

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Agenda
March 13, 2018**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The February 13, 2018 Regular Meeting

Documents:

02132018 MINUTES.PDF

02132018 MINUTES ALDERMAN SHEPARD EDITS.PDF

Public Comments-

Unfinished Business:

1. Public Hearing And Second Reading Ordinance 2018-006 - AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO ZONE 686.92 ACRES TO THE TC (TRANSECT COMMUNITY) ZONE LOCATED AT 1350 King Lane (TAX MAP 104 PARCEL 040.07; TAX MAP 104 PARCEL 039.04; And TAX MAP 119 PARCEL 002.00)

Documents:

ORDINANCE 2018-006 TC ZONING FOR BAKER.PDF

ORDINANCE 2018-006 BAKER TC MEMO 2ND READING.PDF

ORDINANCE 2018-006 BAKER ZONING EXHIBIT.PDF

ORDINANCE 2018-006 BAKER HAMLET PLAN.PDF

ORDINANCE 2018-006 BAKER CONCEPTUAL MASTER PLAN.PDF

2. Public Hearing And Second Reading Ordinance 2018-004 - AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 4.17 (SIGN STANDARDS) WITHIN THE LAND DEVELOPMENT ORDINANCE

Documents:

ORDINANCE 2018-004 MEMO 2ND READING.PDF

ORDINANCE 2018-004 SIGN STANDARDS.PDF

ORDINANCE 2018-004 EXHIBIT A SIGNS.PDF

New Business:

3. First Reading Of Ordinance 2018-007: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE LAND DEVELOPMENT ORDINANCE TO INCORPORATE A DEFINITION AND GOLF COURSE STANDARDS INTO THE LAND DEVELOPMENT ORDINANCE

Documents:

ORDINANCE 2018-007 STAFF REPORT LDO GOLF COURSE

STANDARDS.PDF
ORDINANCE 2018-007 GOLF COURSE STANDARDS.PDF

4. First Reading Of Ordinance 2018-008: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 3.3.7 OF LAND DEVELOPMENT ORDINANCE TO PERMIT A BUILDING HEIGHT OF 32 FEET WITHIN THE RHPA

Documents:

ORDINANCE 2018-008 STAFF REPORT LDO HILLSIDE.PDF
ORDINANCE 2018-008 HILLSIDE AND STEEP SLOPE STANDARDS.PDF

5. First Reading Of Ordinance 2018-009: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO ZONE 212.93 ACRES TO THE TC (TRANSECT COMMUNITY) ZONE LOCATED AT 2816 THOMPSON'S STATION ROAD (TAX MAP 154 PARCEL 50)

Documents:

ORDINANCE 2018-009 STAFF REPORT PLEASANT CREEK.PDF
ORDINANCE 2018-009 TC ZONING FOR PLEASANT CREEK.PDF
ORDINANCE 2018-009 PLEASANT CREEK REZONE MAP.PDF
ORDINANCE 2018-009 TRANSECT ZONE MAP.PDF

6. Dedication Request: Tollgate Village Phases 1-12

Documents:

TOLLGATE PHASE 1-12 DEDICATION 3.PDF

7. Request For Road Closure – Sip & Savor June 16, 2018

Documents:

SIP N SAVOR ROAD CLOSURE MEMO.PDF

8. Board Appointments For Board Of Zoning Appeals And Design Review Commission

Documents:

BZA AND DRC APPOINTMENTS MEMO.PDF

Announcements/Agenda Requests

Adjourn

Information Only:

Town Administrator Report

Documents:

TA REPORT 03132018.PDF
REPORT ON DEBT OBLIGATION.PDF
BARGE SOQ - THOMPSONS STATION SEWER MASTER PLAN.PDF

Finance Report

Documents:

2018 03 BOMA FINANCE REPORT.PDF

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

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
February 13, 2018

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 9, 2018 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Graham Shepard; Alderman Brian Stover; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Finance Director Tammy Womack; Town Clerk Jennifer Jones and Town Attorney Todd Moore.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the January 9th, 2018 regular meeting and January 22, 2018 Special Session were presented.

After discussion, Alderman Bell made a motion to approve the minutes of the January 8th, 2018 regular meeting and the January 22, 2018 special session were presented. The motion was seconded and approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes due to lack of detail.

Public Comments:

Mike Danilczyk – 2549 Westerham Way – Wants more detail accounted for in the minutes.

Unfinished Business:

- 1. Public Hearing and Second Reading Ordinance 2018-001: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend Tables 4.15 and 4.16 IL and IM lot standards within the Land Development Ordinance**

Mr. Cosentini reviewed his report and Staff recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-001 amending Tables 4.15 and 4.16 IL and IM Lot Standards within the Land Development Ordinance increasing the maximum driveway width to 50 feet.

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

After discussion, Alderman Stover made a motion to approve Second Reading of Ordinance 2018-001. The motion was seconded and carried by all.

- 2. Public Hearing and Second Reading Ordinance 2018-002: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to approve a revised plan for the event venue at 4520 Graystone Quarry Lane (off of Harpeth School Road) including the addition of an adjacent 75.8 acres along Les Watkins Road (file CP 2017-007)**

Mr. Cosentini reviewed the report and based on the recommendation of the Planning Commission and for Graystone Quarry as presented recommended adoption of Ordinance 2018-002 amending the Specific Plan approvals.

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

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2018-002. The motion was seconded and carried by all.

3. Public Hearing and Second Reading Ordinance 2018-003: An Ordinance of the Town of Thompson's Station, Tennessee which amends the annual budget for the Fiscal Year beginning July 1, 2017 and ending June 20, 2018

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

Alderman Stover then made a motion to approve Second Reading of Ordinance 2018-003. The motion was seconded and carried by all.

New Business:

4. Resolution 2018-004 – A Resolution of the Town of Thompson's Station, Tennessee repealing the initial Resolution adopted by the Board of Mayor and Aldermen on November 27, 2017

Mr. Cosentini reviewed his report and recommended that the Board approve Resolution 2018-004 as presented.

Mr. Rick Dulaney from Raymond James was present to answer any questions.

Alderman Shepard asked Attorney Moore about any precedent where another city has rescinded an initial Resolution, then approved funding a different way with another Resolution.

Attorney Moore stated that he knew of no prohibition of passing these Resolutions.

After further discussion, Alderman Bell made a motion to approve Resolution 2018-004. The motion was approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the opposing votes due to lack of referendum for the citizens of Thompson's Station.

5. Resolution 2018-005 – A Resolution of the Town of Thompson's Station, Tennessee Adopting Policies and Procedures for the Administration of Federally Tax-Exempt Debt Obligations and Obligations subject to the Requirements of Rule 15c2-12 of the Securities and Exchange Commission

Alderman Stover made a motion to approve Resolution 2018-005. The motion was seconded and carried by a vote of 4 to 1 with Alderman Dilks casting the dissenting vote.

- 6. Resolution 2018-006 – A Resolution of the Town of Thompson’s Station, Tennessee authorizing the Issuance, Sale and Payment of not to Exceed \$1,550,000 of Capital Outlay Notes of the Town of Thompson’s Station, Tennessee and levying Ad Valorem taxes for the payment of the notes and approving a Supplement to the Municipal Advisory Agreement with Raymond James & Associates, Inc.**

Alderman Stover made a motion to approve Resolution 2018-006. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

- 7. First Reading of Ordinance 2018-006 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to Zone 686.92 Acres to the TC (Transect Community) zone located at 1350 King Lane (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00)**

Mrs. Deats reviewed her report and the Planning Commission recommends that the Board of Mayor and Aldermen zone these three parcels (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00) totaling 686.92 acres as TC (transect community) with the following contingencies:

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

The Planning Commission also recommends that the Board of Mayor and Aldermen amend the Land Development Ordinance to establish a definition for golf course and establish development standards for golf courses as follows:

Section 1.3

Golf Course - an area of land for playing golf with at least nine holes that may include a driving range, putting green and other ancillary uses to support the golf course, such as beverage and food concessions, comfort stations, restaurant and related retail establishments not intended to serve the needs of the general public.

Section 4.11.14 Golf Course Standards

1. Development features (including structures, fairways, greens, service facilities) shall be located to minimize impacts to the adjacent properties.
2. Any non-residential structures shall be set back 75 feet from any property line of a residential lot.

3. The golf course shall comply with landscaping standards within Section 4.14 and shall include a semi-opaque screen buffer between non-residential structures and residential lots.
4. Ancillary uses shall be limited to practice and short game areas, sale and consumption of food and beverage on the premises, comfort stations, and the sale and rental of golf equipment.
5. No more than 50% of the golf course can be counted toward the total open space requirement.

Mike Abbott with Beacon Development came forward to speak and answer any questions about the project.

After discussion, Alderman Stover made a motion to approve First Reading of Ordinance 2018-006. The motion was seconded and carried by all.

8. Wastewater Request – Littleberry

Mr. Cosentini reviewed his report regarding the wastewater request for a residential subdivision on Pantall Road. The request is to deviate from the Town’s “system of choice” and construct an onsite sequencing batch reactor (SBR) plant manufactured by Aqua Aerobics, Inc.

Mr. Daniel Woods with Great TN Land Company came forward to speak and answer any questions regarding the project.

After discussion, Alderman Bell made a motion to allow the Aqua Aerobics SBR system in the Littleberry Subdivision and allow Staff to work with the applicant on the creation of a preliminary engineering report and a State Operating Permit application.

9. First Reading of Ordinance 2018-004 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to Amend Section 4.17 (sign standards) within the Land Development Ordinance

Mr. Cosentini reviewed the Staff report and recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-004 amending Section 4.17 (Sign Standards) within the Land Development Ordinance.

After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2018-004 with modifications to 4.17.4, Section D as discussed by Town Staff (excluding residential sections of the Transect Zone). The motion was seconded and carried by all.

10. First Reading of Ordinance 2018-005 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Section 4.1.1 (Intent) and incorporate an additional Section 4.1.2 (Minimum number of Single-Family detached dwelling units) within the Land Development Ordinance

Alderman Shepard reviewed and presented his slide show in support of the First Reading of Ordinance 2018-005. Staff recommends that the Board of Mayor and Aldermen make a determination on the request.

After discussion, Alderman Shepard made a motion to approve First Reading of Ordinance 2018-005 as presented. The motion was seconded, but failed by a vote of 2 to 3 with Aldermen Bell and Stover and Mayor Napier casting the dissenting votes.

