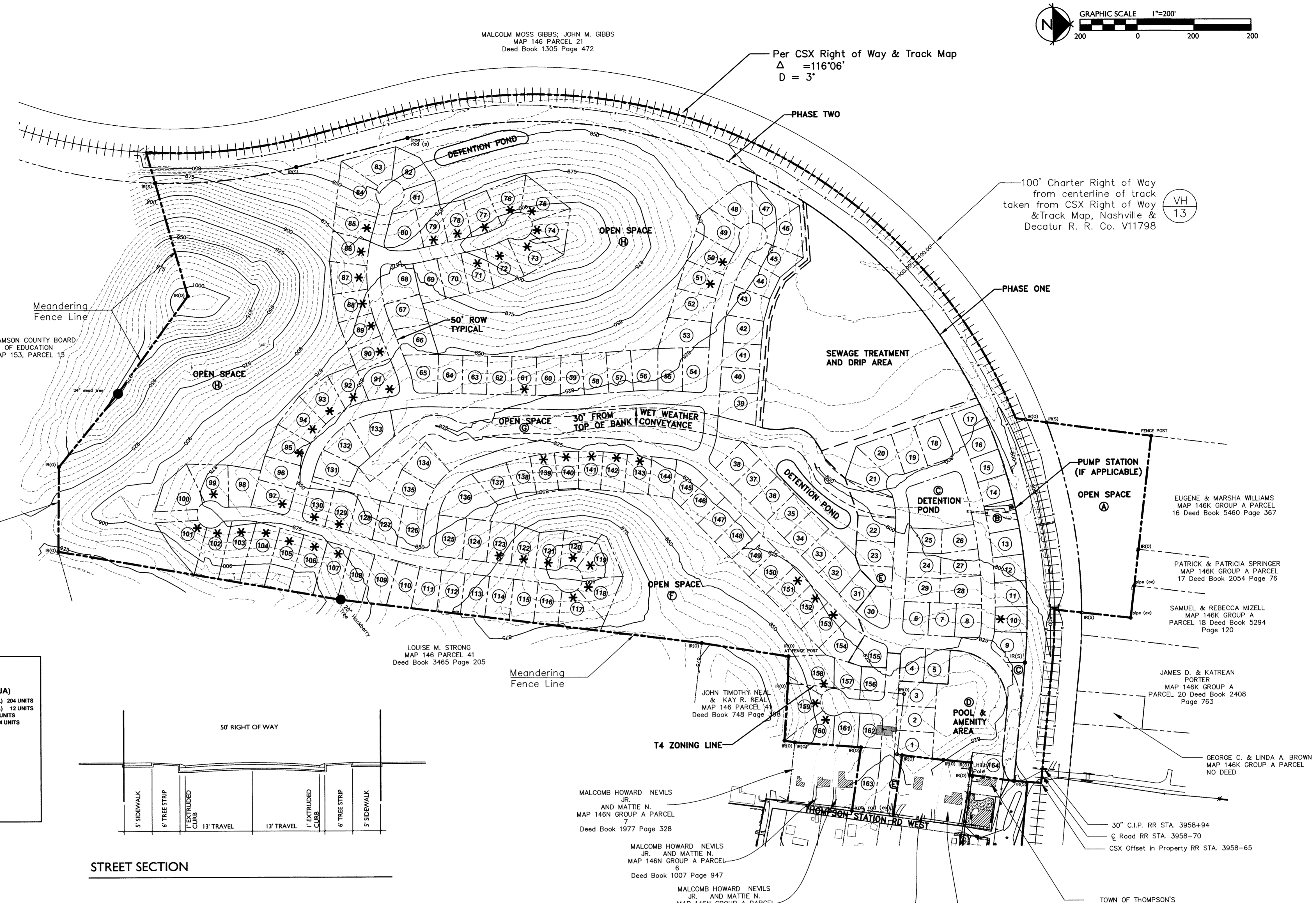


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- FLOOD INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 47187C0345C ZONE X DATED 09/29/2006.
- ONE 2" CALIPER TREE PER SINGLE FAMILY LOT.
- FENCING IN LOT NO GREATER THAN 6 FOOT IN HEIGHT.
- CONSTRUCTION GRADING TO BE WITHIN LOT, 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.

SURVEY NOTES:

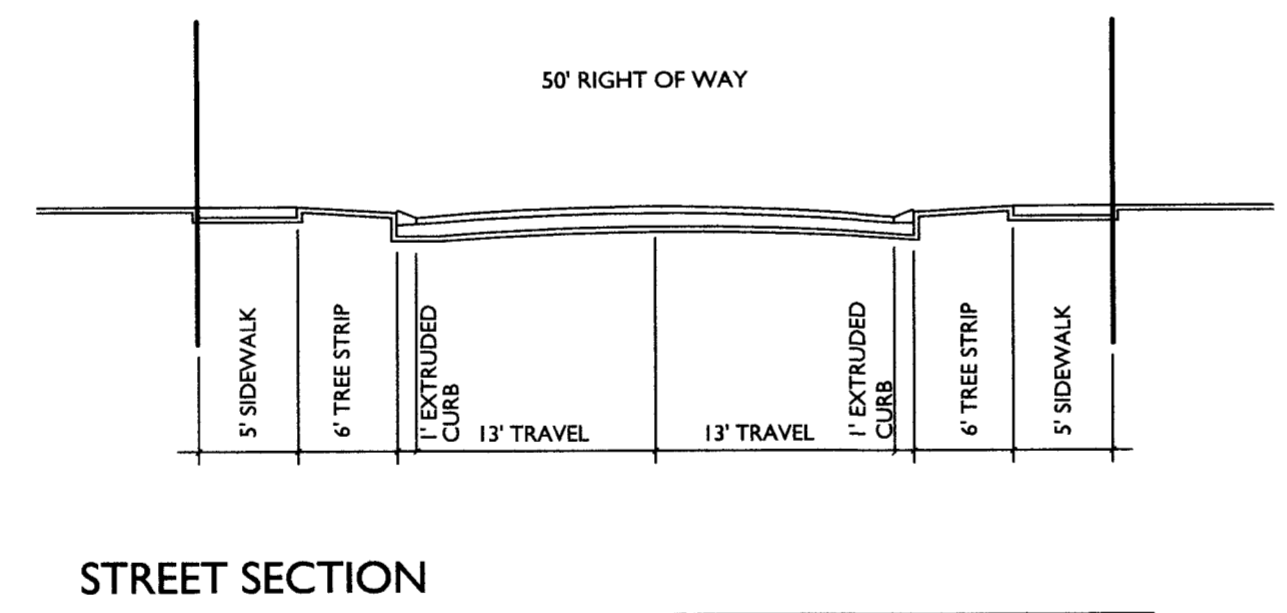
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- MASS GRADING PLAN WILL BE REQUIRED WITH THE CONSTRUCTION DRAWINGS.
- ALL CRITICAL LOTS WILL BE REQUIRED A GEOTECHNICAL REPORT WITH BUILDING PERMIT APPLICATION.
- THIS DEVELOPMENT WILL CONSIST OF TWO PHASES. PRELIMINARY PLAT FOLLOWED BY CONSTRUCTION DRAWING FOR EACH PHASE. FINAL PLAT WILL BE BROKEN DOWN IN 20'-0" LOT SECTIONS.



