

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Agenda
February 14, 2017**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The January 10, 2017 Meeting

Documents:

[01102017MINUTES.PDF](#)

Public Comments-

Reports-

BOMA Report

- Request to call for investigation of Crystal Clear regarding bulk agreements in Canterbury
 - Request for status update on the business case for the 1942 Fire Truck
- Discuss potential townhomes in the front of Tollgate Village
- Discuss secondary access roads for Tollgate Village
- Discuss International Fire Code re: secondary access
- Discuss MBSC TN Homebuilders acceptance of legal responsibility and posting surety for old sections of Bridgemore Village and Tollgate Village

Town Administrator Report

Documents:

[TA REPORT 02142017.PDF](#)
[CRYSTALCLEARLAWSUITSUPPORTLETTER.PDF](#)
[SPRING HILL ALEXANDER PROPERTY LETTER.PDF](#)

Finance Report

Documents:

[2017 01 BOMA FINANCE REPORT.PDF](#)

Unfinished Business:

New Business:

1. Acceptance Of Bridgemore Village Phases 1 & 2A

Documents:

[BRIDGEMORE 1A 1B AND 2A MEMO.PDF](#)
[BRIDGEMORE PHASE MAP.PDF](#)

2. Ordinance 2017-001: Land Development Ordinance Amendments

Documents:

[LDO AMENDMENTS STAFF REPORT.PDF](#)
[ORDINANCE 2017-001.PDF](#)

3. Ordinance 2017-002: AN ORDINANCE BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE AMENDING TITLE 1 GENERAL ADMINISTRATION, CHAPTER 1 BOARD OF MAYOR AND ALDERMEN, SECTION 1-101 TIME AND PLACE OF REGULAR MEETINGS OF THE TOWN OF THOMPSON'S STATION MUNICIPAL CODE

Documents:

[ORDINANCE 2017-002 JTM REV.PDF](#)

4. Ordinance 2017-003: AN ORDINANCE BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE AMENDING TITLE 11 MUNICIPAL OFFENSES, CHAPTER 1 OFFENSIES AGAINST THE PEACE AND QUIET, SECTION 11-101 HOURS OF CONSTRUCTION WORK OF THE TOWN OF THOMPSON'S STATION MUNICIPAL CODE

Documents:

[ORDINANCE 2017-003 JTM REV.PDF](#)

5. Ordinance 2017-004: AN ORDINANCE BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE AMENDING ORDINANCE 2016-007, BUDGET FOR FISCAL YEAR 2016-2017

Documents:

[2017 01 BOMA BUDGET REVISION.PDF](#)

Appointments:

Board Of Zoning Appeals (Two Expiring Three-Year Terms)

Documents:

[BZA LETTERS OF INTEREST.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 10, 2017

Call to Order.

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on Tuesday, January 10, 2017 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brinton Davis; Alderman Sarah Benson; Alderman Graham Shepard; Alderman Brandon Bell; Town Administrator Joe Cosentini; Town Finance Director Tammy Womack; Town Attorney Todd Moore and Town Clerk Jennifer Jones.

Pledge of Allegiance.

Swearing in of New Alderman.

Town Attorney, Todd Moore, swore in new Aldermen Ben Dilks and Brian Stover.

Consideration of Minutes. The minutes of the November 8, 2016 Regular Meeting were submitted.

Alderman Bell made a motion to accept the minutes of the November 8, 2016 regular meeting as submitted. The motion was seconded and carried unanimously.

Public Comments:

John Peterson – 3448 Colebrook Dr. – Appreciates the opportunity for public input. Voiced concerns about Alderman Shepard's blog. Voiced opposition against Planning Commission size reduction.

BOMA Report –

Alderman Shepard asked that several items be voted on via procedural vote as follows:

1. Vote to ... Direct Town Staff, in collaboration with Alderman Stover, to present a business case to the Board not later than the May 2017 meeting that determines whether or not the recent purchase of a 1942 Chevrolet Fire Truck was a good investment and/or fiscally responsible. Included in the business case deliverables should be:
 - a. Complete upfront cost to purchase the truck
 - b. Complete and detailed list of estimated ongoing costs [insurance, maintenance, fuel, storage, etc.]
 - c. How and how often the truck will be used to benefit the Town
 - d. Estimated revenue from those uses
 - e. When the Town should expect to break-even

After discussion, Alderman Shepard made a motion to approve item 1, Direct Town Staff, in collaboration with Alderman Stover, to present a business case to the Board not later than the May 2017 meeting that determines whether or not the recent purchase of a 1942

Chevrolet Fire Truck was a good investment and/or fiscally responsible. Included in the business case deliverables should be:

- f. Complete upfront cost to purchase the truck**
- g. Complete and detailed list of estimated ongoing costs [insurance, maintenance, fuel, storage, etc.]**
- h. How and how often the truck will be used to benefit the Town**
- i. Estimated revenue from those uses**
- j. When the Town should expect to break-even**

The motion was seconded and carried by a vote of 3 to 2 with Mayor Napier and Alderman Bell casting the opposing votes.

2. Vote to ... Direct Town Staff to present a draft letter that the Board can review during its February meeting. The letter will express the Town's support of the private class action lawsuit against Crystal Clear and other parties that is currently under appeal and be addressed to the appropriate Court/Judge.

After discussion, Alderman Shepard made a motion to approve item 2, to Direct Town Staff to present a draft letter as presented.

The motion was seconded and carried by all.

3. Vote to ... Direct Town Staff to prepare an Ordinance for discussion and First Public Reading for the February 2017 BOMA Meeting to Amend the Composition and Reduce the Size of the Planning Commission from Seven to Five Members

After discussion, Alderman Shepard made a motion to approve item 3, Direct Town Staff to prepare an Ordinance for discussion and First Public Reading for the February 2017 BOMA Meeting to Amend the Composition and Reduce the Size of the Planning Commission from Seven to Five Members.

The motion was seconded and failed by a vote of 3 to 2 with Mayor Napier, Alderman Bell and Alderman Stover casting the opposing votes.

4. Vote to ... Direct Town Staff to prepare an Ordinance for discussion and First Public Reading for the February 2017 BOMA Meeting to Amend the Municipal Code

Title 1 General Administration
Chapter 1 BOARD OF MAYOR AND ALDERMEN

Section 1-101. Time and place of regular meetings. Regular meetings of the board of mayor and aldermen of the Town of Thompson's Station, Tennessee, shall be held at 7:00 P.M. on the second Tuesday of each month, except for the months of July and December (in which there shall be no regularly scheduled meetings), *and except in the month of November when the regular meeting would occur on Election Day (in which case the meeting will be held on the second Tuesday in December)*, in the Thompson's Station Community Center at 1555 Thompson's Station Road West, Thompson's Station, Tennessee, 37179. However, if this day falls on a holiday, or a day observed as a holiday, the regular meeting shall be held at the same time and place on the next regular work day.

After discussion, Alderman Shepard made an amended motion to Direct Town Staff to prepare an Ordinance for discussion and First Public Reading for the February 2017 BOMA Meeting to Amend the Municipal Code as presented.

The motion was seconded and carried by all.

5. Vote to ... Direct Town Staff to prepare an Ordinance for discussion and First Public Reading for the February 2017 BOMA Meeting to Amend the Municipal Code

Title 11 Municipal Offenses
Chapter 1 Offenses against the peace and quiet.
Section 11-101. Hours of construction work.

(2) Construction or demolition work. The carrying on of any construction or demolition work is prohibited at any time on Sundays *and Federal Holidays*, or at any time other than between the hours of 7:00 A.M. and 6:00 P.M. prevailing time, on Saturdays, or between the hours of 7:00 A.M. and 6:00 P.M. prevailing time, on any other days. The provisions of this section shall not apply to interior or exterior repairs or interior alterations when the work is actually performed by a homeowner or occupant between the hours of 8:00 A.M. and 9:00 P.M. prevailing time, provided the work is done without creating any noise disturbance across a residential real property boundary.

After discussion, Alderman Shepard made a motion to accept Item 5, Vote to ... Direct Town Staff to prepare an Ordinance for discussion and First Public Reading for the February 2017 BOMA Meeting to Amend the Municipal Code as presented.

The motion was seconded and carried unanimously.

6. Vote to ... Direct Town Staff to send ARTICLE 1 proposed LDO Amendments to the Planning Commission for review and recommendation during the January PC meeting and for discussion and First Public Reading for the February 2017 BOMA Meeting.
ARTICLE 1 LDO Amendment Proposals are:
ARTICLE 1 GENERAL PROVISIONS
1.2 Intent
1.2.2 The Town

Add these three bullets

g. Development should occur with a balanced mix of residential and commercial products to positively affect the Town's economy by increasing sales tax revenue.

h. Residential development should include both a balanced and diverse mix of housing products to positively affect the Town's economy by increasing local retail opportunities and growing the tax base.

i. It is the Town's desire that non-modular single-family detached units remain the primary dwelling type.

1.2.3. The community

Modify the following bullet

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e. Within neighborhoods, a *balanced* range of housing types should be provided to accommodate diverse ages and incomes *and positively affect the Town's economy by increasing local retail opportunities and growing the tax base.*

1.2.8. Subdivision Regulations

Modify the following bullet

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

1.3 Definitions

Modify the following definition

Mixed Use: multiple functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by warrant. *Residential functions within a mixed use building shall not exceed 66.67% of the total use.*

Modify the following definition

Mixed Use Building: Residential use combined with commercial use within the same building through superimposition or adjacency. This building type is urban in character and frequently is a multi-story building with residential uses above commercial uses. *Residential uses within a mixed use building shall not exceed 66.67% of the total use.*

After discussion, Alderman Shepard made a motion to accept Item 6, vote to ... Direct Town Staff to send ARTICLE 1 proposed LDO Amendments to the Planning Commission for review and recommendation during the January PC meeting and for discussion and First Public Reading for the February 2017 BOMA Meeting.

d 66.67% of the total use.

The motion was seconded and carried unanimously.

7. vote to ... Direct Town Staff to send ARTICLE 3 proposed LDO Amendments to the Planning Commission for review and recommendation during the January PC meeting and for discussion and First Public Reading for the February 2017 BOMA Meeting.

ARTICLE 3 LDO Amendment Proposals are:

ARTICLE 3 SUBDIVISION REGULATIONS

3.3 Resource Management

3.3.14 Tree Protection

Modify the following bullets

a. The resource inventory map must identify all non-invasive trees of *17* inches in caliper ... from the Planning Commission for all trees *17* inches in caliper ...

b. ... which shall document all trees that are *17* inches or greater

Alderman Shepard made a motion to accept Item 7, vote to ... Direct Town Staff to send ARTICLE 3 proposed LDO Amendments to the Planning Commission for review and recommendation during the January PC meeting and for discussion and First Public Reading for the February 2017 BOMA Meeting with revision as follows:

Modify the following bullets

a. The resource inventory map must identify all non-invasive trees of 18 inches in caliper ... from the Planning Commission for all trees 18 inches in caliper ...

b. ... which shall document all trees that are 18 inches or greater

The motion was seconded and carried unanimously.