11. Resolution 2018-007 – A Resolution of the Town of Thompson’s Station, Tennessee to approve a contract with Jarvis Award, Sign & Flag Company for the Design and Construction of an Entrance Sign for Preservation Park

Mrs. Deats reviewed the Staff report and recommended approval of Resolution 2018-007 and the proposed contract as presented.

After discussion, Alderman Stover made a motion to approve Resolution 2018-007 as presented. The motion was seconded and approved by all.

12. Resolution 2018-008 – A Resolution of the Town of Thompson’s Station, Tennessee authorizing the Town Administrator to apply for an Active Transportation Program Grant with the Nashville Area MPO for the improvements to the Town’s Greenway System.

Mr. Cosentini reviewed the grant information and recommended approval of Resolution 2018-008 as presented.

After discussion, Alderman Bell made a motion to approve Resolution 2018-008 as presented. The motion was seconded and carried by all.

Mr. Cosentini reviewed his Town Administrator report.

Alderman Shepard requested to add a prepared statement to the March agenda.

Adjourn

There being no further business, the meeting was adjourned at 8:59 p.m.

Corey Napier, Mayor

Jennifer Jones, Town Recorder

Town of Thompson's Station
Board of Mayor and Aldermen
Minutes of the Meeting
February 13, 2018

Call to Order.

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Pledge of Allegiance.

Consideration of Minutes. The minutes of the January 9th, 2018 regular meeting and January 22, 2018 Special Session were presented.

During discussion, Alderman Dilks requested deferral to enable Town Staff to add more information to the minutes. Alderman Shepard commented that if a majority of Board members voted not to defer, he would read a Prepared Statement into the minutes providing additional information.

After discussion, Alderman Bell made a motion to approve the minutes of the January 8th, 2018 regular meeting and the January 22, 2018 special session as presented. The motion was seconded and approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes due to lack of detail.

Consideration of Alderman Shepard's Prepared Statement.

Alderman Shepard started to read a Prepared Statement but was stopped by Mayor Napier because it was not on the Meeting Agenda. Alderman Dilks made a motion to add the Prepared Statement to the Agenda. The motion was seconded, but failed by a vote of 2 to 3 with Aldermen Bell and Stover and Mayor Napier casting the dissenting votes.

Public Comments:

Mike Danilczyk – 2549 Westerham Way – Wanted to hear Alderman Shepard's Prepared Statement and wants more detail accounted for in the minutes.

Unfinished Business:

- 1. Public Hearing and Second Reading Ordinance 2018-001: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend Tables 4.15 and 4.16 IL and IM lot standards within the Land Development Ordinance**

Mr. Cosentini reviewed his report and Staff recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-001 amending Tables 4.15 and 4.16 IL and IM Lot Standards within the Land Development Ordinance increasing the maximum driveway width to 50 feet.

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

After discussion, Alderman Stover made a motion to approve Second Reading of Ordinance 2018-001. The motion was seconded and carried by all.

- 2. Public Hearing and Second Reading Ordinance 2018-002: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to approve a revised plan for the event venue at 4520 Graystone Quarry Lane (off of Harpeth School Road) including the addition of an adjacent 75.8 acres along Les Watkins Road (file CP 2017-007)**

Mr. Cosentini reviewed the report and based on the recommendation of the Planning Commission and for Graystone Quarry as presented recommended adoption of Ordinance 2018-002 amending the Specific Plan approvals.

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

After discussion, Alderman Bell made a motion to approve Second Reading of Ordinance 2018-002. The motion was seconded and carried by all.

- 3. Public Hearing and Second Reading Ordinance 2018-003: An Ordinance of the Town of Thompson’s Station, Tennessee which amends the annual budget for the Fiscal Year beginning July 1, 2017 and ending June 20, 2018**

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

Alderman Stover then made a motion to approve Second Reading of Ordinance 2018-003. The motion was seconded and carried by all.

New Business:

- 4. Resolution 2018-004 – A Resolution of the Town of Thompson’s Station, Tennessee repealing the initial **General Obligation Bond Funding** Resolution adopted by the Board of Mayor and Aldermen on November 27, 2017**

Mr. Cosentini reviewed his report and recommended that the Board approve Resolution 2018-004 as presented.

Mr. Rick Dulaney from Raymond James was present to answer any questions.

Alderman Shepard asked Attorney Moore about any precedent where another city, **after receiving a valid petition from residents calling for a Public Referendum, rescinded an initial General Obligation Bond Fund Resolution and then approved debt funding in a different way that did not give residents legal ability to petition for a Public Referendum.** Attorney Moore stated that he was not aware of any such precedent. Mr. Rick Dulaney from Raymond James stated that several years ago the Oak Ridge, Tennessee, council received a petition; rescinded an initial General Obligation Bond Resolution; and then approved funding a different way for its city-owned golf course.

After further discussion, Alderman Bell made a motion to approve Resolution 2018-004. The motion was approved by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the opposing votes due to repeal of the General Obligation Bond Funding being done primarily to avoid holding a Public Referendum legally demanded by over 500 Thompson’s Station residents who signed a petition.

- 5. Resolution 2018-005 – A Resolution of the Town of Thompson’s Station, Tennessee Adopting Policies and Procedures for the Administration of Federally Tax-Exempt Debt Obligations and Obligations subject to the Requirements of Rule 15c2-12 of the Securities and Exchange Commission**

Alderman Stover made a motion to approve Resolution 2018-005. The motion was seconded and carried by a vote of 4 to 1 with Alderman Dilks casting the dissenting vote.

- 6. Resolution 2018-006 – A Resolution of the Town of Thompson’s Station, Tennessee authorizing the Issuance, Sale and Payment of not to Exceed \$1,550,000 of Capital Outlay Notes of the Town of Thompson’s Station, Tennessee and levying Ad Valorem taxes for the payment of the notes and approving a Supplement to the Municipal Advisory Agreement with Raymond James & Associates, Inc.**

Alderman Stover made a motion to approve Resolution 2018-006. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes due to Town understatement of the true “Land Deal” cost by approximately \$1 million and because the Capital Outlay Notes Funding arrangement was implemented primarily to avoid holding a Public Referendum.

- 7. First Reading of Ordinance 2018-006 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to Zone 686.92 Acres to the TC (Transect Community) zone located at 1350 King Lane (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00)**

Mrs. Deats reviewed her report and the Planning Commission recommends that the Board of Mayor and Aldermen zone these three parcels (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00) totaling 686.92 acres as TC (transect community) with the following contingencies:

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

The Planning Commission also recommends that the Board of Mayor and Aldermen amend the Land Development Ordinance to establish a definition for golf course and establish development standards for golf courses as follows:

Section 1.3

Golf Course - an area of land for playing golf with at least nine holes that may include a driving range, putting green and other ancillary uses to support the golf course, such as beverage and food concessions, comfort stations, restaurant and related retail establishments not intended to serve the needs of the general public.

Section 4.11.14 Golf Course Standards

1. Development features (including structures, fairways, greens, service facilities) shall be located to minimize impacts to the adjacent properties.
2. Any non-residential structures shall be set back 75 feet from any property line of a residential lot.
3. The golf course shall comply with landscaping standards within Section 4.14 and shall include a semi-opaque screen buffer between non-residential structures and residential lots.
4. Ancillary uses shall be limited to practice and short game areas, sale and consumption of food and beverage on the premises, comfort stations, and the sale and rental of golf equipment.
5. No more than 50% of the golf course can be counted toward the total open space requirement.

Mike Abbott with Beacon Development came forward to speak and answer any questions about the project.

After discussion, Alderman Stover made a motion to approve First Reading of Ordinance 2018-006. The motion was seconded and carried by all.

8. Wastewater Request - Littleberry

Mr. Cosentini reviewed his report regarding the wastewater request for a residential subdivision on Pantall Road. The request is to deviate from the Town's "system of choice" and construct an onsite sequencing batch reactor (SBR) plant manufactured by Aqua Aerobics, Inc.

Mr. Daniel Woods with Great TN Land Company came forward to speak and answer any questions regarding the project.

After discussion, Alderman Bell made a motion to allow the Aqua Aerobics SBR system in the Littleberry Subdivision and allow Staff to work with the applicant on the creation of a preliminary engineering report and a State Operating Permit application. The motion was seconded and carried by all.

9. First Reading of Ordinance 2018-004 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to Amend Section 4.17 (sign standards) within the Land Development Ordinance

Mr. Cosentini reviewed the Staff report and recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-004 amending Section 4.17 (Sign Standards) within the Land Development Ordinance.

After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2018-004 with modifications to 4.17.4, Section D as discussed by Town Staff (excluding residential sections of the Transect Zone). The motion was seconded and carried by all.

10. First Reading of Ordinance 2018-005 – An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Section 4.1.1 (Intent) and incorporate an additional Section 4.1.2 (Minimum number of Single-Family detached dwelling units) within the Land Development Ordinance

Alderman Shepard reviewed and presented PowerPoint slides with data in support of the First Reading of Ordinance 2018-005. The proposal called for the following language being added to the LDO:

- a. Single-Family Detached units to remain the primary dwelling type in Thompson’s Station
- b. The Town’s long-term development goals take precedence over short-term market forces; and
- c. Placing a minimum number of single-family detached units in all zoning districts, excluding “Town Center,” at not be less than 75% of the total number of dwelling units within the Town

Staff recommended that the Board of Mayor and Aldermen make a determination on the request.

After discussion, Alderman Shepard made a motion to approve First Reading of Ordinance 2018-005 as presented. The motion was seconded, but failed by a vote of 2 to 3 with Aldermen Bell and Stover and Mayor Napier casting the dissenting votes.

11. Resolution 2018-007 – A Resolution of the Town of Thompson’s Station, Tennessee to approve a contract with Jarvis Award, Sign & Flag Company for the Design and Construction of an Entrance Sign for Preservation Park

Mrs. Deats reviewed the Staff report and recommended approval of Resolution 2018-007 and the proposed contract as presented.

After discussion, Alderman Stover made a motion to approve Resolution 2018-007 as presented. The motion was seconded and approved by all.

12. Resolution 2018-008 – A Resolution of the Town of Thompson’s Station, Tennessee authorizing the Town Administrator to apply for an Active Transportation Program Grant with the Nashville Area MPO for the improvements to the Town’s Greenway System.

Mr. Cosentini reviewed the grant information and recommended approval of Resolution 2018-008 as presented.

After discussion, Alderman Bell made a motion to approve Resolution 2018-008 as presented. The motion was seconded and carried by all.