GDC
GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 greggamble209@gmail.com
 615.975.3765

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

SITE DATA REVISION 3:		SITE DATA REVISION 2:	
PROJECT NAME: WHISTLE STOP VILLAGE		TOTAL PROPOSED HOMES: 381 (2.76 DUA)	
LOCATION: PARCEL 40, TAX MAP 146		SINGLE FAMILY LOT TYPE A: 60' X 130' (TYPICAL) 204 UNITS	
ZONING: PN (PLANNED NEIGHBORHOOD)		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	
TOTAL ALLOWED DENSITY: 3 DUA		REQUIRED OPEN SPACE: 50%	
APPROVED WITH 2009 DEVELOPMENT PLAN		PROVIDED OPEN SPACE: 51%	
TOTAL PROPOSED HOMES: 164 (0.80 DUA)			
SINGLE FAMILY LOT TYPE A: 80' X 130' (TYPICAL)			
REQUIRED OPEN SPACE: 50%			
PROVIDED OPEN SPACE: 52%			

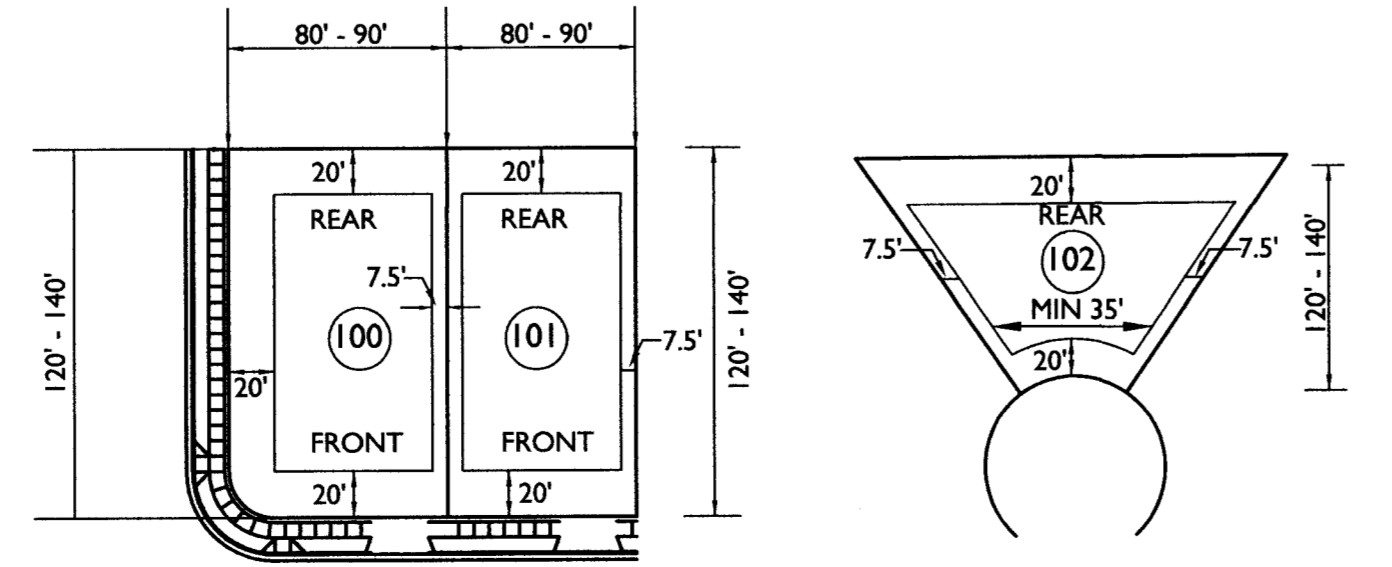


PLANNED NEIGHBORHOOD DISTRICT				
MINIMUM SITE AREA	RESIDENTIAL	COMMERCIAL	REQUIRED OPEN SPACE	DENSITY
50 ACRES	100%	20%	50%	2.0

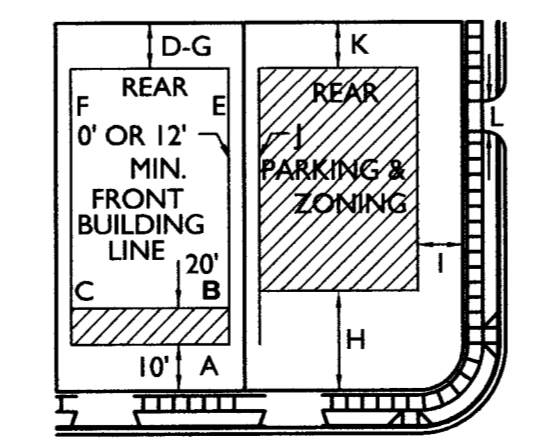
OPEN SPACE		
SQUARE FEET	ACRES	
A	247,805	5.69
B	11,753	0.27
C	4,042	0.09
D	87,726	2.01
E	5,614	0.13
F	321,728	7.39
G	193,189	4.44
H	2,043,967	46.92
I	40,132	0.92
TOTAL		67.86

SCENARIO A		SCENARIO B	
TOTAL BOUNDARY	144.58	TOTAL BOUNDARY	144.58
REQUIRED OPEN SPACE	X50% = 72.29 AC	LESS CSX CHARTER	-13.13
		TOTAL	131.45
		REQUIRED OPEN SPACE	X50% = 65.73 AC

- PLANNED NEIGHBORHOOD TYPICAL LOT DIAGRAMS**
- SINGLE FAMILY LOT**
- SINGLE FAMILY LOT STANDARDS:
 FRONT SET BACK: 20' MIN.
 SIDE YARD SETBACK: 7.5' MIN.
 REAR YARD SETBACK: 20' MIN.
- LOT COVERAGE (FOOTPRINT OF ALL STRUCTURES) SHALL NOT EXCEED 40%
 - ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD. MINIMUM DISTANCE FROM HOME AND SIDE/REAR PROPERTY LINES IS 5'.
 - GARAGE STANDARDS: 2 CAR GARAGE WITH MINIMUM INTERIOR DIMENSIONS OF 22' X 22'. ALL FRONT LOADED GARAGES SHALL BE RECESSED FROM THE FRONT FACADE.

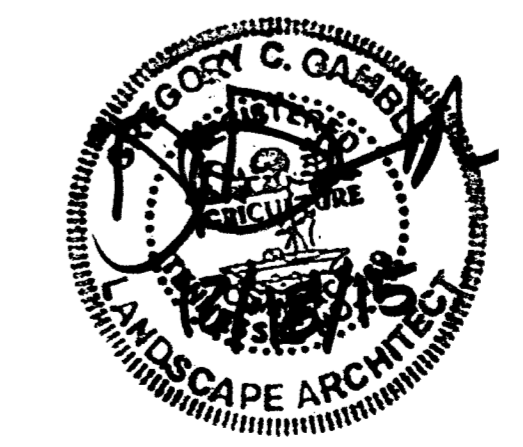


- T4 LOT STANDARDS**
- | | |
|---|-------------------------------------|
| MAIN BUILDING SETBACKS | PARKING AND STORAGE SETBACKS |
| A PRIMARY FRONTAGE 10-20 FT. MAX. | H PRIMARY FRONTAGE 0 FT. MIN. |
| B SECONDARY FRONTAGE 8 FT. MIN. | I SECONDARY FRONTAGE 0 FT. MIN. |
| C SIDE LOT LINE AGGREGATE 0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

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

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

GCG Job No. 14006
 AUGUST 19, 2015

SHEET
C2.0

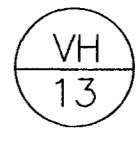
**Whistle Stop PUD Subdivision
Site Concept Plan, Revision 3**