8. Procedural vote to ... Direct Town Staff to send proposed Article 4 LDO Amendments to the Planning Commission for review and recommendation during the January PC meeting and for discussion and First Public Reading for the February 2017 BOMA Meeting.

Article 4 LDO Amendment Proposals are:

ARTICLE 4 ZONING

4.1 General

Insert and add the following paragraphs [will require renumbering existing paragraphs]

4.1.1 Intent

The long term intention of the Land Development Ordinance is to guide new development to a higher quality standard while preserving the small town character of Thompson's Station. Achieving the right housing balance will positively affect the Town's economy by increasing local retail opportunities and growing the tax base, both beneficial to the whole Town.

The Land Development Ordinance will help the Town create the right balance of housing by:

- *Ensuring new development preserves the distinctive, historical, and small town character of Thompson's Station for future generations.*
- *Encouraging home ownership as a means to foster long term commitment to neighborhoods, promote pride and stability within a neighborhood, and create a higher rate of maintenance.*
- *Raising the quality standard of new and replacement construction in the Town.*
- *Capturing a larger population of Williamson County's executive, middle and upper income housing.*
- *Encouraging a mix of housing options and lot sizes to meet the needs of a diverse population.*

Social and economic factors will change over time, as will the size and composition of the Town's population. These changes may alter housing preferences and influence the size, quality, and type of homes in demand at any point in time. This Land Development Ordinance is designed to help the Town ensure land use decisions are made in alignment with its long-term development goals.

Short-term market forces should not override the long-term development goals of the Town of Thompson's Station. It is the Town's desire that Single-Family Detached units remain the primary dwelling type in Thompson's Station while simultaneously providing a significant amount of diverse and affordable housing in the form of small detached single-family homes, townhouses, condominiums, and apartments.

4.1.2 Maximum Allowable Dwelling Types

- a. *Maximum Allowable Combined Multi-Family Dwellings [Apartment, Garden Apartment, Condominium] plus Dwellings in Mixed Use Buildings*

*[Apartments and Condominiums] plus Single-Family Attached Dwellings
[Townhome, Live Work, Duplex, Triplex]:*

The total combined number of the above dwelling unit types in all zoning districts throughout the Town of Thompson's Station, excluding the "Town Center" G3 Targeted Growth Sector, shall not exceed 25% of the total number of non-modular Single-Family Detached dwellings within the Town of Thompson's Station.

After discussion, Alderman Shepard made a motion to accept Item 8, Procedural vote to ... Direct Town Staff to send proposed Article 4 LDO Amendments to the Planning Commission for review as presented.

The motion was seconded and carried by a vote of 4 to 1 with Alderman Bell casting the opposing vote.

9. Procedural vote to ... Direct Town Staff to send proposed Article 5 LDO Amendments to the Planning Commission for review and recommendation during the January PC meeting and for discussion and First Public Reading for the February 2017 BOMA Meeting.

Article 5 LDO Amendment Proposals are:

ARTICLE 5 ADMINISTRATION AND PROCESS

5.3 Zoning Process

[Change wording in paragraph](#)

5.3.1 Amendments to the Ordinance

No change or departure from the text or maps of this ordinance shall be made, unless such amendment be first submitted to the Planning Commission *for review and recommendation. The Town Administrator shall ensure no amendment proposal takes longer than forty (40) days between the time it is submitted to the Town and the time it is reviewed by the Planning Commission. After Planning Commission review and regardless of recommendation [approve, disapprove, or no recommendation], the Town Administrator shall ensure the first Public Hearing of the amendment proposal takes place during the next Town Board of Mayor and Aldermen meeting.*

Before finally adopting any such amendment

After discussion, Alderman Shepard made a motion to accept Item 9, Direct Town Staff to send proposed Article 5 LDO Amendments to the Planning Commission for review and recommendation during the January PC meeting and for discussion and First Public Reading for the February 2017 BOMA Meeting as presented.

The motion was seconded and carried unanimously.

Alderman Bell mentioned that the Spring Hill Planning Commission deferred the vote on the Alexander property and suggested that the Board of Mayor and Alderman send a formal letter seeking to work with and plan with the City of Spring Hill.

Town Administrator Report –

Mr. Cosentini reviewed his report and updated the Board on the following items:

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- Lagoon 1 Cleanout – The Town has encountered an issue and work has been demobilized until we can bring the Cell #2 water level down and restart the cleanout in April of 2017.
- Critz Lane Realignment – The Town is proceeding through the condemnation process with one of the property owners for necessary right of way acquisition.
- New Town Hall – Mr. Cosentini has met with C&I Design in preparation of getting the bid package ready for the new Town Hall.
- Special Census – We have a current response rate of just over 60% and is scheduled to go door to door on 1/14/2017. As of January 5, 2017, we have received 1337 responses and have accounted for 3809 residents.
- Atmos Gas Franchise Agreement – This is being looked at for the potential removal of the approved fee.
- Capital Improvements plan (CIP) – Several projects are being added to the CIP. These include the Critz Lane property improvement, Property Acquisition for Preservation Park, Improvements to the maintenance facility, light shields at Independence High School, private technology easement condemnation, Clayton Arnold & Thompson’s Station Rd., East intersection improvements, Town provided internet/telecommunication, video recording system for public meetings and infrastructure to increase walkability for the new K-8 school on Clayton Arnold.
- Impact Fee Evaluation – A study has been requested for the existing impact fee given the addition of projects to the CIP.
- Wastewater Capital Accounting – Due to questions regarding the capital accounting for the Wastewater facility, Staff is setting up a meeting with our auditors so that interested members of the Board can ask questions directly.
- General Plan Update – A request for a workshop to begin the process of updating and revising the existing General Plan has been made. Potential dates and times will be sent out shortly.
- Williamson County Schools and Crystal Clear - Several questions have been asked regarding the telecommunication provider for the new school being built on Clayton Arnold. The Town Attorney, Todd Moore, will be looking into the questions.

Finance Report -

Mrs. Womack reviewed her report and pointed out that new capital projects were added to the General Fund and the Wastewater Fund.
There was a large donation from the TSCA into the General Fund revenue, and also, we received reimbursement from TDOT on the trail.
There were no findings on the audit.

Unfinished Business:

None

New Business:

- 1. Acceptance of roadways and bond reduction for Phase 4 of Fields of Canterbury.**
- 2. Acceptance of roadways and bond reduction for Phase 5 of Fields of Canterbury.**

**3. Acceptance of roadways and bond reduction for Phase 7 of Fields of Canterbury.
(all will be taken at once)**

Mr. Cosentini reviewed his report and recommended acceptance of the roads, storm drains and wastewater facilities in Phases 4, 5, & 7 in the Fields of Canterbury subdivision and set maintenance surety amounts as recommended. In addition, the plats for phases 4, 5, & 7 will need to be amended to remove the note regarding sidewalks being maintained by the Town of Thompson’s Station and assign this responsibility to the Home Owners Association per our LDO.

Alderman Dilks voiced concern about setting precedent on taking over the roadways that weren’t paved.

Ryan Manners, with Hood Development, came forward to speak on behalf of the developer.

After discussion, Alderman Dilks made a motion to send an LDO amendment to the Planning Commission to add sidewalks and alleyways to the takeovers. The motion was seconded and carried unanimously.

After further discussion, Alderman Dilks made a motion the Town takeover the streets and wastewater in Phases 4, 5 and 7 of Canterbury with the exception of Calloway Park Place and Chaucer Park Lane East of Calloway Park Place. The motion was seconded and carried unanimously.

Appointments:

Planning Commission

Alderman Shepard made a motion to put Ben Dilks on the Planning Commission. The motion was seconded and carried by all.

Parks and Recreation Advisory Board

Alderman Shepard made a motion to put Brian Stover on the Parks and Recreation Advisory Board. The motion was seconded and carried by all.

Board of Zoning Appeals

Alderman Dilks made a motion to defer the BZA appointments until February in order to review all parties interested. The motion was seconded and carried by all.

Vice Mayor

Alderman Shepard made a motion to appoint Brian Stover as Vice Mayor. The motion was seconded and carried by all.

Offer of Judgement – Benjamin Dilks v. The Town of Thompson’s Station

Board of Mayor and Aldermen – Minutes of the Meeting
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Alderman Dilks recused himself from the vote, but voiced his disappointment in the demeanor of the public officials.

Alderman Shepard commented that he didn't believe this was a clear or flagrant violation and he believes the law was not equally applied to other political candidates.

Alderman Stover made a motion to accept the offer of Judgement. The motion was seconded and carried by all.

Adjourn

There being no further business, the meeting was adjourned at 8:50 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

DATE: February 8, 2017
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: TA Report 2/14/2017

Non-Agenda Updates:

Critz Lane Realignment:

We have obtained possession of one tract of right-of-way and look to be closing in on the second. Once the right-of-way is obtained we can bid the project. HB&TS is also in the process of relocating their water line in the area and we'll be coordinating this effort with them.

Special Census:

The special census is in the final stages with our current response at 90%. As of February 3, we have received 1,639 responses and have accounted for 4,738 residents. This is an increase of 2,057 residents since 2013.

Atmos Gas Franchise Agreement:

Per the request from our January meeting, I was asked to investigate the potential removal of the approved fee from the recently approve Atmos Gas Franchise agreement. I discussed this with the representatives of Atmos and they informed me that they would rather wait until the initial five year no-fee period ran before opening the document up for revision due to the costs they would incur with re-filing the agreement with the Tennessee Regulator Authority.

Capital Improvements Plan (CIP):

The CIP update to include cost estimates on project is nearing completion. The biggest item is determining a phasing plan for Critz Lane as well as what improvements would be necessary on a shorter time horizon. Once this is obtained, I will forward the updated CIP to the BOMA members for review. I am including in the CIP a draft financing plan that will show all projects being funded either through general fund revenue, impact fees, grants or debt. This will be another item to be discussed prior to the adoption of the plan.

Wastewater Capital Accounting:

Our auditors have agreed to meet with any interested members who have questions regarding capital accounting in the wastewater fund. Please forward available dates as soon as convenient so we can set the day/time.

New Development Meetings:

- October 31 – Staff met with an individual inquiring about a multi-family project along Columbia Pike
- November 28 – Staff met with a broker representing Thompsons CAT to discuss potential site locations and feasibility
- December 5 – Staff met with engineering group representing Twice Daily to discuss potential building layout at the corner of Critz Lane and Columbia Pike
- December 20 – Staff met with design group for the Two Farms development to discuss potential layout changes for concept plan submittal
- December 30 – Staff met with design group representing Thompsons CAT to discuss a possible rezoning request for a property along Columbia Pike
- January 9 – Staff met with engineering group representing Twice Daily to discuss potential building layout at the corner of Critz Lane and Columbia Pike
- January 25 – Staff met with project team representing Twice Daily along with property owners to discuss potential next steps for moving the project forward

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

February 9, 2017

United States District Court
Middle District of Tennessee
Nashville Division

Franklin, TN 37067

Re: Case No. 3:16-cv-08

Dear,

The Town of Thompson's Station would like you to know of our support of the above referenced case on behalf of the property owner effected by the arrangements made with Crystal Clear Technologies. We believe consumer choice is essential in creating a competitive environment for service providers which leads to improved service from the providers and lower prices for the customer. The actions of Crystal Clear Technologies have restricted the potential for competition by making long term agreements with property owner association of which the managing partners of Crystal Clear Technologies had decision making control. These self-dealing arrangements should be voided.