Mr. Cosentini reviewed his Town Administrator report.

Alderman Shepard requested to add a prepared statement to the March agenda.

Adjourn

There being no further business, the meeting was adjourned at 8:59 p.m.

Corey Napier, Mayor

Jennifer Jones, Town Recorder

ORDINANCE NO. 2018-006

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO ZONE 686.92 ACRES TO THE TC (TRANSECT COMMUNITY) ZONE LOCATED AT 1350 KING LANE (TAX MAP 104 PARCEL 040.07; TAX MAP 104 PARCEL 039.04; AND TAX MAP 119 PARCEL 002.00)

WHEREAS, a request to zone 686.92 acres of land comprised of three parcels as the TC (Transect Community) zone; and

WHEREAS, the Planning Commission has reviewed this request and determined that the proposed zoning is consistent with the adjacent zoning within the town and recommends the TC zone for the development of hamlets on this property with the following contingencies:

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

WHEREAS, the Board of Mayor and Aldermen has reviewed the General Plan and 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 TC zone is appropriate for the property and will not have a deleterious effect on the Town to permit development consistent with this zoning designation.

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 Zoning Map is hereby amended by adopting the changes as incorporated herein. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Zoning map.

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

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder
Passed First Reading: February 13, 2018

Passed Second Reading: _____

Submitted to Public Hearing on the 13th day of March 2018, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 18th day of February 2018.

Recommended for approval by the Planning Commission on the 23rd day of January 2018.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney



Date: March 7, 2018

To: Board of Mayor and Aldermen

From: Wendy Deats

Subject: Zoning request for Two Farms at Thompson's Station to zone 686.92 acres to the TC (transect community) zone located 1350 King Lane (104 040.07; 104 039.04; and 119 002.00).

On January 23, 2018, the Planning Commission reviewed a request from Beacon Land Development was submitted to zone three parcels totaling 686.92 acres located between Coleman Road and West Harpeth Road, east of Carter's Creek Pike to TC (Transect Community). The Planning Commission is recommending the transect zone with contingencies based on the request's consistency with the General Plan.

On February 13, 2018, the Board of Mayor and Aldermen passed on first reading Ordinance 2018-006 to establish the zoning district for these parcels as TC.

PURPOSE OF A ZONING MAP AMENDMENT OR REZONING REQUEST

Amendments to the zoning ordinance or the zoning map are considered on a case by case basis upon request or petition to the Planning Commission. Proposed map amendments must be "predicated by a finding that the proposed amendment is consistent with the intent of the Town's General Plan and the proposed amendment will not have a deleterious effect on surrounding properties or the Town as a whole" (LDO 5.3.3).

Changing the zoning of a particular parcel will allow the owner of the parcel to develop or use their property based on the corresponding use table within the Land Development Ordinance (Table 4.1 Land Use and Building Type).

ZONING

Three parcels (Tax Map 104 Parcel 40.07, Tax Map 104 Parcel 39.04 and Tax Map 119 Parcel 002.00) for a total of 686.92 acres were annexed by referendum in December 2016 and are not zoned. The applicant is requesting to zone these parcels as the TC (transect community) district. The property is part of a larger area intended for development of a transect community that would offer a variety of housing options along with a golf course and other nonresidential uses.

The transect is a district that is intended to allow multiple zoning options within a community that will define the physical form and character. Depending on the community type, the zones are determined by the standards within the Land Development Ordinance for the community type, such as a hamlet set forth in Table 2.3.

TABLE 2.3 COMMUNITY TYPES, AREAS AND CIVIC SPACE

STANDARDS	SIZE (ACRES)	TYPE OF MAIN CIVIC SPACE	CIVIC SPACE % OF AREA	ZONING DISTRICTS (PERCENT OF COMMUNITY AREA)			
				T1 OR T2	T3	T4	T5
COMMUNITY TYPES							
HAMLET	10 – 60	Green or Square	0 - 5%	60% min.	10 - 20%	10 - 20%	0 - 10%

The minimum open space (or T1/T2 zones) is 60% within the hamlet and the remaining land will be allocated into the remaining zones (T3, T4 and T5). The T3 – Neighborhood Low Intensity consists of “low density residential areas, with some mix of use, home occupations and accessory buildings. The T4 – Neighborhood Medium Intensity consists of a “mix of neighborhood commercial and service uses, but is primarily mixed density residential” with a range of building types. The T5 – Neighborhood High Intensity consists of “higher density mixed-use buildings that accommodate retail, offices, townhouses and apartments.” (See Section 1.2.6 for full definitions of each transect zone).

STAFF FINDINGS

The subject site is located south of Coleman Road, north of West Harpeth and currently developed with a single-family residence and formerly zoned RP – 1 (Rural Preservation 1) under the County zoning. The property south of the subject site is zoned Transect Community (TC). The land surrounding the subject property north, east and west is located within the County and is predominantly zoned Rural Preservation RP-1 which is one unit an acre or zoned Rural Preservation (RP)- 5 which is one unit per five acres.

Zoning this property to TC would be consistent with the existing zoning previously adopted for the properties south to State Route 840. A draft of the concept plan illustrates a multi-phase project that is intended to include these properties and the land south of West Harpeth, adjacent to State Route 840. The TC zone can provide the mechanism to create a mixed-use development that permits not only a variety of housing and civic options, but has the potential for commercial uses too. Development of the property as proposed in the draft concept plan consists of 17 hamlets with T5 zoning for the ancillary uses related to the golf course. The future development of the property to the south of West Harpeth Road, if developed as part of this project includes additional area for T5 zoning, however the majority of the project consists of T3 and T4 zoning with the required T1 or T2. Given the characteristics of the proposed community including preservation of land, inclusion of civic spaces and development in conjunction with the development standards for each transect district, Staff is supportive of the rezone. However, several constraints exist within the project area and further technical studies related to traffic and biological/natural resources will be required. No development will or should occur or be approved prior to the evaluation of these necessary studies are reviewed by the Town.

RECOMMENDATION

The Planning Commission recommends that the Board of Mayor and Aldermen zone these three parcels (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00) totaling 686.92 acres as TC (transect community) with the following contingencies:

1. An acceptable school building site must be identified and dedicated from within the project site.
2. An acceptable public safety building must be identified and dedicated from within the project site.

3. All proposed trails within the community must be made to allow for future connections to the public trail system.
4. The wastewater treatment facility must be located in an area at least 1000 feet away from any property line.
5. All off-site infrastructure improvements necessary to serve this project will be paid for entirely by the applicant.

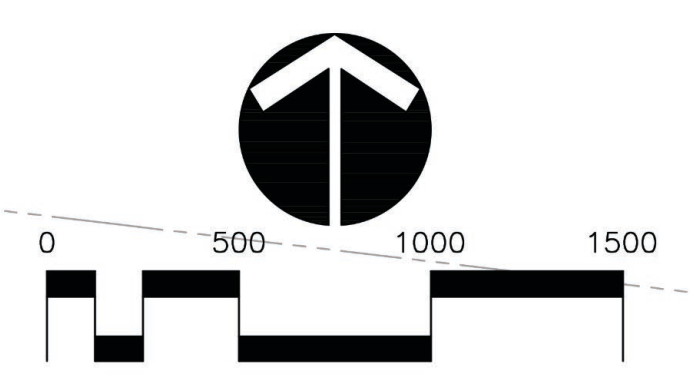
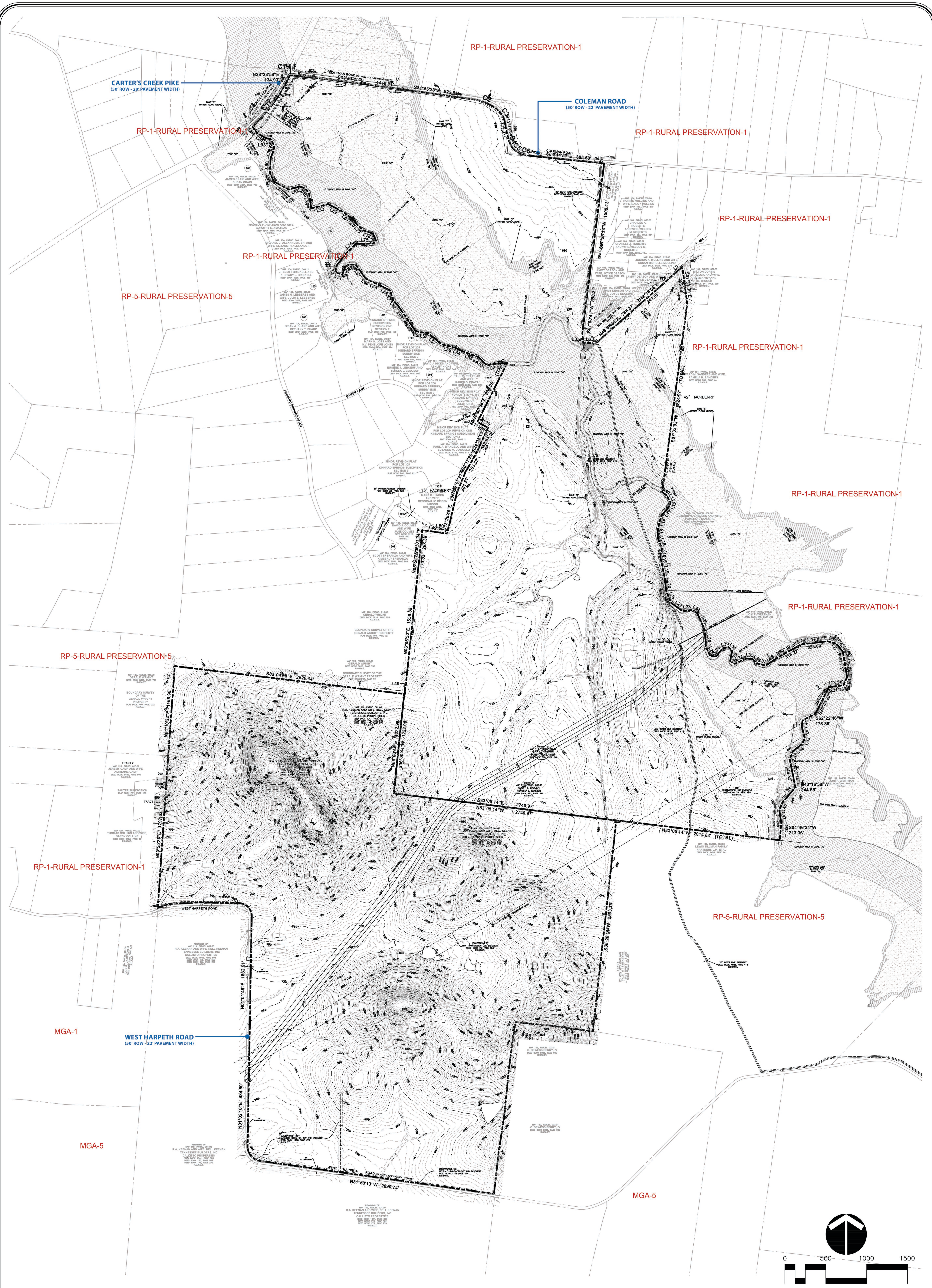
ATTACHMENTS