Town of Thompson's Station, Williamson County, Tennessee

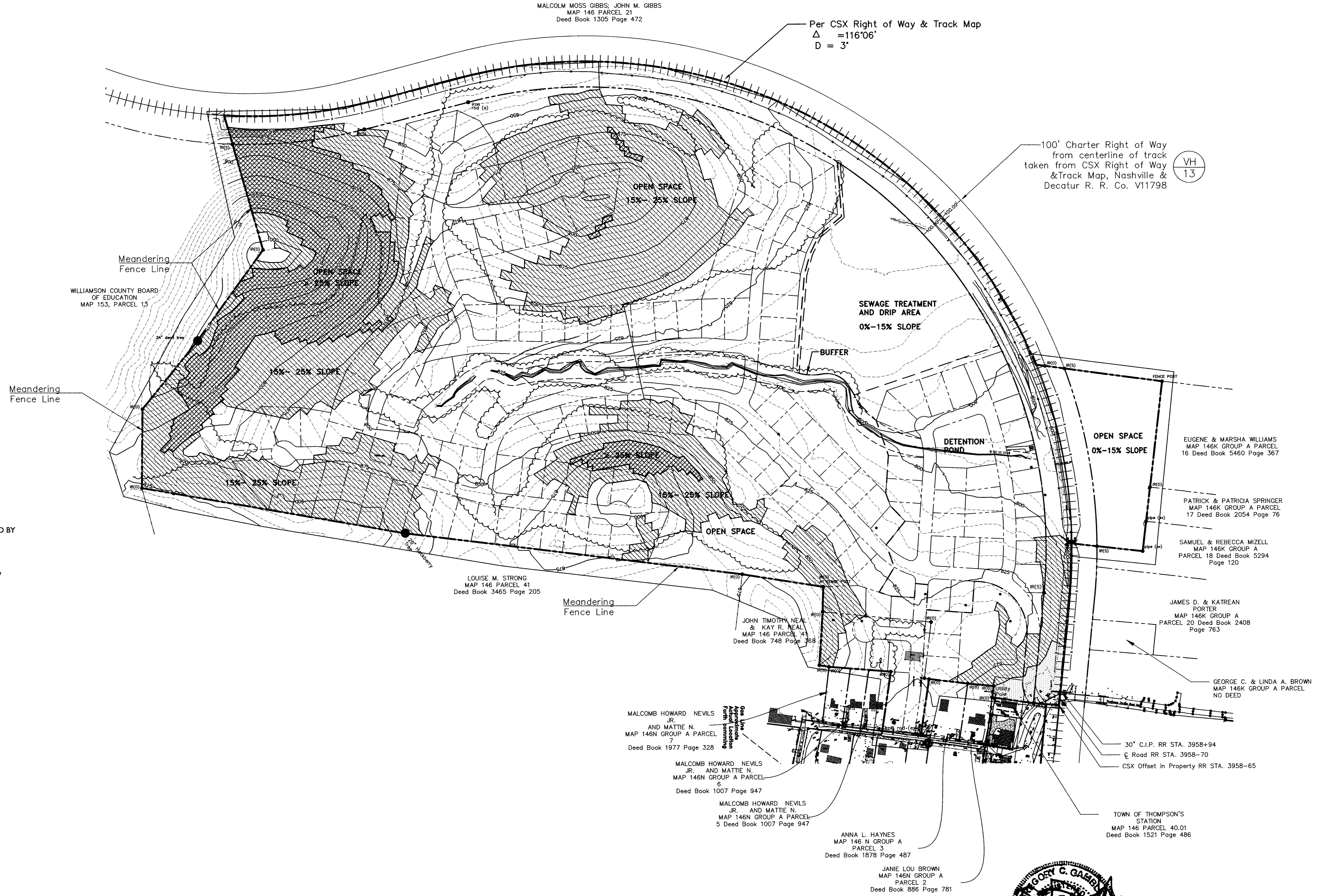
MALCOLM MOSS GIBBS, JOHN M. GIBBS
MAP 146 PARCEL 21
Deed Book 1305 Page 472

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
	TOTAL	6,297,778	144.5



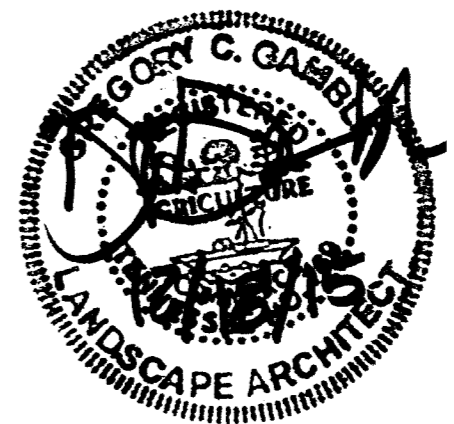
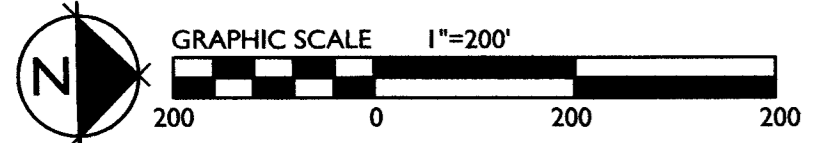
- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PROVIDED BY THOMAS G. KING 111 DATED 3/4/2015 TITLED WHISTLE STOP, LLC.
- WATER SERVICE TO ALL LOTS PROVIDED BY H.B.&S.
- FLOOD INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 47187C0345C ZONE X DATED 09/29/2006.

date
10/07/15

GCG Job No. 14006
AUGUST 19, 2015

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SLOPE ANALYSIS

Whistle Stop PUD Subdivision
Site Concept Plan, Revision 3

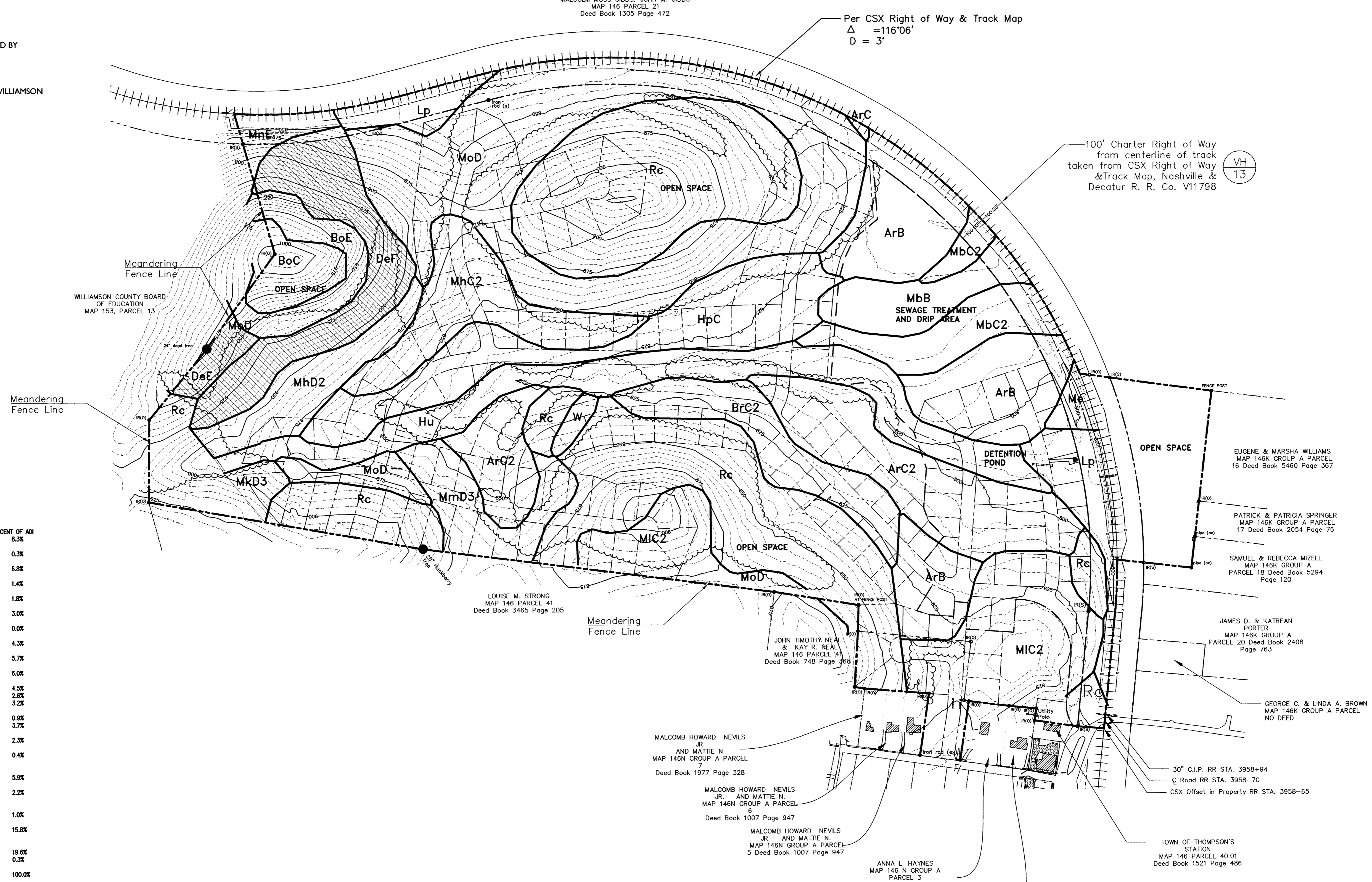
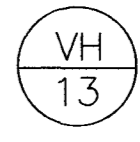
Town of Thompson's Station, Williamson County, Tennessee

- 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

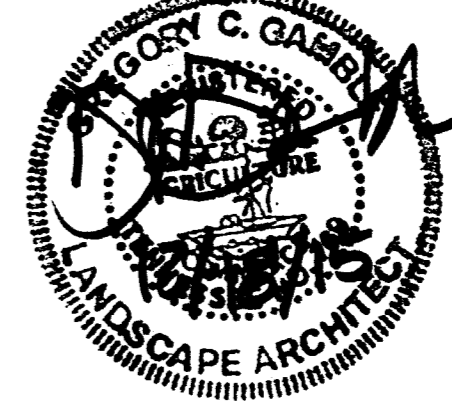
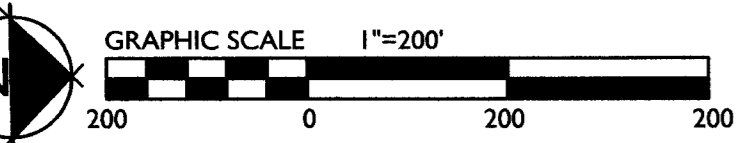
Per CSX Right of Way & Track Map
 $\Delta = 116'06"$
 $D = 3'$

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.