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

Sincerely,

Corey Napier
Mayor, Thompson's Station

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 25, 2017

City of Spring Hill
Attn: Rick Graham, Mayor
199 Town Center Parkway
Spring Hill, TN 37174

Re: Alexander Property Mixed-Use Project

Mayor Graham,

The Town of Thompson's Station appreciated the opportunity to meet with the developer representatives several months ago regarding the above referenced project in Spring Hill. The Town believes this project has the potential to be a significant component of the local economy and create a job center south of Cool Springs that will be mutually benefit our two communities. However, as with all new projects, careful planning must be done to assess the impacts of these projects and what improvements will be required on our local infrastructure.

The addition of 3.9 million square feet of office space, 1.3 million square feet of retail, 400 hotel rooms, and nearly 3,000 housing units will have an obvious transportation impact on our community as well as Spring Hill. It is understood that this proposal is only in the beginning phases, but we want to make sure that our concerns are heard prior to any final approvals. We sincerely hope that this project is going to be coordinated with the installation of the proposed I-65 interchange prior to the start of any building. The Town of Thompson's Station does not have the resources or desire to widen our roadways to accommodate the potential significant increase in traffic volume without that interchange. In addition, we would like to know if the developer has assessed any new connections to Thompson's Station Road and the estimated impacts to Thompson's Station Road, Pantall Road, Clayton Arnold Road, Critz Lane, and all intersections therein as these roadways are the most likely to be impacted from the proposed development.

As always, we look forward to working with Spring Hill on this exciting project and know that, by working together, we can continue to improve upon both our communities.

Sincerely,

Corey Napier
Mayor, Thompson's Station



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

	December 2016	January 2017
General Fund:		
Checking Account	73,610	193,616
Money Market Investment Accounts	6,680,351	6,382,645
Total General Fund Cash	6,753,960	6,576,261
Less: Developer Cash Bonds Held	(424,800)	(424,800)
Less: County Privilege Tax Held	(63,582)	(81,970)
Less: County Mixed Drink Tax Payable	(1,380)	(868)
Less: Capital Projects (Original Allocation)		
Greenway Trail (679,778)	(32,009)	-
Parks (100,000 + 165,000)	(198,620)	(193,620)
New Town Hall Design (25,000)	(3,000)	(3,000)
Critz Lane Realignment Design (46,825)	(46,825)	(46,825)
Critz Lane Redesign (596,000)	(590,100)	(569,000)
Critz Lane Realignment Construction (1,200,000)	(1,200,000)	(874,100)
Clayton Arnold / T. S. Rd E Intersection (38,750)	(21,350)	(17,000)
Cash Available - General Fund	4,172,295	4,365,078
Wastewater Fund:		
Checking Account	98,289	83,103
Money Market Investment Accounts	2,367,037	2,257,707
Total Wastewater Fund Cash	2,465,326	2,340,810
Less: Lagoon Clean Out (Professional Fees) (445,000)	(190,130)	(86,437)
Less: Capital Projects (Original Allocation)		
SIA Wastewater Work (19,196)	(19,196)	(14,397)
Tollgate Drip Field Construction (456,876)	(456,876)	(396,551)
Cash Available - Wastewater Fund	1,799,124	1,843,425
Total Cash Available	5,971,419	6,208,502



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

**Year to Date
Budget versus Actual**

	December 2016	January 2017	Budget	% of Budget	Comment
General Government Revenues:					
31111 Real Property Tax Revenue	12,143	129,981	150,000	87%	
31310 Interest & Penalty Revenue	47	96	-		
31610 Local Sales Tax - Trustee	416,397	483,626	700,000	69%	
31710 Wholesale Beer Tax	54,627	62,650	100,000	63%	
31720 Wholesale Liquor Tax	2,443	3,840	-		
31810 City Portion of County Priv Tax	18,617	22,260	35,000	64%	
31900 CATV Franchise Fee Income	7,645	8,995	12,000	75%	
32000 Beer Permits	500	600	500	120%	
32200 Building Permits	143,467	170,137	396,000	43%	
32230 Submittal & Review Fees	28,543	30,368	30,000	101%	
32245 Miscellaneous Fees	1,130	1,150	105	1,095%	
32260 Business Tax Revenue	11,549	13,318	75,000	18%	
33320 TVA Payments in Lieu of Taxes	7,562	15,125	29,000	52%	
33510 Local Sales Tax - State	109,079	126,672	170,000	75%	
33520 State Income Tax	-	-	100,000	0%	
33530 State Beer Tax	690	690	1,000	69%	
33535 Mixed Drink Tax	8,837	9,706	4,000	243%	
33552 State Streets & Trans. Revenue	2,714	3,165	5,500	58%	
33553 SSA - Motor Fuel Tax	26,487	30,523	48,000	64%	
33554 SSA - 1989 Gas Tax	4,283	4,913	7,700	64%	
33555 SSA - 3 Cent Gas Tax	7,949	9,118	14,300	64%	
36120 Interest Earned - Invest. Accts	8,745	11,040	7,500	147%	
37746 Pavilion & Comm. Ctr. Rental	3,984	5,734	10,000	57%	
37747 Pavilion Comm. Ctr Dep Refund	(2,750)	(3,050)	(6,000)	51%	
37990 Other Revenue	86,868	90,068	-		
Total general government revenue	<u>961,556</u>	<u>1,230,725</u>	<u>1,889,605</u>		
Non-Operating Income:					
32300 Impact Fees	212,737	253,722	742,500	34%	
33725 Greenways & Trails Grant	510,880	510,880	599,000	85%	
39999 Budgeted Fund Balance - GF	-	-	-		
Total non-operating revenue	<u>723,617</u>	<u>764,602</u>	<u>1,341,500</u>		
Total revenue	<u>1,685,173</u>	<u>1,995,327</u>	<u>3,231,105</u>		



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

**Month to Month
Trend Analysis**

	December 2016	January 2017	Current Change	Comment
General Government Revenues:				
31111 Real Property Tax Revenue	9,773	117,838	108,065	Start of annual receipts
31310 Interest & Penalty Revenue	-	49	49	
31610 Local Sales Tax - Trustee	66,800	67,229	429	
31710 Wholesale Beer Tax	9,062	8,023	(1,040)	
31720 Wholesale Liquor Tax	1,454	1,397	(58)	
31810 City Portion of County Priv Tax	2,974	3,642	668	
31900 CATV Franchise Fee Income	-	1,350	1,350	
32000 Beer Permits	500	100	(400)	
32200 Building Permits	21,170	26,670	5,500	
32230 Submittal & Review Fees	12,790	1,825	(10,965)	
32242 Miscellaneous Fees	30	20	(10)	
32260 Business Tax Revenue	100	1,769	1,669	
33320 TVA Payments in Lieu of Taxes	7,562	7,562	-	
33510 Local Sales Tax - State	18,061	17,593	(468)	
33520 State Income Tax	-	-	-	
33530 State Beer Tax	-	-	-	
33535 Mixed Drink Tax	1,379	868	(511)	
33552 State Streets & Trans. Revenue	451	451	-	
33553 SSA - Motor Fuel Tax	4,625	4,036	(588)	
33554 SSA - 1989 Gas Tax	788	630	(157)	
33555 SSA - 3 Cent Gas Tax	1,462	1,170	(292)	
36120 Interest Earned - Invest. Accts	1,548	2,295	747	
37746 Pavilion & Comm. Ctr. Rental	500	1,750	1,250	
37747 Pavilion Comm. Ctr Dep Refund	(400)	(300)	100	
37990 Other Revenue	79,618	3,200	(76,418)	TSCA in Dec16
Total general government revenue	240,247	269,168	28,921	
Non-Operating Income:				
32300 Impact Fees	31,791	40,985	9,194	
33725 Greenways & Trails Grant	274,013	-	(274,013)	Final reimbursement in Feb17
39999 Budgeted Fund Balance - GF	-	-	-	
Total non-operating revenue	305,804	40,985	(264,819)	
Total revenue	546,051	310,153	(235,898)	



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

Year to Date
Actual versus Budget

	December 2016	January 2017	Budget	% of Budget	Comment
General Government Expenditures:					
41110 Salaries	260,512	305,707	670,000	46%	
41141 FICA	16,101	18,878	43,000	44%	
41142 Medicare	3,765	4,417	10,000	44%	
41147 SUTA	340	1,415	5,600	25%	
41161 General Expenses	313	321	1,000	32%	
41211 Postage	530	629	1,000	63%	
41221 Printing, Forms & Photocopy	2,805	3,183	6,000	53%	
41230 Recording & Filing Fees	-	-	1,000	0%	
41231 Legal Notices	1,118	1,208	3,000	40%	
41235 Memberships & Subscriptions	2,615	3,144	3,700	85%	
41241 Utilities - Electricity	4,193	5,391	14,000	39%	
41242 Utilities - Water	918	1,389	2,300	60%	
41244 Utilities - Gas	496	699	2,000	35%	
41245 Telecommunications Expense	1,802	2,123	4,500	47%	
41252 Prof. Fees - Legal Fees	55,028	64,648	100,000	65%	
41253 Prof. Fees - Auditor	13,500	13,500	13,500	100%	
41254 Prof. Fees - Consulting Engineers	21,123	23,153	40,000	58%	
41255 Prof. Fees - Municipal Court	-	-	6,000	0%	
41259 Prof. Fees - Other	24,500	24,500	50,000	49%	
41264 Repairs & Maintenance - Vehicles	3,054	3,148	10,000	31%	
41265 Parks & Recreation Expense	8,707	10,014	20,000	50%	
41266 Repairs & Maintenance - Buildings	7,014	8,783	30,000	29%	
41268 Repairs & Maintenance - Roads	27,332	76,538	291,005	26%	
41269 SSA - Street Repair Expense	-	-	70,000	0%	
41270 Vehicle Fuel & Oil	4,022	4,707	15,000	31%	
41280 Travel	218	218	2,500	9%	
41285 Continuing Education	1,300	1,300	5,500	24%	
41289 Retirement	12,658	14,820	32,000	46%	
41291 Animal Control Services	-	3,289	3,300	100%	
41300 Economic Development	6,417	6,417	7,500	86%	
41311 Office Expense	10,608	11,326	15,000	76%	
41511 Insurance - Property	2,474	2,474	2,800	88%	
41512 Insurance - Workers Comp.	7,266	7,266	14,600	50%	
41513 Insurance - Liability	4,298	4,298	4,500	96%	
41514 Insurance - Medical	46,233	59,093	100,000	59%	
41515 Insurance - Auto	1,620	1,620	2,300	70%	
41516 Insurance - E & O	10,695	10,695	12,000	89%	
41551 Trustee Commission	634	3,201	3,000	107%	
41691 Bank Charges	66	66	2,000	3%	
41720 Donations	88,505	88,505	100,000	89%	
41899 Other Expenses	8,045	9,890	10,000	99%	
Total general government expenditures	<u>660,826</u>	<u>801,973</u>	<u>1,729,605</u>		
General government change in net position	<u>300,730</u>	<u>428,752</u>	<u>160,000</u>		
Non-Operating Expenditures:					
41940 Transfer to Capital	703,199	1,089,769	1,341,500	81%	
49030 Capital Outlay Note Payment	128,444	128,444	160,000	80%	
Total non-operating expenditures	<u>831,643</u>	<u>1,218,213</u>	<u>1,501,500</u>		
Non-operating change in net position	<u>(108,026)</u>	<u>(453,611)</u>	<u>(160,000)</u>		
Total expenditures	<u>1,492,469</u>	<u>2,020,186</u>	<u>3,231,105</u>		
Change in Net Position	<u>192,704</u>	<u>(24,859)</u>	<u>-</u>		