Ordinance 2018-006

Zoning Plan

Hamlet Plan

Conceptual Master Plan



ZONING EXHIBIT	JOB NO.	WK. ORDER	REVISIONS
	14110	0403	
Z1	DESIGNED:	B. SMITH	
	DRAWN:	D. SIEBERG	
	SCALE:	1"=500'	
	DATE:	JAN. 05, 2018	

TWO FARMS

TOWN OF THOMPSON'S STATION, TENNESSEE

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE 315 WOODLAND STREET P.O. BOX 60070 SUITE 200 NASHVILLE, TN 37206 (615) 244-8591	CHATTANOOGA 1410 COWART STREET SUITE 200 CHATTANOOGA, TN 37408 (423) 490-9400
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www.ragan-smith.com

HAMLET PLAN SUMMARY

COMMUNITY UNIT TYPES:

COMMUNITY TYPES	WASTEWATER SERVICE	TRANSPORTATION ADJACENCY	COMMUNITY ADJACENCY
FARM	Optional	Not Applicable	Not Applicable
VILLAGE	Optional	Should be within 1/2 mile of junctions between principal arterial	Should be within 1/4 mile of junctions between principal arterial
TOWN	Required	Adjacent to or on both sides of at least one junction between principal arterial	Should be within 1/4 mile of junctions between principal arterial
RESIDENTIAL SUBDIVISION	Required	Should be within 1/2 mile of junctions between principal arterial	Should be within 1/4 mile of junctions between principal arterial
WORKPLACE	Required	Adjacent to or on both sides of a principal arterial	Not Applicable
COMMERCIAL CENTER	Required	Adjacent to or on both sides of a principal arterial within 1/4 mile of a highway interchange	Not Applicable

COMMUNITY TYPES	STANDARDS SIZE (ACRES)	TYPE OF MAIN CIVIC SPACE	CIVIC SPACE % OF AREA	ZONING DISTRICTS (PERCENT OF COMMUNITY AREA)				
				T1 OR T2	T3	T4	T5	
FARM	Unlimited	N/A	N/A					
HAMLET	10 - 60	Green or Square	0 - 5%	60% min.	10 - 20%	10 - 20%	0 - 10%	
VILLAGE	40 - 200	Green, Square or Plaza	10-20%	40% min.	0-30%	30-60%	0-15%	
TOWN	40 - 200	Green, Square or Plaza	5-15%	N/A	0-20%	40-70%	10-25%	
RESIDENTIAL SUBDIVISION	Varies	Green, Square or Plaza	5 - 10%	45% min.	N/A	N/A	N/A	
WORKPLACE	Varies	Optional	5 - 10%	N/A	N/A	N/A	N/A	
COMMERCIAL CENTER	Varies	Optional	5 - 10%	N/A	N/A	N/A	N/A	

(1) At least 60% of the area of a hamlet shall consist of land in either or both the T1 or T2 zoning districts.
 (2) The land to be dedicated as a main civic space shall be assigned to an appropriate zoning district per Table 3.1 Civic Space Types and Table 4.1 Land Use and Building Type.

2.2.4 Mixed-use Community Types, Design

Hamlets, villages, and towns are termed "mixed-use community types." They shall be designed according to the following procedure:

- Structure of a mixed-use community type. The land area of each mixed-use community type shall be allocated according to the percentages of land area in Table 2.3 Community Types, Areas and Civic Space, except that a town shall be aggregated from 2-3 community types per 2.2.2 Town.
- Structure and placement of a pedestrian shed. A pedestrian shed is a notional circle with a radius of 1/4 mile. Each pedestrian shed is placed on the site of a community type. The pedestrian shed should be located according to existing conditions, such as traffic intersections, adjacent developments, transit stations, and natural features.
- Adjustment. Each pedestrian shed shall then be adjusted to include the land falling outside it or between (both) and other pedestrian sheds under the same application, but shall not exceed the size limitations in Table 2.3 Community Types, Areas and Civic Space (The adjusted pedestrian shed(s) or sheds shall then become(s) the boundary of its community type).
- Transect zoning districts. The transect zoning district standards shall be allocated to the community type in the percentage specified in Table 2.3 Community Types, Areas and Civic Space.
- Civic space. (a) A main civic space shall be assigned to each mixed-use community type per Table 2.3 Community Types, Areas and Civic Space (2) The land on which the civic space is to be located shall be assigned to a zoning district that permits the civic space per Table 3.1 Civic Space Types and Table 4.1 Land Use and Building Type (3) The remaining acreage of the community type required to be assigned as civic space shall be computed per the percentage indicated in Table 2.3 Community Types, Areas and Civic Space (4) The remaining acreage shall then be assigned to one or more of the civic spaces of Table 3.1 Civic Space Types. (5) The land on which that those civic space(s) is/are to be located shall then be assigned to corresponding zoning district(s) within the mixed-use community type per Table 2.3 Civic Space Types and Table 4.1 Land Use and Building Type (6) Where a civic space is permitted in more than one zoning district, the zoning district may be assigned from any of the zoning districts in which the civic space is permitted.
- Subdivision Design Standards for Community Types. Each community type shall conform to Article 3 Subdivision Regulations.
- A mixed-use community shall have the wastewater services, types of civic spaces, and the percentage of land allocated to civic space and Transect zoning districts specified in Table 2.2 Community Types, Criteria.

2.2.5 Hamlet

- A hamlet is a mixed-use community type.
- A hamlet shall be structured by one pedestrian shed.
- A hamlet shall have a common destination such as a general store, meeting hall, schoolhouse, and/or place of worship.
- A minimum of 60% of the area of the hamlet shall be permanently set aside as the hamlet's "undeveloped portion," and the balance shall be its "developed portion." The undeveloped portion shall be exclusively for agricultural use or any uses permitted in the T1 or T2 zoning districts. This area

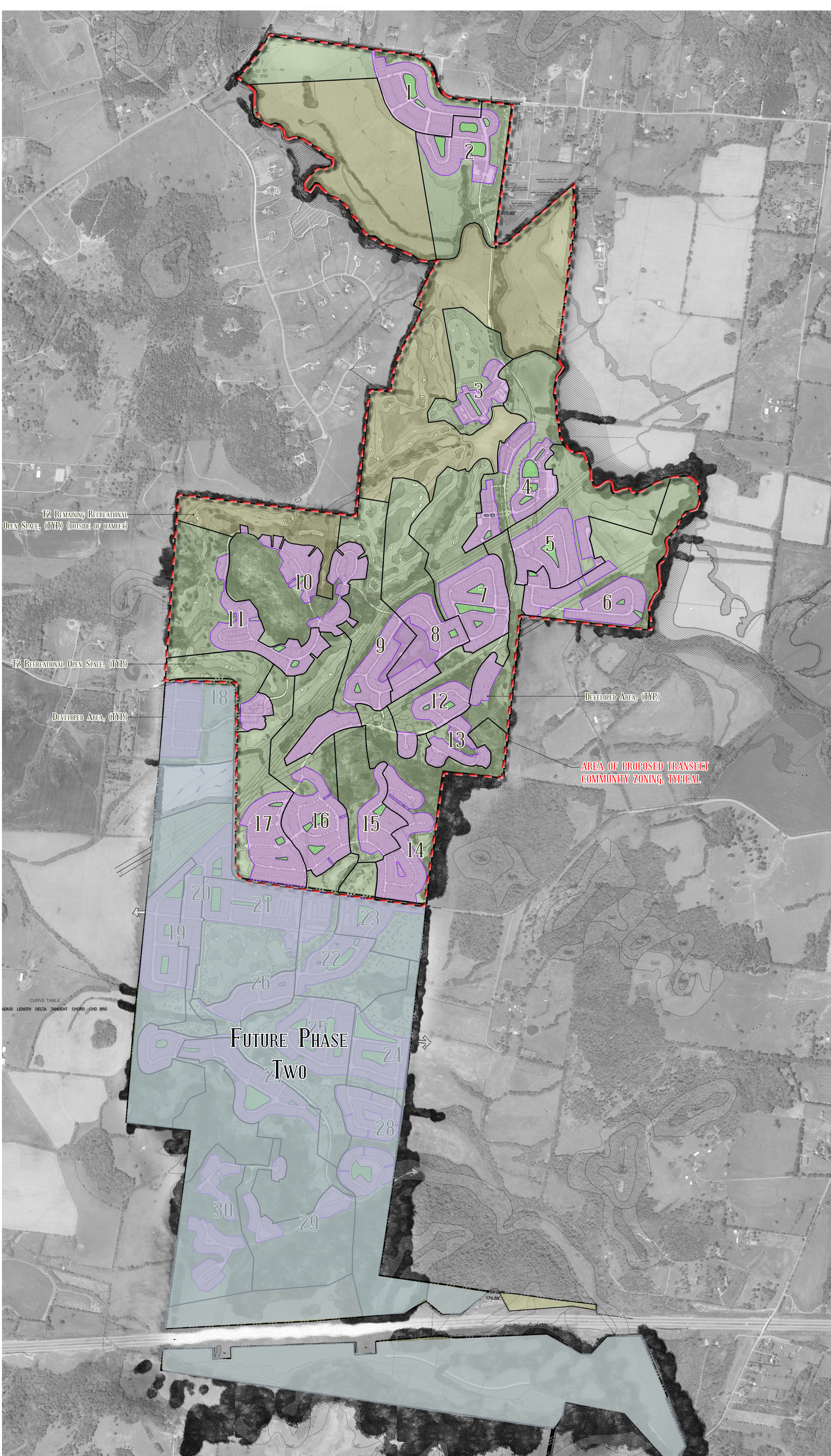
Transect Zone Compliance - Hamlet T1, T2, T3, T4, T5	Transect Zone Compliance - Hamlet T1, T2, T3, T4, T5																																		
<table border="1"> <tr><th>Hamlet 1</th></tr> <tr><td>Developed Area</td><td>Average</td><td>Percentage</td><td>Requirement</td></tr> <tr><td>10.4</td><td>10.4</td><td>100%</td><td>100%</td></tr> <tr><td>10.4</td><td>10.4</td><td>100%</td><td>100%</td></tr> <tr><td>10.4</td><td>10.4</td><td>100%</td><td>100%</td></tr> </table>	Hamlet 1	Developed Area	Average	Percentage	Requirement	10.4	10.4	100%	100%	10.4	10.4	100%	100%	10.4	10.4	100%	100%	<table border="1"> <tr><th>Hamlet 2</th></tr> <tr><td>Developed Area</td><td>Average</td><td>Percentage</td><td>Requirement</td></tr> <tr><td>10.4</td><td>10.4</td><td>100%</td><td>100%</td></tr> <tr><td>10.4</td><td>10.4</td><td>100%</td><td>100%</td></tr> <tr><td>10.4</td><td>10.4</td><td>100%</td><td>100%</td></tr> </table>	Hamlet 2	Developed Area	Average	Percentage	Requirement	10.4	10.4	100%	100%	10.4	10.4	100%	100%	10.4	10.4	100%	100%
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10.4	10.4	100%	100%																																

TOTAL LAND AREA

SOUTH OF WEST HARPTH: 1,216.28 AC
 NORTH OF WEST HARPTH: 899.69 AC
TOTAL: 2,115.97 AC.