SOIL ANALYSIS

date
10/07/15

GCJ Job No. 14006
 AUGUST 19, 2015

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

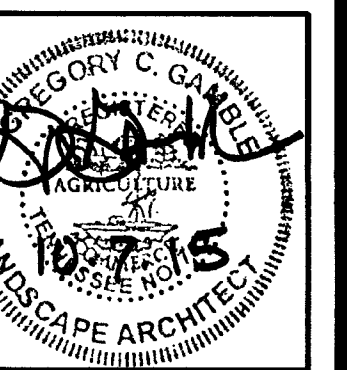
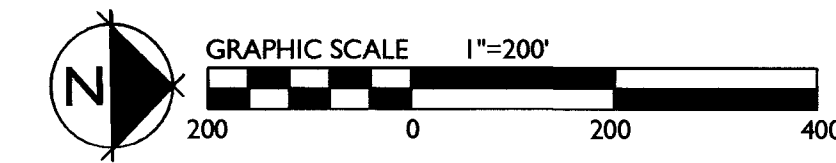
NOTES

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

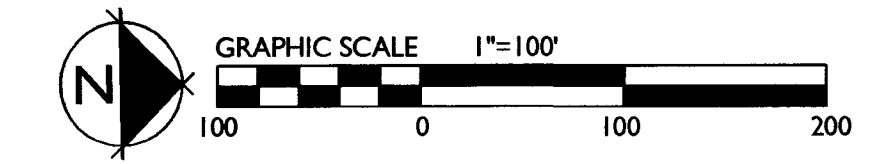
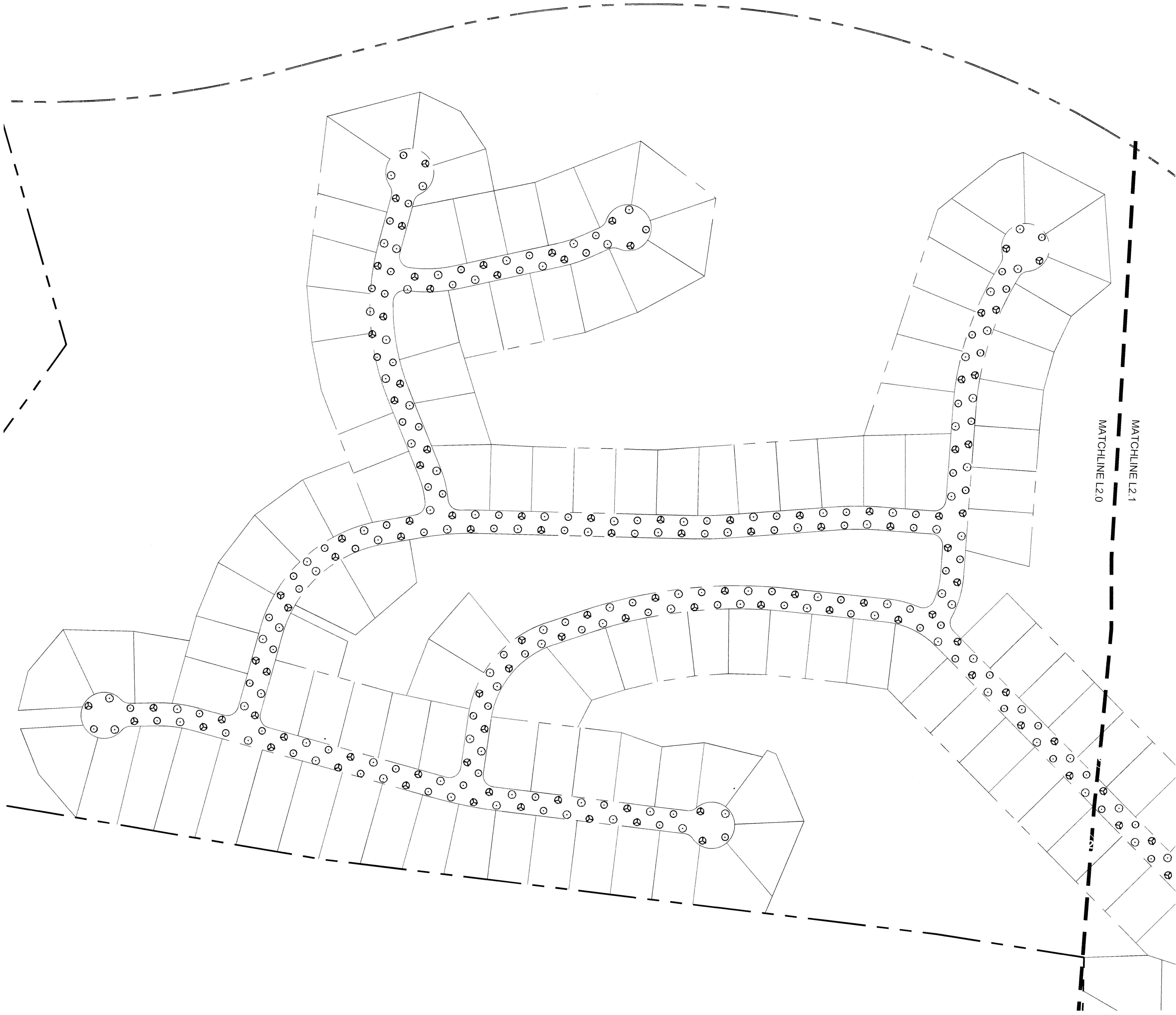
TREE REPLACEMENT	
TOTAL CALIPER INCHES OF TREES REMOVED:	851
TOTAL INCHES OF TREE REPLACEMENT REQUIRED:	1,277
STREET TREES PROVIDED IN INCHES:	1,332

STREET TREE NOTES

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

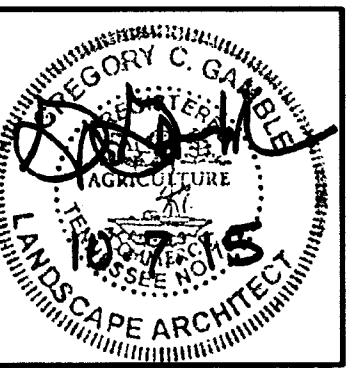
1. STREET TREES INSTALLED AT 3" CALIPER.
2. STREET TREES TO HAVE A STRONG CENTRAL LEADER.
3. STREET TREES SHALL BE CENTERED IN THE 6' TREE STRIP PROVIDED BETWEEN SIDEWALK AND CURB AND GLITTER.
4. TREES SHALL BE PLANTED A MINIMUM OF 2' FROM EDGE OF SIDEWALK AND BACK OF CURB.
5. STREET TREES SHALL BE PLANTED 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