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

**Month to Month
Trend Analysis**

	December 2016	January 2017	Current Change	Comment
General Government Expenditures:				
41110 Salaries	42,802	45,195	2,394	
41141 FICA	2,603	2,773	170	
41142 Medicare	607	649	42	
41147 SUTA	3	1,075	1,072	
41161 General Expenses	270	8	(262)	
41211 Postage	3	99	96	
41221 Printing, Forms & Photocopy	378	378	-	
41230 Recording & Filing Fees			-	
41231 Legal Notices	53	90	37	
41235 Memberships & Subscriptions	14	527	513	
41241 Utilities - Electricity	704	1,198	495	
41242 Utilities - Water	141	471	330	
41244 Utilities - Gas	118	203	85	
41245 Telecommunications Expense	320	321	0	
41252 Prof. Fees - Legal Fees	12,865	9,620	(3,245)	
41253 Prof. Fees - Auditor	8,500	-	(8,500)	
41254 Prof. Fees - Consulting Engineers	-	2,030	2,030	
41255 Prof. Fees - Municipal Court			-	
41259 Prof. Fees - Other			-	
41264 Repairs & Maintenance - Vehicles	672	94	(578)	
41265 Parks & Recreation Expense	1,673	1,307	(366)	
41266 Repairs & Maintenance - Buildings	1,100	1,769	669	
41268 Repairs & Maintenance - Roads	10,860	49,206	38,346	New Maintenance truck
41269 SSA - Street Repair Expense			-	
41270 Vehicle Fuel & Oil	556	685	129	
41280 Travel			-	
41285 Continuing Education	110		(110)	
41289 Retirement	1,934	2,161	228	
41291 Animal Control Services		3,289	3,289	Paid annually
41300 Economic Development			-	
41311 Office Expense	674	718	44	
41511 Insurance - Property			-	
41512 Insurance - Workers Comp.			-	
41513 Insurance - Liability			-	
41514 Insurance - Medical	8,115	12,860	4,745	Timing - new plan year
41515 Insurance - Auto			-	
41516 Insurance - E & O			-	
41551 Trustee Commission	586	2,567	1,980	
41691 Bank Charges			-	
41720 Donations			-	
41899 Other Expenses		1,845	1,845	Special census
Total general government expenditures	<u>95,661</u>	<u>141,139</u>	<u>45,478</u>	
General government change in net position	<u>144,586</u>	<u>128,029</u>	<u>(16,557)</u>	
Non-Operating Expenditures:				
41940 Transfer to Capital	29,980	386,570	356,590	Critz Lane Realignment, Trail
49030 Capital Outlay Note Payment			-	
Total non-operating expenditures	<u>29,980</u>	<u>386,570</u>	<u>356,590</u>	
Non-operating change in net position	<u>275,824</u>	<u>(345,585)</u>	<u>(621,409)</u>	
Total expenditures	<u>125,640</u>	<u>527,708</u>	<u>402,068</u>	
Change in Net Position	<u>420,411</u>	<u>(217,555)</u>	<u>(637,966)</u>	



Town of Thompson's Station
General Fund Expenditure Analysis (By Department)
As of January 31, 2017

Year to Date
 Actual versus Budget

	December 2016	January 2017	Budget	% of Budget	Comment
<u>BOMA</u>					
41110 Salaries	12,624	18,901	30,000	63%	
41141 FICA	778	1,166	2,000	58%	
41142 Medicare	182	273	500	55%	
41147 SUTA	300	451	300	150%	
41161 General Expenses	313	321	1,000	32%	
TOTAL BOMA	14,197	21,112	33,800		
<u>Town Administration</u>					
41110 Salaries	69,649	80,529	140,000	58%	
41141 FICA	4,310	4,980	9,000	55%	
41142 Medicare	1,008	1,165	2,000	58%	
41147 SUTA	4	263	1,000	26%	
41235 Memberships & Subscriptions	1,320	1,579	1200	130%	
41280 Travel	69	69	1500	5%	
41285 Continuing Education	275	275	500	55%	
41289 Retirement	3,441	3,981	7000	57%	
TOTAL Town Administration	80,076	92,841	162,200		
<u>Finance</u>					
41110 Salaries	37,620	43,382	110,000	39%	
41141 FICA	2,328	2,683	7,000	38%	
41142 Medicare	545	628	1,500	42%	
41147 SUTA	2	139	1,000	14%	
41235 Memberships & Subscriptions	436	596	500	119%	
41253 Prof. Fees - Auditor	13,500	13,500	13,500	100%	
41280 Travel	149	149	500	30%	
41285 Continuing Education	725	725	1,000	73%	
41289 Retirement	2,410	2,972	5,500	54%	
41551 Trustee Commission	634	3,201	3,000	107%	
41691 Bank Charges	66	66	2,000	3%	
TOTAL Finance	58,415	68,041	145,500		
<u>Planning & Zoning</u>					
41110 Salaries	34,655	40,455	115,000	35%	
41141 FICA	2,139	2,495	7,500	33%	
41142 Medicare	500	584	1,800	32%	
41147 SUTA	28	165	800	21%	
41230 Recording & Filing Fees	-	-	1,000	0%	
41231 Legal Notices	1,118	1,208	3,000	40%	
41235 Memberships & Subscriptions	637	637	500	127%	
41254 Prof. Fees - Consulting Engineers	21,123	23,153	40,000	58%	
41280 Travel	-	-	500	0%	
41285 Continuing Education	-	-	1,000	0%	
41289 Retirement	1,653	1,907	5,750	33%	
TOTAL Planning & Zoning	61,853	70,604	176,850		
<u>Building & Codes Enforcement</u>					
41110 Salaries	35,265	40,729	135,000	30%	
41141 FICA	2,178	2,513	8,500	30%	
41142 Medicare	509	588	2,000	29%	
41147 SUTA	2	132	1,000	13%	
41235 Memberships & Subscriptions	202	312	500	62%	
41285 Continuing Education	300	300	1,000	30%	
41289 Retirement	1,702	1,964	6,750	29%	
TOTAL Building & Codes Enforcement	40,158	46,538			
<u>Streets & Maintenance</u>					
41110 Salaries	48,976	56,495	95,000	59%	
41141 FICA	3,025	3,484	6,000	58%	
41142 Medicare	707	815	1,500	54%	
41147 SUTA	3	181	1,000	18%	
41235 Memberships & Subscriptions	17	17	500	3%	
41264 Repairs & Maintenance - Vehicles	3,054	3,148	10,000	31%	



Town of Thompson's Station
General Fund Expenditure Analysis (By Department)
As of January 31, 2017

Year to Date
Actual versus Budget

	December 2016	January 2017	Budget	% of Budget	Comment
<u>Streets & Maintenance Con't</u>					
41266 Repairs & Maintenance - Buildings	7,014	8,783	30,000	29%	
41268 Repairs & Maintenance - Roads	27,332	76,538	291,005	26%	
41269 SSA - Street Repair Expense	-	-	70,000	0%	
41270 Vehicle Fuel & Oil	4,022	4,707	15,000	31%	
41285 Continuing Education	-	-	1,000	0%	
41289 Retirement	2,475	2,846	4,750	60%	
TOTAL Streets & Maintenance	96,625	157,014	525,755		
<u>Information Technology</u>					
41110 Salaries	21,723	25,216	45,000	56%	
41141 FICA	1,343	1,557	3,000	52%	
41142 Medicare	314	364	700	52%	
41147 SUTA	1	84	500	17%	
41235 Memberships & Subscriptions	17	17	500	3%	
41285 Continuing Education	-	-	1,000	0%	
41289 Retirement	977	1,150	2,250	51%	
TOTAL Information Technology	24,375	28,388	52,950		
<u>Town Hall</u>					
41211 Postage	530	629	1,000	63%	
41221 Printing, Forms & Photocopy	2,805	3,183	6,000	53%	
41241 Utilities - Electricity	4,193	5,391	14,000	39%	
41242 Utilities - Water	918	1,389	2,300	60%	
41244 Utilities - Gas	496	699	2,000	47%	
41245 Telecommunications Expense	1,802	2,123	4,500	47%	
41259 Prof. Fees - Other	24,500	24,500	50,000	49%	
41300 Economic Development	6,417	6,417	7,500	86%	
41311 Office Expense	10,608	11,326	15,000	76%	
41511 Insurance - Property	2,474	2,474	2,800	88%	
41512 Insurance - Workers Comp.	7,266	7,266	14,600	50%	
41513 Insurance - Liability	4,298	4,298	4,500	96%	
41514 Insurance - Medical	46,233	59,183	100,000	59%	
41515 Insurance - Auto	1,620	1,620	2,300	70%	
41516 Insurance - E & O	10,695	10,695	12,000	89%	
41720 Donations	88,505	88,505	100,000	89%	
41899 Other Expenses	8,045	9,890	10,000	99%	
49030 Capital Outlay Note Payment	128,444	128,444	160,000	80%	
TOTAL Town Hall	349,849	368,032	508,500		
<u>Legal</u>					
41252 Prof. Fees - Legal Fees	55,028	64,648	100,000	65%	
41255 Prof. Fees - Municipal Court	-	-	6,000	0%	
TOTAL Legal	55,028	64,648	106,000		
<u>Parks & Recreation</u>					
41265 Parks & Recreation Expense	8,707	10,014	20,000	50%	
TOTAL Parks & Recreation	8,707	10,014			
<u>Animal Control</u>					
41291 Animal Control Services	-	3,289	3,300	100%	
TOTAL Animal Control	-	3,289			
<u>Transfers</u>					
41940 Transfer to Capital	703,199	1,089,769	1,341,500	81%	
TOTAL Transfers	703,199	1,089,769			