TWO FARMS AT THOMPSON'S STATION

HAMLET DEFINITION
 APPLICANT: BEACON LAND DEVELOPMENT
 CONTACT: MICHAEL ABBOTT



WORKING DRAFT

MASTER PLAN SUMMARY

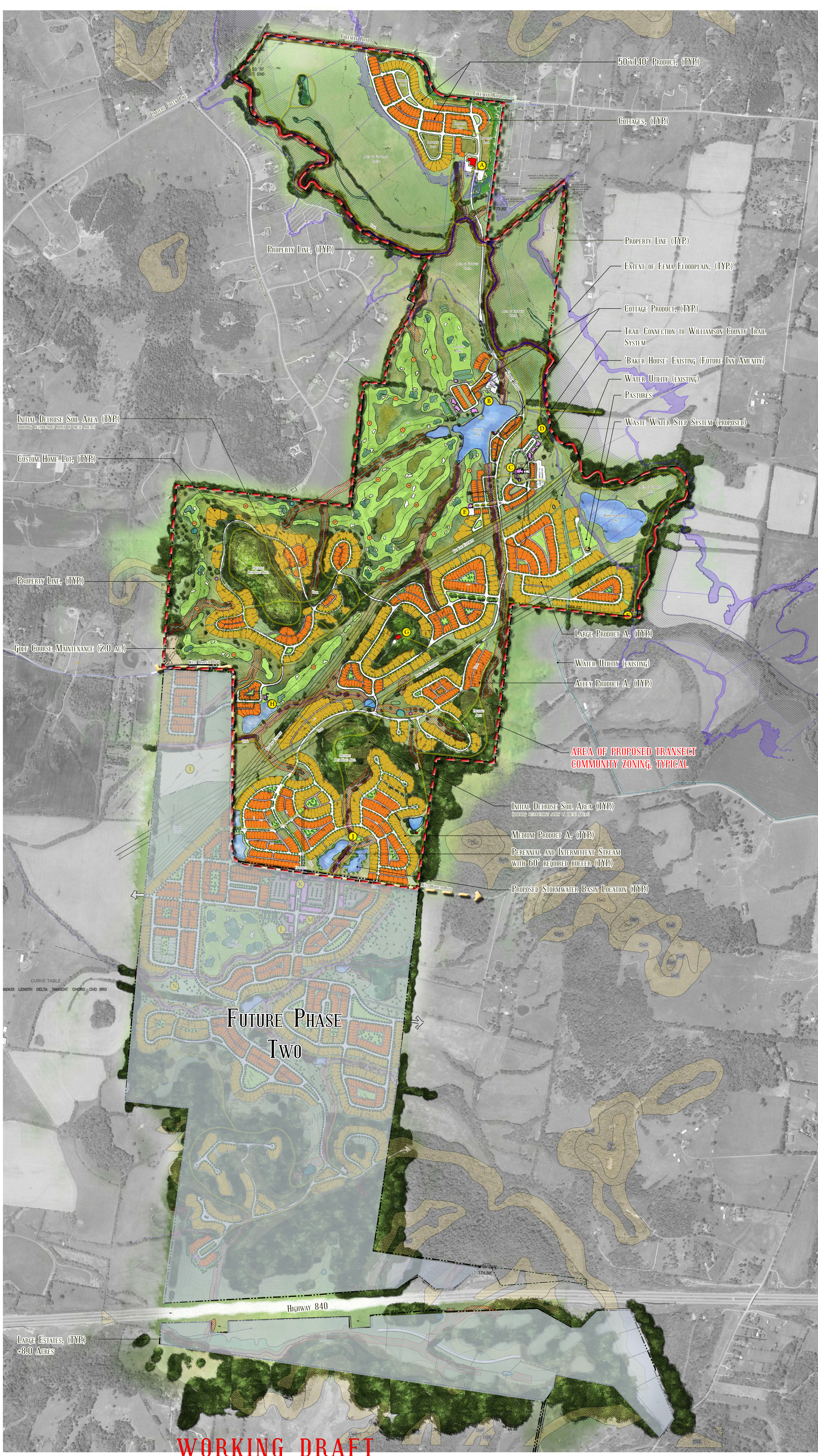
AMENITIES:

- A CULINARY VILLAGE**
 - Organic Working Farm
 - (30) Culinary Cottages
 - Farm to Table Restaurant
 - Trail Connectivity
 - Culinary School
- B GOLF CLUB CORE (10,000 sf)**
 - Golf Shop
 - Men's and Womens Locker Rooms
 - Restaurant and Bar
 - Golf Cottages
- C THE INN**
 - (12) Guest Suites
 - Community Event & Dining Spaces
 - Hilltop and Lake Front Cottages
- D SPA (10,000 sf)**
 - Spa Wellness and Pool Area
- E THE BARN (3,500 sf)**
 - Event and Gathering Space
 - Chef's Garden
 - Golf Comfort Station
- F EAGLE'S NEST RETREAT**
 - Trail Destination Overlooking West Harpeth River
- G HILLTOP OVERLOOK**
 - Trail Destination to Community Water Tower
 - Overlooking Golf Course
- H THE SILO'S (2,500 sf)**
 - Event & Gathering Space
 - Golf Comfort Station
- I FUTURE PHASE TWO: SCHOOL AND ADMINISTRATIVE BUILDINGS (20 acres)**
- J FUTURE PHASE TWO: TWO FARMS PARK**
 - Trail Destination and Community Open Space
- K FUTURE PHASE TWO: MARKET STREET**
 - Mixed Use Regional Gathering Space
 - 100,000 sf of Shops, Restaurants, Offices, and Live/Work Residential Space
- L FUTURE PHASE TWO: TWO FARMS RECREATIONAL CENTER (15,000 sf)**
 - Indoor and Outdoor Recreation, Ice Rink, and Family Golf Park
- M COMMUNITY CENTER**
- N COMMUNITY GARDEN SPACE**

LEGEND:

- EXISTING ROADWAYS
- PROPERTY BOUNDARY
- TRAIL NETWORK (CONNECTED TO REGIONAL TRAIL SYSTEM) 17 MILES
- NEIGHBORHOOD ROAD
- ALLEY

RESIDENTIAL SUMMARY:

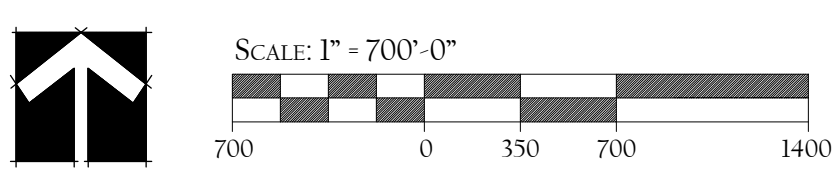


WORKING DRAFT



TWO FARMS
AT THOMPSON'S STATION

CONCEPTUAL MASTER PLAN
APPLICANT: BEACON LAND DEVELOPMENT
CONTACT: MICHAEL ABBOTT



December 15, 2017



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



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

MEMO

DATE: March 7, 2018
TO: Board of Mayor and Aldermen
FROM: Wendy Deats, Town Planner
SUBJECT: Update to Sign Standards within the LDO (Zone Amend: 2017-008)

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

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

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

On January 9, 2018, the Board of Mayor and Aldermen reviewed the sign standards and after discussion did not pass the recommended amendments to the sign standards.

On February 13, 2018, the Board of Mayor and Aldermen passed on first reading Ordinance 2018-004 and set the second reading and public hearing for March 13, 2018.

RECOMMENDATION

Staff recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-004 amending Section 4.17 (Sign Standards) within the Land Development Ordinance.

ATTACHMENT

Ordinance 2018-004

ORDINANCE NO. 2018-004

**AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN
OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 4.17 (SIGN
STANDARDS) WITHIN THE LAND DEVELOPMENT ORDINANCE**

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

WHEREAS, the Planning Commission has reviewed these proposed amendments to the sign standards (Exhibit A);

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

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

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

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

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: February 13, 2018

Passed Second Reading: _____

Submitted to Public Hearing on the 13th day of March, 2018, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 18th day of February, 2018.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

4.17 Sign Standards; Purposes and Intent.

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

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

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

The purposes and intent of this section are as follows:

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

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

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

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

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

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

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

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

Billboard. Any permanent off-site sign.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.17.2 General Provisions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.17.3 Prohibited Signs.

The following signs are prohibited in all zoning districts:

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

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

4.17.4 Permitted Signs

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

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

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

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

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

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

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

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

(8) Any signs otherwise expressly permitted by state or other applicable law.

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

(1) *Subdivision entrance signs.* Such signs shall be located at the primary entrance(s) to a development as identified on a preliminary plan approved by the planning commission. The signs shall be located on private property within a platted sign or landscape easement or within the subdivision's common open space. The sign location shall be subject to the approval of the planning commission. Such signs shall be maintained by an established homeowners' or property owners' association.