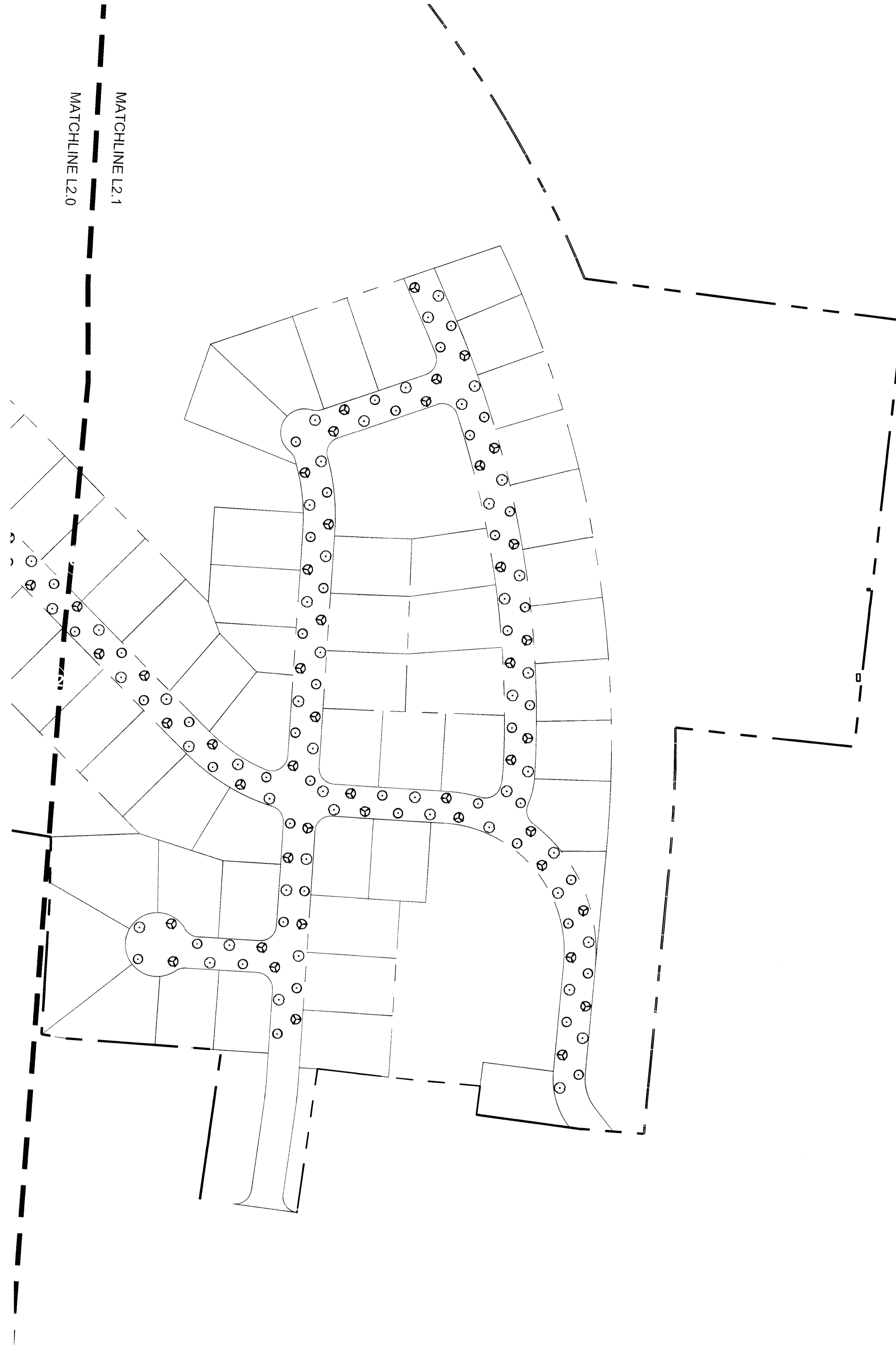
TREE REPLACEMENT PLAN

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






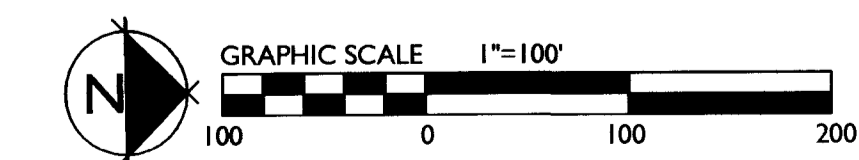
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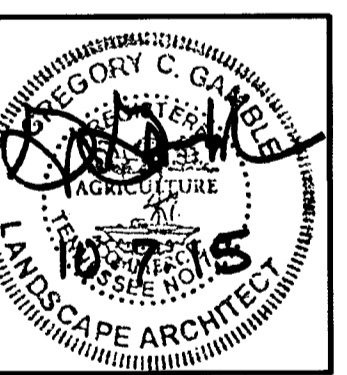


TREE REPLACEMENT PLAN

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

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Town of Thompson's Station, Williamson County, Tennessee



date
 10.7.2015

GCG Job No. 14006
 SEPTEMBER 30, 2015

SHEET
 L2.1

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

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 JanuaryFebruary, 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 the extent possible 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). The Parties agree that time is of the essence and the Parties will work diligently to ensure that neither Party is delayed by the other. If either Party believes it is being unreasonably delayed, it shall give written notice to the other Party and request that there be a reasonable deadline to proceed. If either Party fails to comply with a reasonable deadline as determined by the non-delaying Party, then the non-delaying Party may declare this Contract void and proceed on its own without the other Party. In such event, Paragraph 3 will remain in full force and effect.

2. In addition to the bid specifications for the Sewer Project, the Town shall provide HB&TS will 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. The failure of either party to approve a contract or contracts shall give either party the right to declare this agreement void. In the event that the Town decides not to proceed with the sewer project, for reasons including but not limited to the cost of the project or the failure of the Town to fund the project, then HB&TS may proceed with its water system improvements and Paragraph 3 of this Agreement will remain enforceable.

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. HB&TS will have no obligation, however, to ensure that the sewer project is being constructed according to the Town's specifications, nor will HB&TS have any responsibility for the failure of the Contractor or Contractors to perform in accordance with the Contract for the sewer project.

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. The Parties agree that this document may only be executed if prior approval has been obtained by the Governing Body of each Party. The Contract may be executed in counter parts by the appropriate parties.

Town of Thompson's Station, Tennessee

HB & TS Utility District

By:

Tom Puckett, General Manager

Date

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: February 4, 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.

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: February 4, 2016
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: **Wastewater Request – MBSC TN and Williamson County Schools**

The Town has been informed that a portion of Bridgemore Village is being considered for a new K-8 complex by Williamson County Schools. Bridgemore is a planned community that has been approved for 545 single family residential units and has an existing wastewater allocation total of 490 based on an agreement approved by the Board in 2006.

Williamson County is looking to purchase roughly 47 acres for the K-8 complex. This purchase would reduce the allowable density within the remainder of the Bridgemore subdivision to 498 total units. A revised concept plan for Bridgemore has been submitted for review which shows the 47 acres to be sold to Williamson County School. Both the existing and proposed concept plans are attached for reference.

An additional wastewater request was always anticipated for Bridgemore given the proposed number of approved lots (545) and the existing wastewater allocation (490). The request is for an additional 69 wastewater taps which when added to the remaining unused taps owned by MBSC Homebuilders will accommodate both the proposed new school complex (82 taps) and the remaining undeveloped lots within Bridgemore. The breakdown is as follows:

Taps in Phases 1 & 2:	181
Taps in Phase 3:	56
Taps in Phase 4A:	21
Taps in Phase 5:	70
<u>Taps in Phase 6:</u>	<u>87</u>

Total Taps used to Date: 415

Remaining MBSC owned taps available (490-415): 75

Taps Required for WCS: 82
Remaining Lots in Phase 4B, 7 and 8 (based on plat pending approval): 62

Total Taps for balance of project: 144

Additional Taps Being Requested (146-75): 69

The allocation of wastewater capacity is dependent on available disposal land. The Town has roughly 47 acres of available land to be used for disposal, 20 acres of which is actively being used.

In addition, as news of the proposed school site has become public, there have been several comments regarding transportation infrastructure improvements. At this time, the Town has not been made aware of what improvements will be necessary to the area around the proposed school site nor have we been asked to participate financially in these improvements.

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

Should the Board view this request favorably, it should be made contingent on the Planning Commission approving a site plan that includes verification of school square footage and student capacity, wastewater access location, and all necessary offsite transportation improvements.