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

Year to Date
Actual versus Budget

	December 2016	January 2017	Budget	% of Budget	Comment
Revenues:					
3100 Wastewater Treatment Fees	432,565	501,425	550,000	91%	
3101 Septage Disposal Fees	4,650	5,450	10,000	55%	
3105 Late Payment Penalty	4,874	4,874	-	100%	
3109 Uncollectible Accounts	-	-	(5,000)	0%	
4009 Returned Check Charges	35	70	-	100%	
Total revenues	442,124	511,818	555,000		
Operating Expenses:					
Supply and Operations:					
4010 Payroll Expense	54,004	62,371	110,000	57%	
4150 WW Infrastructure Installed	4,087	4,087	25,000	16%	
4210 Permits & Fees Expense	520	3,820	10,000	38%	
4220 Laboratory Water Testing	2,430	2,910	12,000	24%	
4230 Supplies Expense	1,995	1,995	7,500	27%	
4240 Repairs & Maint. Expense	39,995	40,187	82,000	49%	
4250 Fuel & Oil Expenses	1,433	1,433	4,000	36%	
4280 Billing Charges	2,888	4,471	16,000	28%	
4310 Utilities - Electric	44,219	52,395	100,000	52%	
4320 Utilities - Water	1,853	2,078	2,500	83%	
4390 Insurance Expense	20,278	20,278	20,000	101%	
4400 Prof. Fees-Consulting Engineers	16,844	22,186	75,000	30%	
4420 Prof. Fees - Auditor	-	-	2,000	0%	
4490 Prof. Fees - Other	257,035	360,728	10,000	3607%	Lagoon clean out
4710 Payroll Taxes - FICA	3,384	3,898	7,000	56%	
4720 Payroll Taxes - Medicare	791	912	2,000	46%	
4730 Payroll Taxes - SUTA	3	202	1,000	20%	
4789 Employee Retirement Expense	2,694	3,108	6,000	52%	
4800 Bank Charges	33	43	500	9%	
4900 Other Expense	-	54	1,000	5%	
Total supply and operations	454,486	587,154	493,500		
Depreciation					
4990 Depreciation Expense	137,502	160,419	275,000	58%	
Total operating expenses	591,988	747,573	768,500		
Operating loss	(149,864)	(235,755)	(213,500)		
Non-Operating Income (Expense):					
3300 Tap Fees	621,531	654,283	687,500	95%	
3902 Interest Income - Invest Accts	3,006	3,675	500	735%	
4100 Capital Expenditures	(16,858)	(81,982)	(328,500)	25%	
4993 Loan Repayment-Franklin Synergy	(55,556)	(64,815)	-		
4994 Interest Expense	(9,271)	(10,775)	(22,000)	49%	
4995 Interest Expense - Interfund Loan	-	-	(12,000)	0%	
Total non-operating income	542,852	500,386	325,500		
Change in Net Position	392,988	264,631	112,000		



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

**Month to Month
Trend Analysis**

	<u>December 2016</u>	<u>January 2017</u>	<u>Current Change</u>	<u>Comment</u>
Revenues:				
3100 Wastewater Treatment Fees	62,433	68,860	6,427	
3101 Septage Disposal Fees	800	800	-	
3105 Late Payment Penalty	(0)	-	0	
3109 Uncollectible Accounts	-	-	-	
4009 Returned Check Charges	-	35	35	
Total revenues	<u>63,233</u>	<u>69,695</u>	<u>6,462</u>	
Operating Expenses:				
Supply and Operations:				
4010 Payroll Expense	10,706	8,367	(2,339)	
4150 WW Infrastructure Installed	3,111	-	(3,111)	
4210 Permits & Fees Expense	520	3,300	2,780	
4220 Laboratory Water Testing	0	480	480	
4230 Supplies Expense	0	-	(0)	
4240 Repairs & Maint. Expense	4,318	191	(4,127)	
4250 Fuel & Oil Expense	456	-	(456)	
4280 Billing Charges	1,116	1,583	467	
4310 Utilities - Electric	9,037	8,176	(861)	
4320 Utilities - Water	225	225	(0)	
4390 Insurance Expense	-	-	-	
4400 Prof. Fees-Consulting Engineers	(1)	5,343	5,343	
4420 Prof. Fees - Auditor	-	-	-	
4490 Prof. Fees - Other	90,887	103,693	12,806	Lagoon clean out
4710 Payroll Taxes - FICA	706	514	(192)	
4720 Payroll Taxes - Medicare	165	120	(45)	
4730 Payroll Taxes - SUTA	1	199	198	
4789 Employee Retirement Expense	534	415	(119)	
4800 Bank Charges	(0)	10	10	
4900 Other Expense	(520)	54	574	
Total supply and operations	<u>121,262</u>	<u>132,669</u>	<u>11,407</u>	
Depreciation				
4990 Depreciation Expense	22,917	22,917	-	
Total operating expenses	<u>144,179</u>	<u>155,586</u>	<u>11,407</u>	
Operating loss	(80,946)	(85,891)	(4,945)	
Non-Operating Income (Expense):				
3300 Tap Fees	25,000	32,752	7,752	
3902 Interest Income - Invest Accts	663	670	7	
4100 Capital Expenditures	250	(65,124)	(65,374)	Tollgate Drip Field
4993 Loan Repayment-Franklin Synergy	(9,260)	(9,259)	0	
4994 Interest Expense	(1,475)	(1,505)	(30)	
4995 Interest Expense - Interfund Loan	-	-	-	
Total non-operating income	<u>15,179</u>	<u>(42,466)</u>	<u>(57,645)</u>	
Change in Net Position	<u>(65,768)</u>	<u>(128,357)</u>	<u>(62,590)</u>	

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

M

EMO

DATE: February 8, 2017
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Bridgemore Phases 1 & 2A

The developer of the Bridgemore Village subdivision has requested the Town's acceptance of all infrastructure within phases 1 and 2A. Improvement within these sections are complete with the exception of the following items:

- Sidewalk installation on open space lot along Sporting Hill Bridge Road
- Detention pond grading and stabilization
- Top coat repairs along Sporting Hill Bridge Road

If accepted, the Town would be assuming responsibility for all public infrastructure within these phases including storm drains, roadways, and wastewater facilities.

The Town Engineer has evaluated the phases and recommends that maintenance surety be set at the following levels which includes the repair work described above:

Phase 1 –
Roads, Drainage, and Erosion Control \$107,000

Phase 2A –
Roads, Drainage, and Erosion Control \$42,000

These amounts will be held in place for one year.

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

BOMA Action:

Approve the request for acceptance of the roads, storm drains, and wastewater facilities in Phases 1 and 2A in the Bridgemore Village subdivision, set maintenance surety amounts as recommended, object to the Road Easement, and require the applicant to file a quit-claim deed regarding the private technology easements.

PUMP STATION

PANTALL

CRITZ LANE

PHASE 1

PHASE 2

PHASE 8

PHASE 4

PHASE 7

PHASE 3

EXISTING STORM BASIN (TYPICAL)

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.

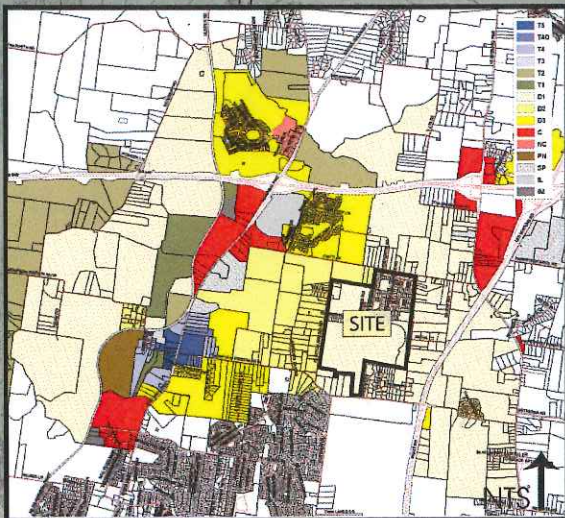
FUTURE SCHOOL SITE
46.87 AC

Tammy 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 Ausdenbre
D.B. 2639,
PG. 111, R.O.W.C.



**Thompson's Station Board of Mayor and Aldermen
Staff Report – Item 1 (File: Zone Amend 2017-001)
February 14, 2017
Land Development Ordinance Amendments**

PROJECT DESCRIPTION

Amendment to the Land Development Ordinance (LDO).

BACKGROUND

On January 24, 2017, the Planning Commission reviewed some staff initiated amendments to the Town's Land Development Ordinance (LDO). In addition to reviewing the staff initiated amendments, the Planning Commission also reviewed additional amendments sent from the Board of Mayor and Aldermen. Several of these recommendations from the Board of Mayor and Aldermen address policy issues that will be further reviewed during a joint work session with the Board and the Commission.

PROPOSED REVISIONS

Section 1.3 Definitions (page 18). Mixed Use Building: Residential use combined with commercial use within the same building through superimposition or adjacency. This building type is urban in character and frequently is a multi-story building with residential uses above commercial uses. **Residential uses within a mixed use building shall not exceed 66.67% of the total use.**

Section 3.3.14 Tree Protection (page 34). The resource inventory map requires identification of all trees 24 inches or greater. The Planning Commission recommendation is reducing the diameter to 18 inches for documentation and replacement.

Text as recommended:

- a. The resource inventory map must identify all non-invasive trees of **18** inches in caliper and greater measured at 4 ½ feet above the natural grade of the tree. All clusters of trees and tree rows must also be identified on the inventory map. Removal of mature, indigenous trees in healthy condition is discouraged. During the preliminary plat process, trees that are proposed for removal shall require tree removal approval from the Planning Commission for all trees **18** inches in caliper and greater and replacement trees shall be required at a 1.5:1 ratio for each inch removed. Replacement or relocated trees must be planted on site or Planning Commission approval is required for an off-site location.
- b. Approval of removal of trees shall be considered through the preliminary plat process. A licensed arborist or other licensed professional shall prepare a protection plan and mitigation and/or replacement of removed trees. The protection plan shall include the tree inventory which shall document all trees that are **18** inches or greater in diameter that are indigenous to the region.

Section 3.7.4 Design Standards for Nonresidential Driveways (page 51). Driveways have a minimum driveway width of 24 feet for two-way access, however no standard is provided for a maximum. In order to ensure that driveways do not exceed a reasonable width while accommodating the turning radius for trucks, Staff recommends a maximum width of 36 feet be added.

Text as recommended:

3.7.4.a. For access to thoroughfares where the posted speed is 35 m.p.h or less, all two-way nonresidential driveways shall be constructed with a minimum horizontal width of twenty-four (24) feet **and a maximum horizontal width of 36 feet.**

Table 4.4 O2, G1, G2 Use Zones Land Use (page 79). Community gardens should be an allowable use in all districts including commercial and industrial zones therefore, Staff recommends the inclusion of community gardens within D1, CC, IM and IL.