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

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

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

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

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

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

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

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

(5) *Non-commercial flags.*

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

(6) All signs listed in section 4.17.4(b). Unless specifically permitted herein all other signs are prohibited.

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

TABLE 4.25 GENERAL TRANSECT SIGN RESTRICTIONS

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

TABLE 4.26 GENERAL USE DISTRICT SIGN RESTRICTIONS

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

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

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

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

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

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

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

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

Specifications: See Table 4.26

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

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

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

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

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

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

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

(6) **Non-commercial flags.**

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

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

TABLE 4.27 SPECIFIC TRANSECT ZONING DISTRICT SIGN REGULATIONS






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

TABLE 4.27 SPECIFIC TRANSECT ZONING DISTRICT SIGN REGULATIONS

PROJECTING SIGN	
<p>Requirements</p> <ul style="list-style-type: none"> A. Projecting signs may project up to 2 ft. from the facade. B. Projecting signs must maintain 8 ft. clearance above sidewalk. C. Projecting signs may be double sided. 	
SIDEWALK SIGN	
<p>Requirements</p> <ul style="list-style-type: none"> A. Sign height may not exceed 42 in. B. Sign width may not exceed 30 in. C. Signs may not be located within 3 ft. of curb. 	
WALL SIGN	
<p>Requirements</p> <ul style="list-style-type: none"> A. Wall signs copy may not exceed 18 in. in height. B. Wall signs may be up to 90% of the building width. C. Wall signs may be externally illuminated. C. Fixtures must be shielded to prevent glare. D. Conduit, raceways, and wiring may not be exposed to view from the sidewalk. 	
WALL MURAL SIGN	
<p>Requirements</p> <ul style="list-style-type: none"> A. Only text or graphics painted directly on the wall or a graphic mural are permitted. B. Sign width is restricted to 50 ft. maximum. C. Sign height is restricted to building height. 	

TABLE 4.27 SPECIFIC TRANSECT ZONING DISTRICT SIGN REGULATIONS

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



4.17.6 Administration and enforcement.

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

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

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

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

4.17.6 Severability clause

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

Thompson's Station Board of Mayor and Aldermen
Staff Report – (File: Zone Amend 2018-002)
March 13, 2018
Land Development Ordinance Amendments

PROJECT DESCRIPTION

Amendments to the Land Development Ordinance (Sections 1.3 – Definitions and Section 4.11) to include a definition and standards for golf courses.

LAND DEVELOPMENT CODE AMENDMENT

The Land Development Ordinance does not have any standards for the development of golf courses. In the interest of public health, safety and welfare in regulating land uses so that any potential impacts are reduced, Staff believes it's necessary to identify standards to ensure approval of any golf courses would not negatively impact the surrounding land uses and overall community. Therefore, Staff recommends appropriate regulations be incorporated into the Land Development Ordinance to regulate golf courses.

Staff recommends the following definition: “golf course: an area of land for playing golf with at least nine holes that may include a driving range, putting green and other ancillary uses to support the golf course, such as beverage and food concessions, comfort stations, restaurant and related retail establishments not intended to serve the needs of the general public.” Staff would also recommend the inclusion of standards for the golf course use to include the following:

1. Development features (including structures, fairways, greens, service facilities) shall be located to minimize impacts to the adjacent properties.
2. Any non-residential structures shall be set back 75 feet from any property line of a residential lot.
3. The golf course shall comply with landscaping standards within Section 4.14 and shall include a semi-opaque screen buffer between non-residential structures and residential lots.
4. Ancillary uses shall be limited to practice and short game areas, sale and consumption of food and beverage on the premises, comfort stations, and the sale and rental of golf equipment unless otherwise permitted by the zoning.
5. No more than 50% of the golf course can be counted toward the total open space requirement.

RECOMMENDATION

The Planning Commission also recommends that the Board of Mayor and Aldermen amend the Land Development Ordinance to establish a definition for golf course and establish development standards for golf courses as follows:

Section 1.3

Golf Course - an area of land for playing golf with at least nine holes that may include a driving range, putting green and other ancillary uses to support the golf course, such as beverage and food concessions, comfort stations, restaurant and related retail establishments not intended to serve the needs of the general public.

Section 4.11.14 Golf Course Standards

1. Development features (including structures, fairways, greens, service facilities) shall be located to minimize impacts to the adjacent properties.
2. Any non-residential structures shall be set back 75 feet from any property line of a residential lot.
3. The golf course shall comply with landscaping standards within Section 4.14 and shall include a semi-opaque screen buffer between non-residential structures and residential lots.
4. Ancillary uses shall be limited to practice and short game areas, sale and consumption of food and beverage on the premises, comfort stations, and the sale and rental of golf equipment.
5. No more than 50% of the golf course can be counted toward the total open space requirement.

ATTACHMENTS

Ordinance 2018-007

ORDINANCE NO. 2018-007

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE LAND DEVELOPMENT ORDINANCE TO INCORPORATE A DEFINITION AND GOLF COURSE STANDARDS INTO THE LAND DEVELOPMENT ORDINANCE (FILE: ZONE AMEND 2018-002)

WHEREAS, the LDO does not contain a definition or a set of standards related to the development of golf course; and

WHEREAS, the Staff has recommended the inclusion of a definition for golf course to be included in Section 1.3 stating that a golf course is “an area of land for playing golf with at least nine holes that may include a driving range, putting green and other ancillary uses to support the golf course, such as beverage and food concessions, comfort stations, restaurant and related retail establishments not intended to serve the needs of the general public” and the following standards to address golf course development:

1. Development features (including structures, fairways, greens, service facilities) shall be located to minimize impacts to the adjacent properties.
2. Any non-residential structures shall be set back 75 feet from any property line of a residential lot.
3. The golf course shall comply with landscaping standards within Section 4.14 and shall include a semi-opaque screen buffer between non-residential structures and residential lots.
4. Ancillary uses shall be limited to practice and short game areas, sale and consumption of food and beverage on the premises, comfort stations, and the sale and rental of golf equipment unless otherwise permitted by the zoning.
5. No more than 50% of the golf course can be counted toward the total open space requirement.

WHEREAS, the Planning Commission reviewed the amendment to the LDO and is recommending the changes to the Board of Mayor and Aldermen; and

WHEREAS, the Board of Mayor and Aldermen has reviewed the recommended changes and has determined, based upon the recommendations of staff, the Planning Commission and the record as a whole, that the proposed definition and standards are appropriate to include in the LDO and will not have a deleterious effect on 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 Zoning Map is hereby amended by adopting the changes as incorporated herein. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance.

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

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder
Passed First Reading:

Passed Second Reading: _____

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

Recommended for approval by the Planning Commission on the 23rd day of January 2018.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

**Thompson's Station Board of Mayor and Aldermen
Staff Report – (File: Zone Amend 2018-003)
March 13, 2018
Land Development Ordinance Amendment**

PROJECT DESCRIPTION

Amendments to the hillside and steep slope standards (Section 3.17) within the Land Development Ordinance.

BACKGROUND

On February 12, 2018, a Planning Commission work session was held where a local builder came forward to discuss the issues related to the development of his property in compliance with the hillside and steep slope standards. After discussion, the Planning Commission requested the section be placed on the next regularly scheduled meeting to discuss changes to the standards.

On February 27, 2018, the Planning Commission reviewed the standard and recommends eliminating the requirement for “one story” and increase the allowable height to 32 feet. Section 3.3.7 will be modified as follows:

The resource inventory map must include a slope analysis that identifies all natural slopes in excess of 15% on the project site and all ridgelines. Disturbance, grading and development of natural slopes exceeding 15% shall be governed by this section and any lot that exceeds 15% slope shall be designated as a critical lot. In addition, any development that will result in more than 5% critical lots shall require additional preconstruction evaluation including a mass grading plan to be submitted during the preliminary plat phase. Designs features such as larger lots may be required to reduce disruption and encourage lots to utilize existing contours reducing overall impacts. All proposed construction on slopes in excess of 15% shall submit engineered foundation and grading plans and an engineering report to address all site-specific issues for review and approval by the Town’s Engineer or Engineering consultant prior to issuance of a building permit. Development on slopes exceeding 25% is prohibited. Slopes exceeding 25% may be counted toward meeting open space requirements.

In order to protect, preserve and minimize impacts on natural ridgelines and hilltops within the Town, the Town has identified these areas on the Ridgeline and Hilltop Protection Area (RHPA) map as shown (Appendix D). Development within the areas shown on this map shall be prohibited except by special exception approval by the BZA pursuant to Section 5.5.4(j). In addition to the criteria set out in 5.5.4 (j), any development that is proposed within the RHPA shall also meet the following conditions: (i) have a minimum lot size of five (5) acres; and (ii) no structures within the RHPA may exceed ~~one story, excluding a basement and may not exceed 25~~ 32 feet at its highest point 32 feet at its highest point. Any land outside of residential lots within the RHPA may be counted toward meeting open space requirements.

RECOMMENDATION

The Planning Commission recommends that the Board of Mayor and Aldermen pass on first reading Ordinance 2018-008 to amend the Land Development Ordinance related to hillside and steep slope development and set a public hearing for April 10, 2018.

ATTACHMENTS

Ordinance 2018-008

ORDINANCE NO. 2018-008

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 3.3.7 A DEFINITION AND GOLF COURSE STANDARDS INTO THE LAND DEVELOPMENT ORDINANCE (FILE: ZONE AMEND 2018-003)

WHEREAS, the LDO contains standards that limit the development on hillsides and ridgelines that exceed 900 feet elevation; and

WHEREAS, the Planning Commission recommends the hillside and steep slope development section 3.3.7 be modified as follows:

The resource inventory map must include a slope analysis that identifies all natural slopes in excess of 15% on the project site and all ridgelines. Disturbance, grading and development of natural slopes exceeding 15% shall be governed by this section and any lot that exceeds 15% slope shall be designated as a critical lot. In addition, any development that will result in more than 5% critical lots shall require additional preconstruction evaluation including a mass grading plan to be submitted during the preliminary plat phase. Designs features such as larger lots may be required to reduce disruption and encourage lots to utilize existing contours reducing overall impacts. All proposed construction on slopes in excess of 15% shall submit engineered foundation and grading plans and an engineering report to address all site-specific issues for review and approval by the Town's Engineer or Engineering consultant prior to issuance of a building permit. Development on slopes exceeding 25% is prohibited. Slopes exceeding 25% may be counted toward meeting open space requirements.