Recommendation:

Staff recommends the approval of Resolution 2016-003 that will provide an additional wastewater allocation to MBSC Homebuilders, LLC for the purposes of facilitating the construction of a new K-8 school complex. This approval should be made contingent on site plan approval by the Town's Planning Commission that includes verification of school square footage and student capacity, wastewater access location, and all offsite transportation improvements.

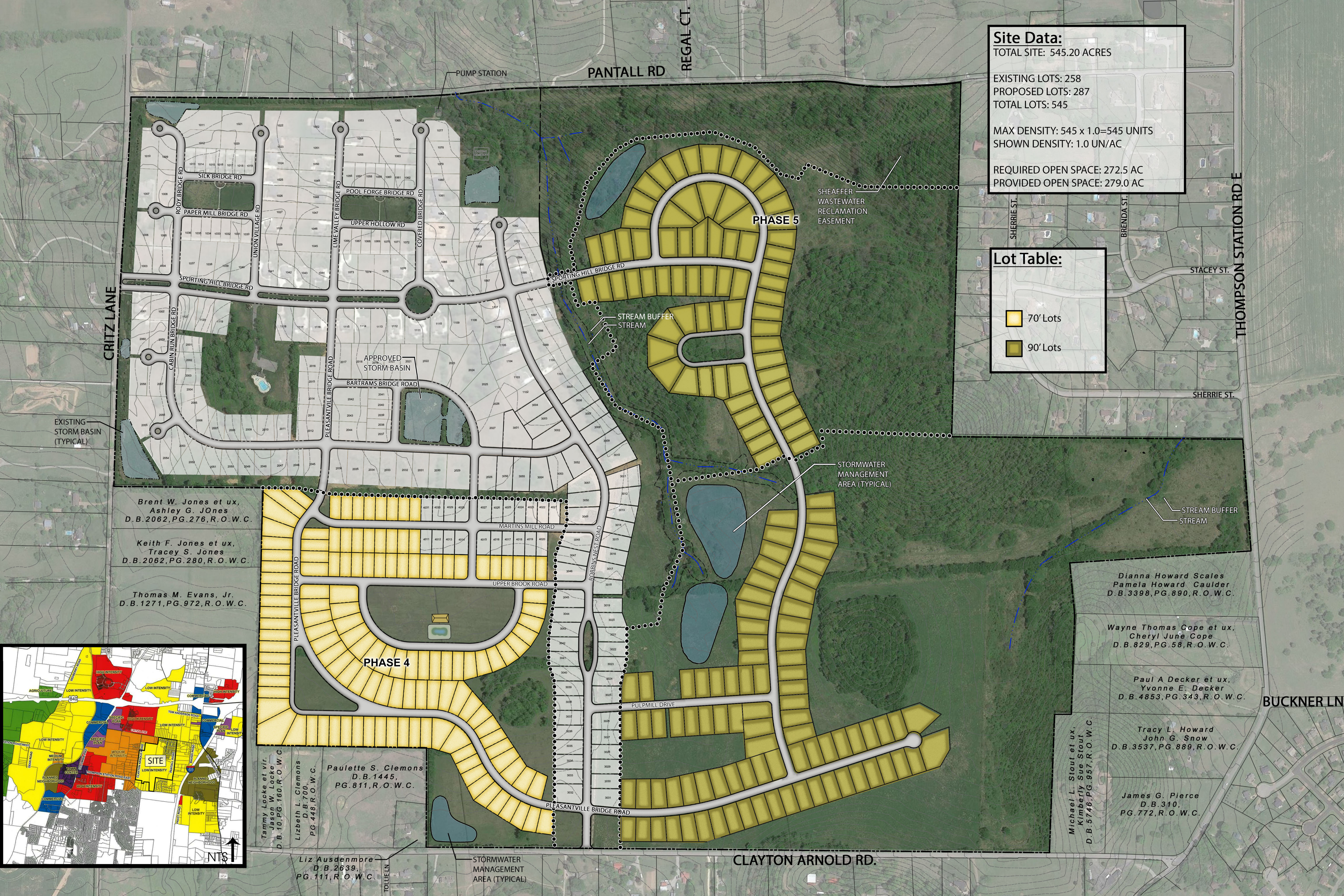
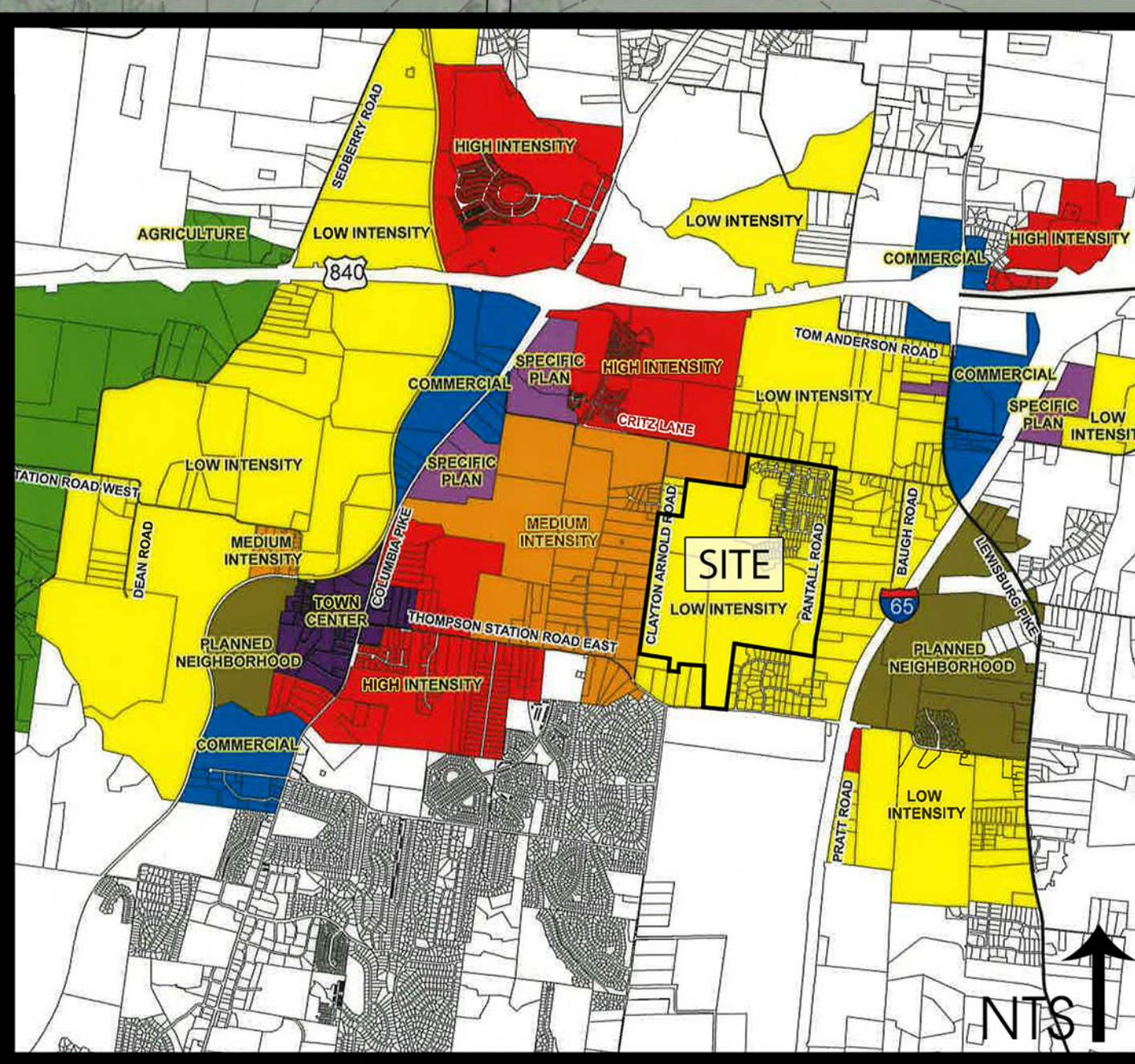
Or

Defer the request until the site plan contingencies are met

Site Data:
 TOTAL SITE: 545.20 ACRES
 EXISTING LOTS: 258
 PROPOSED LOTS: 287
 TOTAL LOTS: 545
 MAX DENSITY: 545 x 1.0=545 UNITS
 SHOWN DENSITY: 1.0 UN/AC
 REQUIRED OPEN SPACE: 272.5 AC
 PROVIDED OPEN SPACE: 279.0 AC