Table 4.12 D3 Lot Standards (page 88). This zone permits density up to three units per acre on smaller lots with building setbacks closer to the roadway. These development standards are not conducive to a reduced access width for entry to the site given the proximity of the garage to the street. Therefore, Staff recommends that the access width be increased to a maximum of 20 feet to permit a driveway entrance to the garage within the D3 district.

Section 5.2.18 Acceptance of Streets and Other Improvements (page 138). Builder's bonds are required after acceptance of streets and infrastructure. Builder cash bonds are specified in the table. One lot is \$4,000, two lots is \$3,000, three lots is \$2,000 and four or more lots is \$1,000. These bond amounts are not clearly specified in the LDO as per lot, therefore, Staff recommends the sentence preceding the table be corrected to include "per lot" and will read:

Text as recommended:

Section 5.2.18 The cash bond **per lot** will be determined as follows:

Section 5.4.9aiii Building and Sign Permits (page 149). The Town requires grading permits for overall project sites, however, not for individual lots at this time. However, grading activities do occur on individual lots for the construction of homes. Sometimes, significant grading occurs creating onsite issues. Therefore, Staff recommends that site specific grading plans be required prior to the issuance of building permits for all lots.

Section 5.3.1 Amendments to the Ordinance (page 139). The LDO does not currently have a mandatory timing to process requests for amendments. The Planning Commission recommendation is to incorporate a 40-day maximum review period with the requirement to bring the amendment to the Board of Mayor and Aldermen during the next meeting.

Text as recommended:

No change or departure from the text or maps of this ordinance shall be made, unless such amendment be first submitted to the Planning Commission **for review and recommendation. The Town Administrator shall ensure no amendment proposal takes longer than forty (40) days between the time it is submitted to the Town and the time it is reviewed by the Planning Commission. After Planning Commission review and regardless of recommendation [approve, disapprove, or no recommendation], the Town Administrator shall ensure the first public hearing of the amendment proposal takes place during the next Town Board of Mayor and Aldermen meeting.**

Appendix B. The types of sureties permitted within the LDO are letters of credit, cash escrow and certificates of deposit, therefore, Appendix B is no longer applicable as previously adopted. Therefore, Staff recommends a modification to the form for letters of credit (see attached draft).

RECOMMENDATION

The Planning Commission recommends to the Board of Mayor and Aldermen pass Ordinance 2017-001 for the proposed amendments to the Land Development Ordinance on first reading, set a public hearing and second reading for Ordinance 2017-001 for March 14, 2017.

ATTACHMENTS

Ordinance 2017-001

ORDINANCE NO. 2017-001

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE LAND DEVELOPMENT ORDINANCE

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station adopted a new comprehensive Land Development Ordinance ("LDO") in September 2015 (Ordinance No. 2015-007) pursuant to its zoning authority as set forth in Tenn. Code Ann. § 13-7-201 et seq. and other applicable law; and

WHEREAS, after a thorough review of the LDO, changes are recommended to the text of the ordinance; and

WHEREAS, the Planning Commission has reviewed these proposed changes and has recommended that the Board of Mayor and Aldermen adopt the amendments to LDO as proposed herein; and

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

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

Section 1. That the Town of Thompson's Station's Land Development Ordinance is hereby amended by adopting the changes as set out in Exhibit A (staff report) attached hereto and incorporated herein by reference. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance document and such document shall constitute the zoning ordinance of the Town.

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

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: _____

Passed Second Reading: _____

Submitted to Public Hearing on the ____ day of _____, 2017, 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 24th day of January, 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

ORDINANCE NO. 2017-002

AN ORDINANCE BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE AMENDING TITLE 1 GENERAL ADMINISTRATION, CHAPTER 1 BOARD OF MAYOR AND ALDERMEN, SECTION 1-101 TIME AND PLACE OF REGULAR MEETINGS OF THE TOWN OF THOMPSON'S STATION MUNICIPAL CODE .

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station has requested that the time and place of regular meetings of the Board be amended so that future meetings in November do not conflict with Election Day.

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 Title 1, Chapter 1, Section 1-101 of the Town of Thompson's Station Municipal Code be amended by deleting the current section in its entirety and replacing it with the following:

1-101. Time and place of regular meetings. Regular meetings of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, shall be held at 7:00 P.M. on the second Tuesday of each month, except for the months of July and December (in which there shall be no regularly scheduled meetings), and in the month of November when the regular meeting would occur on Election Day, in which case the meeting will be held on the first Tuesday in November. However, if this day falls on a holiday, or a day observed as a holiday, the regular meeting shall be held at the same time and place on the next regular work day. All regular meetings shall be held in the Thompson's Station Community Center at 1555 Thompson's Station Road West, Thompson's Station, Tennessee, 37179.

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading:

Passed Second Reading:

Submitted to Public Hearing on the ____ day of _____, at 7:00 p.m., after being advertised in the Williamson AM Newspaper on the ____ day of _____, 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

ORDINANCE NO. 2017-003

AN ORDINANCE BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE AMENDING TITLE 11 MUNICIPAL OFFENSES, CHAPTER 1 OFFENSES AGAINST THE PEACE AND QUIET, SECTION 11-101 HOURS OF CONSTRUCTION WORK OF THE TOWN OF THOMPSON'S STATION MUNICIPAL CODE .

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station has requested that the Municipal Code be amended to prohibit construction work within the Town on Federal Holidays.

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 Title 11, Chapter 1, Section 1-101 of the Town of Thompson's Station Municipal Code be deleted in its entirety and replaced with the following:

11-101. Hours of construction work. (1) Definitions. For purposes of this section the following words shall have the meaning set forth herein.

- (a) "Construction work." Any site preparation, excavation, grading assembly, erection, paving, substantial repair, alteration or similar action, but excluding demolition, for or of any structures, utilities, public or private rights of way or other property.
- (b) "Demolition work." Any dismantling, intentional destruction or removal of structures, utilities, public or private rights of way or other property.
- (c) "Federal Holidays" All days designated by the United States government as federal holiday.

(2) Construction or demolition work. The carrying on of any construction or demolition work is prohibited at any time on Sundays and Federal Holidays, or at any time other than between the hours of 7:00 A.M. and 6:00 P.M. prevailing time, on any other days. The provisions of this section shall not apply to interior or exterior repairs or interior alterations when the work is actually performed by a homeowner or occupant between the hours of 8:00 A.M. and 9:00 P.M. prevailing time, provided the work is done without creating any noise disturbance across a residential real property boundary.

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading:

Passed Second Reading:

Submitted to Public Hearing on the ____ day of _____, at 7:00 p.m., after being advertised in the Williamson AM Newspaper on the ____ day of _____, 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

ORDINANCE 2017-004

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
AMENDING ORDINANCE 2016-007 WHICH AMENDS THE ANNUAL BUDGET FOR
THE FISCAL YEAR BEGINNING JULY 1, 2016 AND ENDING JUNE 30, 2017.**

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. Real Property Tax Revenue is increased from \$150,000 to \$175,000.
- b. Local Sales Tax – Trustee is increased from \$700,000 to \$800,000.
- c. Wholesale Liquor Tax is increased from \$0 to \$4,500.
- d. Building Permits Revenue is decreased from \$396,000 to \$250,000.
- e. Submittal & Review Fees is increased from \$30,000 to \$40,000.
- f. Miscellaneous Fees is increased from \$105 to \$1,000.
- g. Local Sales Tax – State is increased from \$170,000 to \$200,000.
- h. Mixed Drink Tax Revenue is increased from \$4,000 to \$12,000.
- i. Interest Earned-Invest. Accts Revenue is increased from \$7,500 to \$12,000.
- j. Impact Fees Revenue is decreased from \$742,500 to \$400,000.
- k. Greenways & Trails Grant is decreased from \$599,000 to \$539,000.
- l. Salaries is decreased from \$670,000 to \$580,000.
- m. FICA is decreased from \$43,000 to \$38,500.
- n. Recording and Filing Fees is decreased from \$1,000 to \$0.
- o. Utilities – Electricity is decreased from \$14,000 to \$12,000.
- p. Prof. Fees – Legal Fees is increased from \$100,000 to \$120,000.
- q. Prof. Fees – Consulting Engineers is increased from \$40,000 to \$45,000.

- r. Prof. Fees – Municipal Court is decreased from \$6,000 to \$0.
- s. Repairs & Maintenance – Roads is increased from \$291,005 to \$563,100.
- t. Office Expense is increased from \$15,000 to \$22,000.
- u. Insurance – Property is decreased from \$2,800 to \$2,500.
- v. Insurance – Workers Comp. is decreased from \$14,600 to \$7,300.
- w. Insurance – Auto is decreased from \$2,300 to \$1,700.
- x. Insurance – E&O is decreased from \$12,000 to \$11,000.
- y. Trustee Commission is increased from \$3,000 to \$6,000.
- z. Other Expenses is increased from \$10,000 to \$12,500.
- aa. Capital Projects (Transfer to Capital) is increased from \$1,341,500 to \$1,850,000.
- bb. Capital Projects – Grants is increased from \$0 to \$669,000.
- cc. Capital Projects – Parks is increased from \$0 to \$196,000.
- dd. Transfer to (from) Reserves is increased from \$0 to \$1,926,000.
- ee. Capital Outlay Note Payment is decreased from \$160,000 to \$150,000.

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

- a. Wastewater Treatment Fees Revenue is increased from \$550,000 to \$850,000.
- b. WW Infrastructure Installed is decreased from \$25,000 to \$0.
- c. Billing Charges is decreased from \$16,000 to \$12,000.
- d. Utilities – Water is increased from \$2,500 to \$5,000.
- e. Insurance Expense is increased from \$20,000 to \$20,300.
- f. Consulting Engineers is decreased from \$75,000 to \$50,000.
- g. Prof. Fees – Other is increased from \$10,000 to \$455,000.
- h. Depreciation Expense is increased from \$275,000 to \$315,000.
- i. Tap Fees are increased from \$687,500 to \$770,000.
- j. Interest Income – Invest Accts is increased from \$500 to \$5,000.
- k. Capital Expenditures is increased from \$328,500 to \$480,000.
- l. Loan Repayment – Franklin Synergy is increased from \$0 to \$112,000.
- m. Interest Expense is decreased from \$22,000 to \$20,000.
- n. Interest Expense – Interfund Loan is decreased from \$12,000 to \$0.

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, 2016, the public welfare requiring it.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Submitted to Public Hearing on February 14, 2017 at 7:00 p.m. after publication of notice of public hearing by advertisement in the _____ newspaper on _____, 2017.