In order to protect, preserve and minimize impacts on natural ridgelines and hilltops within the Town, the Town has identified these areas on the Ridgeline and Hilltop Protection Area (RHPA) map as shown (Appendix D). Development within the areas shown on this map shall be prohibited except by special exception approval by the BZA pursuant to Section 5.5.4(j). In addition to the criteria set out in 5.5.4 (j), any development that is proposed within the RHPA shall also meet the following conditions: (i) have a minimum lot size of five (5) acres; and (ii) no structures within the RHPA may exceed 32 feet at its highest point. Any land outside of residential lots within the RHPA may be counted toward meeting open space requirements.

WHEREAS, the Planning Commission reviewed the amendment to the LDO and is recommending the changes to the Board of Mayor and Aldermen; and

WHEREAS, the Board of Mayor and Aldermen has reviewed the recommended changes and has determined, based upon the recommendations of staff, the Planning Commission and the record as a whole, that the proposed definition and standards are appropriate to include in the LDO and will not have a deleterious effect on 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 Zoning Map is hereby amended by adopting the changes as incorporated herein. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance.

Section 2. If any section or part of the Land Development Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed

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

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder
Passed First Reading:

Passed Second Reading: _____

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

Recommended for approval by the Planning Commission on the 27th day of February 2018.

APPROVED AS TO FORM AND LEGALITY:

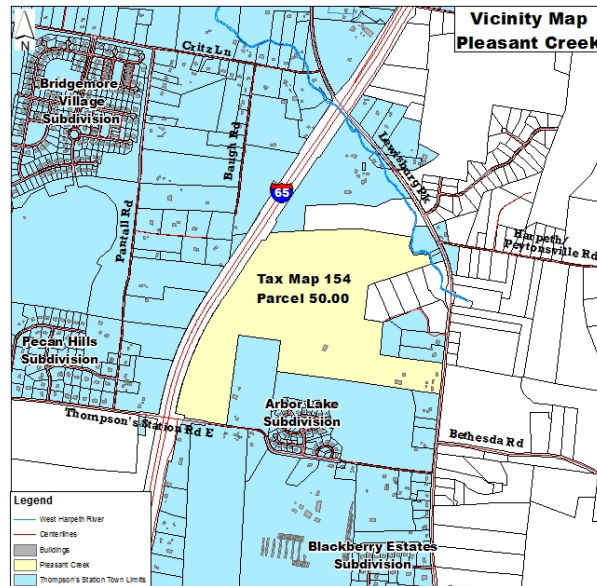
Todd Moore, Town Attorney

**Thompson's Station Board of Mayor and Aldermen
March 13, 2018 (Rezone 2018-002)**

Rezone for Pleasant Creek (Map 154 50.00) from D1 zoning to Transect Community (TC) zoning.

PROJECT DESCRIPTION

A request from Pleasant Creek, LLC to rezone 212.93 acres located at 2816 Thompson's Station Road East to Transect Community (TC).



PURPOSE OF A ZONING MAP AMENDMENT OR REZONING REQUEST

Amendments to the zoning ordinance or the zoning map are considered on a case by case basis upon request or petition to the Planning Commission. Zoning to the Transect Community (TC) district is not permitted by right. All proposed map amendments, including amendment to utilize the transect community zoning must be “predicated by a finding that the proposed amendment is consistent with the intent of the Town’s General Plan and the proposed amendment will not have a deleterious effect on surrounding properties or the Town as a whole” (LDO 5.3.3).

Changing the zoning of a particular parcel will allow the owner of the parcel to develop or use their property based on the corresponding use table within the Land Development Ordinance (Table 4.1 Land Use and Building Type). The Planning Commission is to evaluate the request based on the General Plan and make a formal recommendation to the Board of Mayor and Aldermen. The recommendation can be one of denial, approval, or approval with conditions.

ZONING

The subject site is located on Thompson's Station Road East with frontage on State Route 106/Highway 431 (Lewisburg Pike), east of Interstate 65 within the G1 – Controlled Growth sector of the General Plan and is zoned as D1, which is a low intensity residential district that permits the development of single family residential with a density of one unit per acre. The site is bounded by agricultural and residential to the north, residential and vacant land to the east, and residential and commercial (Riverbend Nurseries) to the south.

The transect community is a district that is intended to allow multiple zoning options within a community that will define the physical form and character. Depending on the community type, the zones are determined by the standards within the Land Development Ordinance for the community type, such as a village set forth in Table 2.3.

TABLE 2.3 COMMUNITY TYPES, AREAS AND CIVIC SPACE

STANDARDS	SIZE (ACRES)	TYPE OF MAIN CIVIC SPACE	CIVIC SPACE % OF AREA	ZONING DISTRICTS (PERCENT OF COMMUNITY AREA)			
				T1 OR T2	T3	T4	T5
COMMUNITY TYPES							
VILLAGE	40 – 200	Green, Square or Plaza	10-20%	40% min.	0-30%	30-60%	0-15%

The minimum open space (or T1/T2 zones) is 40% within the village and the remaining land will be allocated into the remaining zones (T3, T4 and T5). The T3 – Neighborhood Low Intensity consists of “low density residential areas, with some mix of use, home occupations and accessory buildings. The T4 – Neighborhood Medium Intensity consists of a “mix of neighborhood commercial and service uses, but is primarily mixed density residential” with a range of building types. The T5 – Neighborhood High Intensity consists of “higher density mixed-use buildings that accommodate retail, offices, townhouses and apartments.” (See Section 1.2.6 for full definitions of each transect zone).

Staff Findings

The subject property is located with frontage on Thompson’s Station Road East and Lewisburg Pike and shares an eastern boundary with Interstate 65. The site is predominantly vacant with a few barn/outbuildings on site. The subject property is located within the G1 – Controlled Growth Sector of the General Plan which does permit development of land as a Transect Community.

A proposed or draft community and transect plan was submitted showing the development of two villages on the subject site. Development of villages requires wastewater service, transportation adjacency and community adjacency. The project site proposes to request approval of a wastewater management system for the development, is within a ¼ mile from an existing residential subdivision and commercial development and meets transportation adjacency requirements with frontage on Lewisburg Pike and proximity to State Route 840. The General Plan further supports the transect zoning to create areas of development that provide a range of housing options along with the potential for nonresidential uses.

Therefore, Staff finds that the TC zoning for the property north of Thompson’s Station Road East is consistent with the General Plan goals and policies and will be developed in accordance with the Town’s Land Development Ordinance so as to not have a negative effect on the surrounding properties. During the concept plan process, technical studies related to traffic, geotechnical, biology, archeology and other natural or cultural resources will be required to evaluate the proposal and be reviewed. No development will or should occur or be approved prior to the evaluation of these necessary studies are reviewed by the Town.

RECOMMENDATION

Based on the findings for General Plan consistency, the Planning Commission recommends that the Board of Mayor and Aldermen adopt an ordinance to zone this property (Tax Map 154 Parcel 50.00) as Transect Community (TC).

ATTACHMENTS

Ordinance 2018-009

Rezone Map

Draft Transect Plan

ORDINANCE NO. 2018-009

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO ZONE 212.93 ACRES TO THE TC (TRANSECT COMMUNITY) ZONE LOCATED AT 2816 THOMPSON'S STATION ROAD EAST (TAX MAP 154 PARCEL 050.00)

WHEREAS, a request to zone 212.93 acres of land as the TC (Transect Community) zone was received by the Town for review; and

WHEREAS, the Planning Commission has reviewed this request and determined that the proposed zoning is consistent with the adjacent zoning within the town and recommends the TC zone for this property:

WHEREAS, the Board of Mayor and Aldermen has reviewed the General Plan and 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 TC zone is appropriate for the property and will not have a deleterious effect on the Town to permit development consistent with this zoning designation.

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 Zoning Map is hereby amended by adopting the changes as incorporated herein. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Zoning map.

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

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: _____

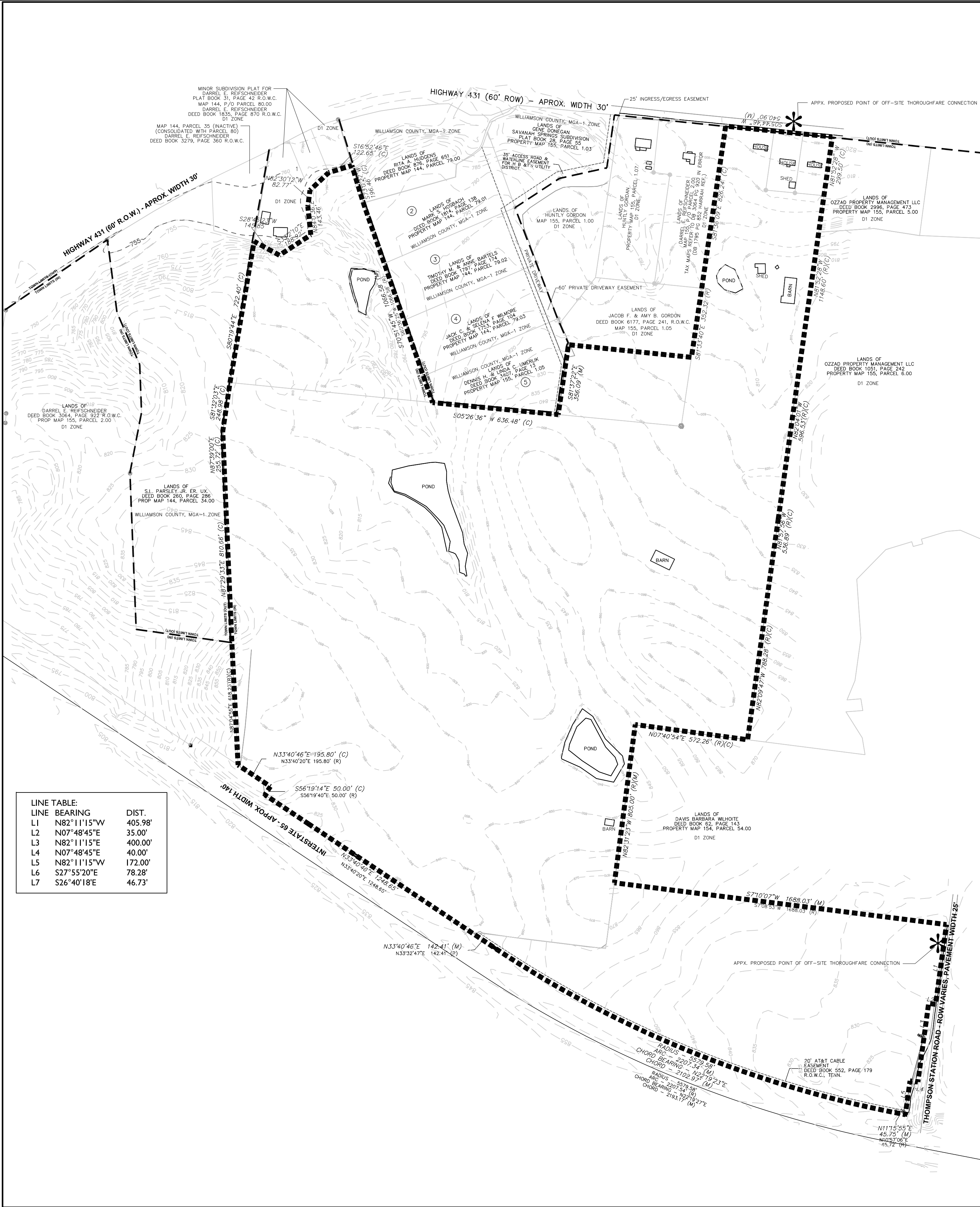
Passed Second Reading: _____

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

Recommended for approval by the Planning Commission on the 27th day of February 2018.