Lot Table:

- 70' Lots
- 90' Lots



*Brent W. Jones et ux,
 Ashley G. Jones
 D.B. 2062, PG. 276, R.O.W.C.*

*Keith F. Jones et ux,
 Tracey S. Jones
 D.B. 2062, PG. 280, R.O.W.C.*

*Thomas M. Evans, Jr.
 D.B. 1271, PG. 972, R.O.W.C.*

*Dianna Howard Scales
 Pamela Howard Caulder
 D.B. 3398, PG. 890, R.O.W.C.*

*Wayne Thomas Cope et ux,
 Cheryl June Cope
 D.B. 829, PG. 58, R.O.W.C.*

*Paul A Decker et ux,
 Yvonne E. Decker
 D.B. 4853, PG. 343, R.O.W.C.*

*Tracy L. Howard
 John G. Snow
 D.B. 3537, PG. 889, R.O.W.C.*

*Michael L. Stout et ux,
 Kimberly Sue Stout
 D.B. 5746, PG. 957, R.O.W.C.*

*James G. Pierce
 D.B. 310,
 PG. 772, R.O.W.C.*

*Tamy Locke et vir,
 Jason W. Locke
 D.B. 10, PG. 160, R.O.W.C.*

*Lizbeth L. Clemons
 D.B. 700,
 PG. 448, R.O.W.C.*

*Paulette S. Clemons
 D.B. 1445,
 PG. 811, R.O.W.C.*

*Liz Ausdenmore
 D.B. 2639,
 PG. 111, R.O.W.C.*



RESOLUTION NO. 2016-003

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE THE TRANSFER OF WASTEWATER TAPS FROM MBSC HOMEBUILDERS, LLC TO WILLIAMSON COUNTY SCHOOLS AND TO APPROVE ADDITIONAL WASTEWATER TAPS FOR BRIDGEMORE VILLAGE AND WILLIAMSON COUNTY SCHOOLS

WHEREAS, Williamson County Schools ("WCS") wants to purchase land on Clayton Arnold Road within Bridgemore Village subdivision to build a public school; and

WHEREAS, the current developer of Bridgemore Village, MBSC Homebuilders, LLC ("Developer") owns the rights to seventy-five (75) wastewater taps that it wants to convey to WCS as a part of this purchase and sale; and

WHEREAS, both WCS and Developer need additional wastewater taps to complete the proposed school and the remainder of the development for Bridgemore Village; and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to approve the transfer of wastewater taps from Developer to WCS and to approve the availability of additional wastewater taps, subject to certain limitations and conditions, for the completion of the school and Bridgemore Village subdivision.

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

1. That upon receipt for payment of any effluent disposal fees owed, the Town approves and consents to the transfer of the remaining seventy-five (75) wastewater taps previously allocated for Bridgemore Village, from the Developer to WCS;
2. That the Town also approves WCS's request to connect an additional seven (7) wastewater taps for use at the proposed school, subject to the payment of all applicable wastewater tap fees;
3. That the Town approves Developer's request to connect an additional sixty-nine (69) wastewater taps for the completion of Bridgemore Village, subject to the payment of all applicable tap fees;
4. The wastewater taps and approvals herein are solely for the construction of a school on Clayton Arnold Road within the Bridgemore Village subdivision and the completion of Bridgemore Village, and are not transferable to another entity or property without the approval of the Town; and
5. All wastewater tap approvals are conditioned upon the Town having adequate wastewater treatment and disposal capacity at the time of the proposed construction. If at any time it is determined by the Town or TDEC that the Town's wastewater system does not have adequate treatment or disposal capacity for such taps, the Town may suspend the issuance of taps and connections to its wastewater system and the issuance of building permits for affected properties.

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

ORDINANCE 2016-002

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
AMENDING ORDINANCE 2015-004 WHICH AMENDS THE ANNUAL BUDGET FOR
THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016.**

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

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

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

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

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

- a. Building Permits Revenue is increased from \$325,000 to \$450,000.
- b. Impact Fees Revenue is increased from \$500,000 to \$650,000.
- c. Mixed Drink Tax Revenue is increased from \$1,500 to \$4,000.
- d. Interest Earned-Invest. Accts Revenue is increased from \$4,500 to \$7,500.
- e. Pavilion & Comm. Ctr. Rental Revenue is increased from \$4,000 to \$9,000.
- f. Loan Repayment From W/W Fund Revenue is increased from \$56,000 to \$385,000.
- g. Budgeted Fund Balance-GF is decreased from \$741,000 to \$193,200.
- h. Board Member Expenses is increased from \$500 to \$1,000.
- i. Postage, Freight & Express Chgs Expense is increased from \$4,000 to \$5,500.
- j. Printing, Forms & Photocopy Exp. is increased from \$5,000 to \$6,000.
- k. Utilities-Electricity Expense is increased from \$10,000 to \$12,000.
- l. Prof. Fees-Legal Expense is increased from \$80,000 to \$120,000.
- m. Prof. Fees-Auditor Expense is increased from \$4,000 to \$13,000.
- n. Repairs & Maint-Vehicles Expense is increased from \$5,000 to \$10,000.
- o. Office Expense is increased from \$10,000 to \$15,000.
- p. Insurance-Property Expense is increased from \$2,500 to \$2,800.
- q. Insurance-Workers Comp. Expense is increased from \$12,500 to \$14,600
- r. Insurance-Auto Expense is increased from \$2,000 to \$2,300

- SECTION 2: Amendments to the Wastewater Fund budget line items are as follows:
- a. Wastewater Treatment Fees Revenue is increased from \$400,000 to \$550,000.
 - b. Septage Disposal Fees Revenue is decreased from \$150,000 to \$70,000.
 - c. Tap Fees Revenue is increased from \$475,000 to \$650,000.
 - d. WW Infrastructure Installed Expense is decreased from \$75,000 to \$25,000.
 - e. Laboratory Water Testing Expense is increased from \$9,000 to \$12,000.
 - f. Prof. Fees-Consulting Engineers is increased from \$75,000 to \$100,000.

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

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

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

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

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

SECTION 8: This ordinance shall take effect July 1, 2015, the public welfare requiring it.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Submitted to Public Hearing on February 9, 2016 at 7:00 p.m. after publication of notice of public hearing by advertisement in the _____ newspaper on _____, 2016.