Passed 1st Reading: _____

Passed 2nd Reading: _____



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

	January 2017 Actual	FY17 Current Budget	FY17 Proposed Budget	Change	Comment
General Government Revenues:					
31111 Real Property Tax Revenue	129,981	150,000	175,000	25,000	
31310 Interest & Penalty Revenue	96	-	-	-	
31610 Local Sales Tax - Trustee	483,626	700,000	800,000	100,000	
31710 Wholesale Beer Tax	62,650	100,000	100,000	-	
31720 Wholesale Liquor Tax	3,840	-	4,500	4,500	
31810 City Portion of County Priv Tax	22,260	35,000	35,000	-	
31900 CATV Franchise Fee Income	8,995	12,000	12,000	-	
32000 Beer Permits	600	500	500	-	
32200 Building Permits	170,137	396,000	250,000	(146,000)	
32230 Submittal & Review Fees	30,368	30,000	40,000	10,000	
32245 Miscellaneous Fees	1,150	105	1,000	895	
32260 Business Tax Revenue	13,318	75,000	75,000	-	
33320 TVA Payments in Lieu of Taxes	15,125	29,000	29,000	-	
33510 Local Sales Tax - State	126,672	170,000	200,000	30,000	
33520 State Income Tax	-	100,000	100,000	-	
33530 State Beer Tax	690	1,000	1,000	-	
33535 Mixed Drink Tax	9,706	4,000	12,000	8,000	
33552 State Streets & Trans. Revenue	3,165	5,500	5,500	-	
33553 SSA - Motor Fuel Tax	30,523	48,000	48,000	-	
33554 SSA - 1989 Gas Tax	4,913	7,700	7,700	-	
33555 SSA - 3 Cent Gas Tax	9,118	14,300	14,300	-	
36120 Interest Earned - Invest. Accts	11,040	7,500	12,000	4,500	
37746 Pavilion & Comm. Ctr. Rental	5,734	10,000	10,000	-	
37747 Pavilion Comm. Ctr Dep Refund	(3,050)	(6,000)	(6,000)	-	
37990 Other Revenue	90,068	-	-	-	
Total general government revenue	<u>1,230,725</u>	<u>1,889,605</u>	<u>1,926,500</u>	<u>36,895</u>	
Non-Operating Income:					
32300 Impact Fees	253,722	742,500	400,000	(342,500)	
33725 Greenways & Trails Grant	510,880	599,000	539,000	(60,000)	
39999 Budgeted Fund Balance - GF	-	-	-	-	
Total non-operating revenue	<u>764,602</u>	<u>1,341,500</u>	<u>939,000</u>	<u>(402,500)</u>	
Total revenue	<u>1,995,327</u>	<u>3,231,105</u>	<u>2,865,500</u>	<u>(365,605)</u>	



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

	January 2017 Actual	FY17 Current Budget	FY17 Proposed Budget	Change	Comment
General Government Expenditures:					
41110 Salaries	305,707	670,000	580,000	(90,000)	
41141 FICA	18,878	43,000	38,500	(4,500)	
41142 Medicare	4,417	10,000	10,000	-	
41147 SUTA	1,415	5,600	5,600	-	
41161 General Expenses	321	1,000	1,000	-	
41211 Postage	629	1,000	1,000	-	
41221 Printing, Forms & Photocopy	3,183	6,000	6,000	-	
41230 Recording & Filing Fees	-	1,000	-	(1,000)	
41231 Legal Notices	1,208	3,000	3,000	-	
41235 Memberships & Subscriptions	3,144	3,700	3,700	-	
41241 Utilities - Electricity	5,391	14,000	12,000	(2,000)	
41242 Utilities - Water	1,389	2,300	2,300	-	
41244 Utilities - Gas	699	2,000	2,000	-	
41245 Telecommunications Expense	2,123	4,500	4,500	-	
41252 Prof. Fees - Legal Fees	64,648	100,000	120,000	20,000	
41253 Prof. Fees - Auditor	13,500	13,500	13,500	-	
41254 Prof. Fees - Consulting Engineers	23,153	40,000	45,000	5,000	
41255 Prof. Fees - Municipal Court	-	6,000	-	(6,000)	
41259 Prof. Fees - Other	24,500	50,000	50,000	-	
41264 Repairs & Maintenance - Vehicles	3,148	10,000	10,000	-	
41265 Parks & Recreation Expense	10,014	20,000	20,000	-	
41266 Repairs & Maintenance - Buildings	8,783	30,000	30,000	-	
41268 Repairs & Maintenance - Roads	76,538	291,005	563,100	272,095	
41269 SSA - Street Repair Expense	-	70,000	70,000	-	
41270 Vehicle Fuel & Oil	4,707	15,000	15,000	-	
41280 Travel	218	2,500	2,500	-	
41285 Continuing Education	1,300	5,500	5,500	-	
41289 Retirement	14,820	32,000	32,000	-	
41291 Animal Control Services	3,289	3,300	3,300	-	
41300 Economic Development	6,417	7,500	7,500	-	
41311 Office Expense	11,326	15,000	22,000	7,000	
41511 Insurance - Property	2,474	2,800	2,500	(300)	
41512 Insurance - Workers Comp.	7,266	14,600	7,300	(7,300)	
41513 Insurance - Liability	4,298	4,500	4,500	-	
41514 Insurance - Medical	59,093	100,000	100,000	-	
41515 Insurance - Auto	1,620	2,300	1,700	(600)	
41516 Insurance - E & O	10,695	12,000	11,000	(1,000)	
41551 Trustee Commission	3,201	3,000	6,000	3,000	
41691 Bank Charges	66	2,000	2,000	-	
41720 Donations	88,505	100,000	100,000	-	
41899 Other Expenses	9,890	10,000	12,500	2,500	
Total general government expenditures	<u>801,973</u>	<u>1,729,605</u>	<u>1,926,500</u>	<u>196,895</u>	
General government change in net position	<u>428,752</u>	<u>160,000</u>	<u>-</u>	<u>(160,000)</u>	
Non-Operating Expenditures:					
41940 Capital Projects	1,089,769	1,341,500	1,850,000	508,500	
41942 Capital Projects - Grants	-	-	669,000	669,000	
41943 Capital Projects - Parks	-	-	196,000	196,000	
41960 Transfer to (from) Reserves	-	-	(1,926,000)	(1,926,000)	
49030 Capital Outlay Note Payment	128,444	160,000	150,000	(10,000)	
Total non-operating expenditures	<u>1,218,213</u>	<u>1,501,500</u>	<u>939,000</u>	<u>(562,500)</u>	
Non-operating change in net position	<u>(453,611)</u>	<u>(160,000)</u>	<u>-</u>	<u>160,000</u>	
Total expenditures	<u>2,020,186</u>	<u>3,231,105</u>	<u>2,865,500</u>	<u>(365,605)</u>	
Change in Net Position	<u>(24,859)</u>	<u>-</u>	<u>-</u>	<u>-</u>	



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

	January 2017 Actual	FY17 Current Budget	FY17 Proposed Budget	Change	Comment
Revenues:					
3100 Wastewater Treatment Fees	501,425	550,000	850,000	300,000	
3101 Septage Disposal Fees	5,450	10,000	10,000	-	
3105 Late Payment Penalty	4,874	-	-	-	
3109 Uncollectible Accounts	-	(5,000)	(5,000)	-	
4009 Returned Check Charges	70	-	-	-	
Total revenues	<u>511,818</u>	<u>555,000</u>	<u>855,000</u>	<u>300,000</u>	
Operating Expenses:					
Supply and Operations:					
4010 Payroll Expense	62,371	110,000	110,000	-	
4150 WW Infrastructure Installed	4,087	25,000	-	(25,000)	
4210 Permits & Fees Expense	3,820	10,000	10,000	-	
4220 Laboratory Water Testing	2,910	12,000	12,000	-	
4230 Supplies Expense	1,995	7,500	7,500	-	
4240 Repairs & Maint. Expense	40,187	82,000	82,000	-	
4250 Fuel & Oil Expense	1,433	4,000	4,000	-	
4280 Billing Charges	4,471	16,000	12,000	(4,000)	
4310 Utilities - Electric	52,395	100,000	100,000	-	
4320 Utilities - Water	2,078	2,500	5,000	2,500	
4390 Insurance Expense	20,278	20,000	20,300	300	
4400 Prof. Fees-Consulting Engineers	22,186	75,000	50,000	(25,000)	
4420 Prof. Fees - Auditor	-	2,000	2,000	-	
4490 Prof. Fees - Other	360,728	10,000	455,000	445,000	
4710 Payroll Taxes - FICA	3,898	7,000	7,000	-	
4720 Payroll Taxes - Medicare	912	2,000	2,000	-	
4730 Payroll Taxes - SUTA	202	1,000	1,000	-	
4789 Employee Retirement Expense	3,108	6,000	6,000	-	
4800 Bank Charges	43	500	500	-	
4900 Other Expense	54	1,000	1,000	-	
Total supply and operations	<u>587,154</u>	<u>493,500</u>	<u>887,300</u>	<u>393,800</u>	
Depreciation					
4990 Depreciation Expense	<u>160,419</u>	<u>275,000</u>	<u>315,000</u>	<u>40,000</u>	
Total operating expenses	<u>747,573</u>	<u>768,500</u>	<u>1,202,300</u>	<u>433,800</u>	
Operating loss	(235,755)	(213,500)	(347,300)	(133,800)	
Non-Operating Income (Expense):					
3300 Tap Fees	654,283	687,500	770,000	82,500	
3902 Interest Income - Invest Accts	3,675	500	5,000	4,500	
4100 Capital Expenditures	(81,982)	(328,500)	(480,000)	(151,500)	
4993 Loan Repayment-Franklin Synergy	(64,815)	-	(112,000)	(112,000)	
4994 Interest Expense	(10,775)	(22,000)	(20,000)	2,000	
4995 Interest Expense - Interfund Loan	-	(12,000)	-	12,000	
Total non-operating income	<u>500,386</u>	<u>325,500</u>	<u>163,000</u>	<u>(162,500)</u>	
Change in Net Position	<u>264,631</u>	<u>112,000</u>	<u>(184,300)</u>	<u>(296,300)</u>	

Rachael Kimbler
2120 Ravenscourt Dr
Thompson's Station, TN 37179
P. (615) 481-1206
E. RachaelKimblerRealty@gmail.com

January 9, 2017

Wendy Deats
Town Planner
Town of Thompson's Station
P.O. Box 100
Thompson's Station, TN 37179

Dear Wendy Deats:

I am writing to express my interest in the Board of Zoning Appeals position. I follow the Town of Thompson's Station page on Facebook and noticed the posting looking for volunteers. I have been involved with real estate since 2006 and have a strong interest in city planning and zoning. Now that my husband and I are newly relocated to Thompson's Station from Franklin, I would love to give my time to and be involved in the growth of this wonderful area we have fallen in love with.

I love that this town has grown so quickly and yet preserved plenty of open space, wooded hillsides, wildlife and farmlands. I would love the opportunity to serve my community by working with the other members of the Board of Zoning Appeals to keep Thompson's Station beautiful and growing.