Passed 1st Reading: _____

Passed 2nd Reading: _____



**Town of Thompson's Station
General Fund Income and Expense Analysis
As of January 31, 2016**

**Year to Date
Budget Revision**

	Year to Date (58%)					
	Jan-16	Current Budget	Current % of Budget	Proposed Budget	Adjusted % of Budget	Proposed Change
Income						
31111 · Real Property Tax Revenue	98,499	125,000	79%	125,000	79%	-
31310 · Interest & Penalty Revenue	94	-	100%	-	100%	-
31610 · Local Sales Tax - Trustee	423,414	600,000	71%	600,000	71%	-
31710 · Wholesale Beer Tax	62,058	95,000	65%	95,000	65%	-
31810 · City Portion of County Priv Tax	26,405	30,000	88%	30,000	88%	-
31900 · CATV Franchise Fee Income	6,734	12,000	56%	12,000	56%	-
32000 · Beer Permits	500	500	100%	500	100%	-
32200 · Building Permits	335,363	325,000	103%	450,000	75%	125,000
32230 · Submittal & Review Fees	29,437	30,000	98%	30,000	98%	-
32245 · Miscellaneous Fees	60	500	12%	500	12%	-
32260 · Business Tax Revenue	11,226	81,000	14%	81,000	14%	-
32300 · Impact Fees	502,034	500,000	100%	650,000	77%	150,000
33320 · TVA Payments in Lieu of Taxes	15,731	29,000	54%	29,000	54%	-
33510 · Local Sales Tax - State	123,587	170,000	73%	170,000	73%	-
33520 · State Income Tax	-	100,000	0%	100,000	0%	-
33530 · State Beer Tax	698	1,100	63%	1,100	63%	-
33535 · Mixed Drink Tax	3,653	1,500	244%	4,000	91%	2,500
33552 · State Streets & Trans. Revenue	3,183	5,500	58%	5,500	58%	-
33553 · SSA - Motor Fuel Tax	30,079	48,000	63%	48,000	63%	-
33554 · SSA - 1989 Gas Tax	4,856	7,700	63%	7,700	63%	-
33555 · SSA - 3 Cent Gas Tax	9,012	14,300	63%	14,300	63%	-
33725 · Greenways & Trails Grant	-	599,000	0%	599,000	0%	-
36120 · Interest Earned - Invest. Accts	5,144	4,500	114%	7,500	69%	3,000
36130 · Interest Income-Interfund Loan	11,667	12,000	97%	12,000	97%	-
37746 · Pavilion & Comm. Ctr. Rental	8,027	4,000	201%	9,000	89%	5,000
37747 · Pavilion Comm. Ctr Dep Refund	(4,100)	-	100%	-	100%	-
37990 · Other Revenue	1,386	-	100%	-	100%	-
37999 · Loan Repayment From W/W Fund	388,889	56,000	694%	385,000	101%	329,000
39999 · Budgeted Fund Balance - GF	-	741,000	0%	193,200	0%	(547,800)
Total Income	2,097,636	3,592,600		3,659,300		66,700
Expense						
41110 · Payroll Expense	292,600	578,000	51%	578,000	51%	-
41141 · Payroll Taxes - FICA	17,473	29,000	60%	29,000	60%	-
41142 · Payroll Taxes - Medicare	4,086	8,000	51%	8,000	51%	-
41147 · Payroll Taxes - SUTA	2,042	3,500	58%	3,500	58%	-
41161 · Board Member Expenses	491	500	98%	1,000	49%	500
41211 · Postage, Freight & Express Chgs	2,893	4,000	72%	5,500	53%	1,500
41221 · Printing, Forms & Photocopy Exp	3,201	5,000	64%	6,000	53%	1,000
41230 · Recording & Filing Fees	152	1,000	15%	1,000	15%	-
41231 · Publication of Legal Notices	1,222	3,000	41%	3,000	41%	-
41235 · Memberships & Subscriptions	3,225	6,000	54%	6,000	54%	-
41241 · Utilities - Electricity	7,002	10,000	70%	12,000	58%	2,000
41242 · Utilities - Water	1,058	2,300	46%	2,300	46%	-
41244 · Utilities - Gas	662	2,000	33%	2,000	33%	-
41245 · Telecommunications Expense	2,137	4,500	47%	4,500	47%	-
41252 · Prof. Fees - Legal Fees	69,327	80,000	87%	120,000	58%	40,000
41253 · Prof. Fees - Auditor	13,000	4,000	325%	13,000	100%	9,000
41254 · Prof. Fees-Consulting Engineers	15,534	40,000	39%	40,000	39%	-
41259 · Prof. Fees - Other	11,724	60,000	20%	60,000	20%	-
41264 · Repairs & Maint - Vehicles	4,511	5,000	90%	10,000	45%	5,000
41265 · Parks & Rec. Expense	7,277	20,000	36%	20,000	36%	-
41266 · Repairs & Maint - Bldg	6,980	50,000	14%	50,000	14%	-
41268 · Repairs & Maint-Roads, Drainage	50,859	418,100	12%	418,100	12%	-
41269 · SSA - Street Repair Expense	0	70,000	0%	70,000	0%	-
41270 · Vehicle Fuel & Oil Expense	6,089	15,000	41%	15,000	41%	-
41280 · Travel Expense	549	2,000	27%	2,000	27%	-
41285 · Continuing Education Expense	2,453	7,000	35%	7,000	35%	-
41289 · Employee Retirement Expense	1,825	53,000	3%	53,000	3%	-
41291 · Animal Control Services	3,133	3,200	98%	3,200	98%	-
41300 · Economic Development Expense	654	10,000	7%	10,000	7%	-
41311 · Office Expense	10,718	10,000	107%	15,000	71%	5,000
41511 · Insurance - Property	2,701	2,500	108%	2,800	96%	300
41512 · Insurance - Workers Comp.	14,510	12,500	116%	14,600	99%	2,100
41513 · Insurance - Liability	4,357	4,500	97%	4,500	97%	-
41514 · Insurance - Employee Medical	49,403	100,000	49%	100,000	49%	-
41515 · Insurance - Auto	2,257	2,000	113%	2,300	98%	300
41516 · Insurance - E & O	10,695	12,000	89%	12,000	89%	-
41551 · Trustee Commission	960	3,000	32%	3,000	32%	-
41691 · Bank Charges	0	2,000	0%	2,000	0%	-
41720 · Donations	800	100,000	1%	100,000	1%	-
41899 · Other Expenses	174	10,000	2%	10,000	2%	-
41940 · Capital Projects	25,369	1,680,000	2%	1,680,000	2%	-
41943 · Acquisition of Public Use Prop.	26,938	-	100%	-	100%	-
49030 · Capital Outlay Note Payment	130,087	160,000	81%	160,000	81%	-
Total Expense	811,128	3,592,600		3,659,300		66,700
Net Income	1,286,508	-		-		-



Town of Thompson's Station
Wastewater Fund Income and Expense Analysis
As of January 31, 2016

Year to Date
 Budget Revision

	Year to Date (58%)					
	Jan-16	Current Budget	Current % of Budget	Proposed Budget	Adjusted % of Budget	Proposed Change
Income						
3100 · Wastewater Treatment Fees	328,958	400,000	82%	550,000	60%	150,000
3101 · Septage Disposal Fees	66,665	150,000	44%	70,000	95%	(80,000)
3105 · Late Payment Penalty	5,119		100%		100%	0
3109 · Uncollectible Accounts	0	(5,000)	0%	(5,000)	0%	0
3300 · Tap Fees	455,183	475,000	96%	650,000	70%	175,000
3902 · Interest Income - Invest Accts	1,021	300	340%	300	340%	0
4009 · Returned Check Charges	115		100%		100%	0
Total Income	857,061	1,020,300		1,265,300		245,000
Expense						
4010 · Payroll Expense	57,661	110,000	52%	110,000	52%	0
4100 · Capital Expenditures	0	20,000	0%	20,000	0%	0
4150 · WW Infrastructure Installed	0	75,000	0%	25,000	0%	(50,000)
4210 · Permits & Fees Expense	6,534	10,000	65%	10,000	65%	0
4220 · Laboratory Water Testing	5,938	9,000	66%	12,000	49%	3,000
4230 · Supplies Expense	1,084	7,500	14%	7,500	14%	0
4240 · Repairs & Maint. Expense	31,354	81,200	39%	81,200	39%	0
4310 · Utilities - Electric	54,329	100,000	54%	100,000	54%	0
4320 · Utilities - Water	1,009	1,500	67%	1,500	67%	0
4390 · Insurance Expense	16,748	20,000	84%	20,000	84%	0
4400 · Prof. Fees-Consulting Engineers	57,029	75,000	76%	100,000	57%	25,000
4420 · Prof. Fees - Auditor	0	1,800	0%	1,800	0%	0
4490 · Prof. Fees - Other	0	10,000	0%	10,000	0%	0
4710 · Payroll Taxes - FICA	3,457	7,000	49%	7,000	49%	0
4720 · Payroll Taxes - Medicare	809	1,500	54%	1,500	54%	0
4730 · Payroll Taxes - SUTA	0	500	0%	500	0%	0
4789 · Employee Retirement Expense	0	12,000	0%	12,000	0%	0
4800 · Bank Charges	45	300	15%	300	15%	0
4900 · Other Expense	400	1,000	40%	1,000	40%	0
4990 · Depreciation Expense	160,419	275,000	58%	275,000	58%	0
4994 · Interest Expense	12,391	22,000	56%	22,000	56%	0
4995 · Interest Expense-Interfund Loan	11,667	12,000	97%	12,000	97%	0
Total Expense	420,874	852,300		830,300		(22,000)
Net Income - Operating	436,187	168,000		435,000		267,000
Financing Activities						
4993 · Loan Repayment-Franklin Synergy	64,815	112,000	58%	112,000		0
4999 · Loan Repayment to General Fund	388,889	56,000	694%	390,000		334,000
Net Income	(17,517)	0		(67,000)		(67,000)