I started my volunteer work at Gallatin High School through the Tri-Hi-Y organization as well as at First Baptist Church of Hendersonville assisting with the pre-K Sunday school classes. While attending the University of Tennessee, I joined the TeamVol organization and helped a local elementary school with strengthening the children's reading scores by reading with students. I also assisted my business fraternity, Delta Sigma Pi, with aligning with the Ronald McDonald House to provide meals for residents monthly. While in College I enjoyed helping my employer, Lexus of Knoxville, sponsor the Turkey Trot race annually by recruiting and coordinating other college-aged volunteers. Most recently, during my tenure at Summit Professional Education, I was involved in getting our company to sponsor the annual Autism Speaks walk in Nashville.

Unfortunately, I have not been able to give as much of my time in the last few years to volunteering because of the time needed at home with our new family and at work with a demanding career. Now that my children are a little more independent, I am looking for

Wendy Deats

Date

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volunteer opportunities again that will allow me to serve locally. I hope the position for the Board of Zoning Appeals allows me to do so.

I look forward to discussing the position and the needs of the Board and the Town of Thompson's Station. Please let me know if you need any more information from me and I look forward to speaking with you.

Sincerely,

Rachael Kimbler

Ms. Wendy Deats
Town Planner
Town of Thompsons Station
1550 Thompsons Station Road West
Thompsons Station, TN 37179

REF: Volunteer Position on Board of Zoning Appeals

Ms. Deats,

It was a pleasure meeting with you and discussing the position currently open on the Board of Zoning Appeals (BZA). Having just move to the Town last November, I have been looking for a way to become involved in the development of my new home city. As a licensed architect, with over 35 years' experience, I think that I would be an asset to the Board and Town in that position.

I look forward to hearing from you when a decision has been taken. In the interim, if you need more information or have any questions please do not hesitate to contact me. My contact information is below.

Best regards,

Charles Starck

Digitally signed by Charles Starck
DN: cn=Charles Starck, o=Lendlease,
ou=PM&C,
email=charles.starck@lendlease.com, c=US
Date: 2017.01.18 13:40:40 -06'00'

Charles F. Starck, RA, AIA

2101 Callaway Park Place
Thompsons Station, TN 37179
Home: 615-807-1321
Cell: 678-575-6260
Office: 615-324-7551

Matthew Redman
2612 Sporting Hill Bridge Road
Thompsons Station, TN 37179
615-330-8409
mathewredman@outlook.com

January 25, 2017

Wendy Deats, AICP
Town Planner
Town of Thompsons Station
P.O. Box 100
Thompsons Station, TN 37179

Dear Wendy:

I am writing to notify you of my interest in serving on the Board of Zoning Appeals for the Town of Thompsons Station.

If you or the BOMA have questions that I could provide insight into, please contact me at 615-330-8409. I have attached my resume for your reference.

Sincerely,

Matthew Redman

Enclosure: Resume

MATTHEW H. REDMAN

2612 Sporting Hill Bridge Road ▪ Thompsons Station, TN 37179 ▪ (615) 330-8409 ▪ mathewredman@outlook.com

EXPERIENCED SENIOR TRANSFORMATION EXECUTIVE

A top-performing senior leader with proven experience designing and leading change management strategies for enterprise-wide transformation projects at the CxO level. Broad based experience as a trusted advisor in designing and implementing large-scale sustainable technology, process and people solutions that maximize business value. Decisive, energetic and motivational management style with a proven track record of building and retaining highly productive and successful teams. Areas of expertise include:

- Strategic/Operational Planning and Leadership
- Go-To-Market Business Planning and Execution
- Account Management, Sales
- Business Development and Merger Integration
- Operational Performance Optimization
- Product Design and Implementation
- Strategic Program Management
- Customer Experience Design

Master of Business Administration ▪ The McCombs School of Business ▪ University of Texas ▪ Austin, TX
Bachelor of Arts ▪ Psychology ▪ Purdue University ▪ West Lafayette, IN ▪ With Distinction

PROFESSIONAL EXPERIENCE

Onlife Health (a Blue Cross Blue Shield of Tennessee company), Brentwood, TN 2014 – Present
Senior Vice President of Customer Experience (10/2015-Present)
Vice President, Service Delivery and Wellness Operations (1/2015-10/2015)
Vice President, Account Management (3/2014-1/2015)

Responsible for building a world-class, scalable Customer Experience team and developing strategies and processes to ensure a high level of customer engagement, satisfaction, revenue and retention throughout the customer journey. Manage all customer-facing departments including: Health Coaching and Member Support Call Centers, Onsite Fitness Centers, Account Management and Implementation teams and the Program Management Office.

- Reengineered Account Management and Operational organizations.
- Increased customer engagement by 32% YOY through customer-centric product design.
- Achieved 98% customer satisfaction while increasing call center productivity by 38%
- Increased Net Promoter Score by 20% YOY
- Achieved 95% existing account revenue retention while driving a 105% growth in organic sales

Optum (a division of UnitedHealth Group), Minneapolis, MN 2007- 2014
Vice President, Sales Solutions Connexions (an Optum Company), Orlando, FL (2013– 2014)
National Vice President, Client Operations and Strategy (2012– 2013)
National Vice President, Sales and Account Management (2008– 2012)
Regional Vice President, National Accounts (2007– 2008)

- Served as a senior operating executive reporting directly to the COO, with full strategic planning and P&L management responsibility for the \$96 million telesales. Accountable for an Account Executive team that delivered client contractual and operational requirements while delivering market-leading sales conversion and retention rates in the ACA private/public exchange, Co-op and Medicare markets.
- Achieved >20% year-over-year savings by developing and implementing improved organizational structures, staffing models and metrics, operating policies and procedures, reporting tools, communication standards, employee compensation plans and competency assessments.
- Led team of 35+ individuals (~\$5 million operating budget) that exceeded the expectations of ~11,400 individual employer accounts that accounted for over \$1 billion of annual contract revenue.
- Achieved 154% of 2011 corporate sales goal of \$13 million sales to new and existing clients.
- Managed team responsible for executing all internal process improvements and enabling tool builds. Team executed ~400 projects per year with average productivity and quality savings of >\$1.5 million.
- Executed the analysis, design, development and deployment of Balanced Scorecard and strategic planning methodologies used by sales growth and executive leadership teams.

CareAllies (a division of CIGNA Healthcare), Dallas, TX
Director, Special Initiatives Group (SIG)

2005- 2007

- Led a product development team in the design, infrastructure build-out and deployment of a next-generation Total Population Health product that serviced over 2 million members in its first year. Work streams included process design, resource and staffing plan execution, telephony design and deployment, data warehouse design, operational metric and reporting development and synchronization with multiple rapid application development IT teams.
- Led a team responsible for identifying, analyzing and implementing process improvement initiatives that resulted in annualized cost savings of >\$3.5 million (>3x ROI on the team's loaded cost).
- Optimized an outbound high-cost resource call center, resulting in a 42% increase in occupancy, 50% reduction in average handle time, >70% reduction in post-call work and 60% reduction in cost per call.

Capital One Financial, Richmond, VA
Director, Risk Operations - Recoveries

2002- 2005

- Led a team responsible for the recovery of \$400 million in charged-off receivables through outsourced multi-national call center suppliers. Responsibilities included portfolio risk analysis, strategic sourcing, contracting, risk management, budgeting and performance management.
- Conducted strategic consulting engagements with key call center suppliers to develop operational strategies to maximize per-call yields and portfolio liquidation rates. Executed and trained supplier call center staff on portfolio segmentation, routing optimization and cost-benefit analyses.
- Developed a portfolio allocation algorithm that resulted in a net annual revenue increase of >\$11 million by optimizing business shifts and identifying maximum processing thresholds.

RealMed (an Availity Company), Indianapolis, IN
Director, Co-founder, Management Consulting Group (dba Verias) (2001– 2002)
Senior Manager, Strategic Consulting (dba marchFirst) (2000- 2001)
Senior Manager, Strategic Initiatives Group (1999– 2000)

1999- 2002

- Founded a consulting management group that provided Process Reengineering, Systems Development and Program Management services. Provided pre-funding financial analysis, operational support and business model development services to the Verias private equity investment subsidiary.
- Designed and deployed an international corporate Program Management Office to evaluate, plan, manage and track strategic IT projects for a leading telecommunications equipment and logistics company. Designed and developed a customized, web-based, project management methodology and toolset.
- Managed the market research and focus group processes for the design and development of an agency services intranet for a major multi-lines insurance organization. Deployed a self- service e-business portal that reduced agent-initiated inbound call volume by 55% for a major life insurance organization.

Ernst and Young LLP
Manager, Management Consulting Group

1996- 1999

- Managed 50 team members in the execution of an international, \$300 million SAP system implementation project. Managed the on-site data migration and validation process for the French, Italian and Irish affiliates during the European deployment and integration of ADP Payroll (Germany) BPO.
- Managed a team in the implementation of the COGEN/MP Payables/Receivables module. The project included the analysis and redesign of core accounting and customer relations business processes and configuration of the COGEN/MP package to support the newly designed processes and products.
- Led the Customer Service Transformation Program for a large, multi-lines insurance company. Transformation initiatives included the integration of document imaging enhanced workflows, automated document and call routing, customer service request re-engineering, implementation of service level agreements with third-party vendors, deployment of a new hardware/software infrastructure and the introduction of a new performance measurement system.

2519 Tapestry St.
Thompson's Station, TN 37179

January 9, 2017

Board of Mayor and Aldermen
c/o Wendy Deats
1550 Thompson's Station Rd. West
Thompson's Station, TN 37179

Re: Letter of Interest Board of Zoning Appeals

Dear Board of Mayor and Aldermen:

My name is Jeff Riden and I am writing to you to express my interest in serving on the Board of Zoning Appeals. My family and I moved to Thompson's Station a little over a year ago. Since moving here, I have developed a greater interest in the town and would like to serve my community.

I am an attorney whose practice entails significant work in the areas of planning, development, property, and regulatory law. My work involves dealing with various state and local regulations, codes, and ordinances as well as representing my client before state and local agencies. As such I believe my knowledge and experience will allow me to serve the BZA and community well.

It would be an honor to serve on the BZA. I appreciate the opportunity to be considered for this position and welcome any questions the BOMA may have.

Sincerely,

Jeff Riden
615-414-3524
jeffriden@gmail.com



Wendy Deats, AICP
Town Planner
Town of Thompson's Station
P.O. Box 100
Thompson's Station, TN 37179

1/9/2017

Wendy:

Per our conversations regarding the Board of Zoning Appeals and the need for members, I would be willing to assist the town in this matter. As we discussed on the phone, I am well versed with the zoning issues that can arise with municipalities having been on a zoning board several years ago in North Carolina. Now that I am a resident of Thompson's Station I feel it my responsibility to volunteer my experience to the community.

Thank you for your time.

Kindest Regards,

A handwritten signature in black ink, appearing to read "Timothy Miller", written in a cursive style.

Timothy Miller, PhD, CISSP, PMP
Chief Solutions Executive
Validusaum Technologies

Cell: 615.972.3599
Office: 844.277.2771
Fax: 615.577.0347

tmiller@validusaum.com