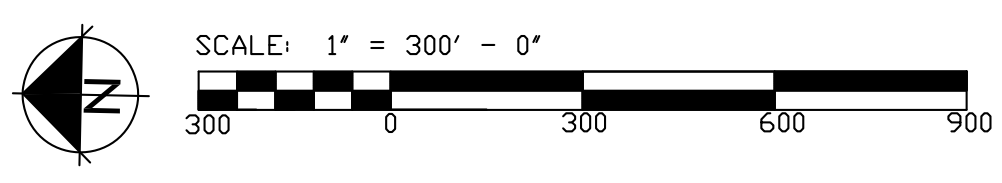
APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney



BASE AND SURVEY DATA PROVIDED BY:
 HARRAH & ASSOCIATES
 504 AUTUMN SPRINGS COURT, SUITE B-15
 FRANKLIN, TN
 ROGER HARRAH

COUNSEL:
 JOSHUA R. DENTON
 GUILLETT SANFORD ROBINSON & MARTIN
 150 3RD AVE S, #2800
 NASHVILLE, TN 37201



LEGAL DESCRIPTION

A parcel of land in the Eleventh Civil District of Williamson County, Tennessee, and a being a portion of the Lands owned by Darrel E. Reifschneider and being more particularly described as follows:

Point of Beginning is at a point in the easterly Right-of-Way of Interstate 65 (Right-of-Way Varies), also being the northwest corner of Property Map 155, Parcel 2.00 of record in Deed Book 3064, Page 922, R.O.W.C., TN, which is included in this description, and also being the southwest corner of Property Map 144, Parcel 32.00 of record in Deed Book 1862, Page 557, Register's Office for Williamson County, Tennessee (R.O.W.C.);

Thence, leaving said I-65 right-of-way, with the southerly line of Parcel 32.00, generally along a fence North 87°04'55" East, a distance of 618.23 feet to an iron rod (new) lying at the southwest corner of property conveyed to S.L. Parsley, Jr. as recorded in Deed Book 260, Page 286, R.O.W.C.;

Thence, with the southerly line of said Parsley property and the northerly line of the herein described tract for the next four (4) calls:
 1) North 87°29'33" East, a distance of 810.66 feet to an iron rod (new); thence,
 2) North 87°39'00" East, a distance of 255.72 feet to an iron rod (new); thence,
 3) South 61°32'03" East, a distance of 246.98 feet to an iron rod (old); thence,
 4) South 80°19'44" East, a distance of 722.40 feet to an iron rod (new) lying at the common northerly corner of Lot 1 and Lot 2 of the final plat entitled, "Minor Subdivision Plat for Darrel E. Reifschneider" of record in Plat Book 31, Page 42, R.O.W.C.;

Thence, with the common lot line of said Lots 1 and 2 of Plat Book 31, Page 42, R.O.W.C. for the next four (6) calls:
 1) South 28°45'23" West, a distance of 145.85 feet to an iron rod (new); thence,
 2) South 33°02'10" East, a distance of 169.32 feet to an iron rod (new); thence,
 3) North 84°00'30" East, a distance of 143.46 feet to an iron rod (new); thence,
 4) South 82°30'12" East, 82.77 feet to an iron rod (new);
 5) South 43°25'29" East, a distance of 129.72 feet to an iron rod (new); thence
 6) South 16°52'46" East, a distance of 122.65 feet to an iron rod (new) lying in the northerly line of property conveyed to Rita A. Hudgens of record in Deed Book 876, Page 651, R.O.W.C.;

Thence, with Hudgens' northerly line, South 73°02'27" West, a distance of 196.46 feet to an iron rod (old) lying at the northwest corner of said Hudgens property and the northeast corner of Lot 2 of the final plat entitled, "Savannah Springs" of record in Plat Book 27, Page 40, R.O.W.C.;

Thence, with the northerly line of said Savannah Springs Subdivision, South 70°51'45" West, a distance of 1066.58 feet to an iron rod (old) lying at the northwest corner of Lot 5 of said Savannah Springs Subdivision and being the southwest corner of Lot 2 of said Minor Subdivision Plat for Darrel E. Reifschneider;

Thence, with the westerly line of said Lot 5 Savannah Springs Subdivision, South 05°26'36" West, a distance of 636.45 feet to an iron rod (old) at the common lot corner of Lot 6 and Lot 5 of said Savannah Springs Subdivision;

Thence, with the common lot line of said Lots 5 and 6, South 81°37'22" East, a distance of 556.09 feet to an iron rod (old), said iron rod (old) being the northwest corner of property conveyed to Jacob F. and Amy B. Gordon of record in Deed Book 6177, Page 241, R.O.W.C.;

Thence, with the common line of said Lot 6 and said Gordon property, South 05°15'42" West, a distance of 623.77 feet to an iron rod (new) lying at the southwest corner of said Gordon property and the southeast corner of said Lot 6;

Thence, leaving Lot 6, with the southerly line of said Gordon property, South 81°33'40" East, a distance of 352.32 feet to an iron rod (old) lying at the northwest corner of property conveyed to Darrel E. Reifschneider of record in Deed Book 1795, Page 852, R.O.W.C. (Tax Maps refer to Deed Book 3064, Page 920 in error);

Thence, with the southerly line of said Reifschneider property, South 81°36'09" East, a distance of 826.24 feet to an iron rod (old) lying in the westerly right-of-way line of said Highway 431;

Thence, with the westerly right-of-way line of said Highway 431, South 05°44'46" West, a distance of 540.00 feet to an iron rod (old) lying at the northwest corner of property conveyed to Ozzad Property Management, LLC of record in Deed Book 2996, Page 473, R.O.W.C.;

Thence, with the northerly line of said Ozzad property, North 81°52'28" West, a distance of 1148.60 feet to an iron rod (new) lying in the northerly line of property conveyed to Ozzad Property Management, LLC of record in Deed Book 1051, Page 242, R.O.W.C.;

Thence, continuing with said Ozzad property for the next three (3) calls:
 1) North 82°04'01" West, a distance of 596.53 feet to an iron rod (new); thence,
 2) North 81°57'56" West, a distance of 536.89 feet to an iron rod (old); thence,
 3) North 82°09'47" West, a distance of 788.28 feet to an iron rod (new) lying in the easterly line of property conveyed to Davis Barbara Wilhite of record in Deed Book 62, Page 143, R.O.W.C.;

Thence, with the easterly line of said Wilhite property, North 07°40'54" East, a distance of 572.26 feet to an iron rod (old) at the northwest corner of said Wilhite property;

Thence, with Wilhite's north line, North 82°31'23" West, a distance of 805.00 feet to an iron rod (old) at the northeast corner of property conveyed to Darrel E. Reifschneider of record in Deed Book 3064, Page 918, R.O.W.C. and being identified as Parcel 50.00 on Williamson County property map no. 154;

Thence, with the common line of said Wilhite and Reifschneider, South 07°10'07" West, a distance of 1688.03 feet to an iron rod (new) lying in the northerly right-of-way of Thompson Station Road (right-of-way varies);

Thence, with the northerly right-of-way of said Thompson Station Road for the next five (5) calls:
 1) North 82°11'15" West, a distance of 405.98 feet to an iron rod (old); thence,
 2) North 07°48'45" East, a distance of 35.00 feet to an iron rod (new); thence,
 3) North 82°11'15" West, a distance of 400.00 feet to an iron rod (old); thence,
 4) North 07°48'45" East, a distance of 40.00 feet to an iron rod (new); thence,
 5) North 82°11'15" West, a distance of 172.00 feet to a concrete monument (old) lying in the easterly right-of-way of Interstate 65 (right-of-way varies) and being the southwest corner of the herein described tract of land;

Thence, with said easterly right-of-way of Interstate 65 for the next six (6) calls:
 1) North 11°15'55" East, a distance of 45.75 feet to a concrete monument (old) at the beginning of a curve; thence,
 2) Along said curve concave to the east having a radius of 5579.58 feet and a central angle of 22°40'00" and a distance of 2207.34 feet being subtended by a chord which bears North 22°19'23" East 2192.97 feet to a concrete monument (old); thence,
 3) North 33°40'46" East, a distance of 142.41 feet to an iron rod (old); thence,
 4) North 33°40'46" East, a distance of 1248.65 feet to a concrete monument (old); thence,
 5) South 56°19'14" East, a distance of 50.00 feet to an iron rod (old); thence,
 6) North 33°40'46" East, a distance of 195.80 feet to the Point of Beginning, containing 524387 square feet of 212.20 acres, more or less, as calculated by the above described courses and distances, according to an ALTA/ACSM Land Title Survey prepared by Harrah & Associates, Roger Harrah, PLS #2039, dated April 18, 2016.

SITE DATA:

OWNER:
 PLEASANT CREEK INVESTMENTS LLC
 144 SOUTHEAST PARKWAY, SUITE 230
 FRANKLIN, TN 37064
 JOHN FRANKS

APPLICANT:
 GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY, SUITE 200
 FRANKLIN, TN 37064
 GREG GAMBLE

PROPERTY IDENTIFICATION:
 MAP 154, PARCEL 50

NO 100 YEAR FLOOD PLAIN ON PROPERTY. FEMA MAP#47187C0365F, 9/29/2006

Description of Property.

The property, identified as Map 154, Parcel 50, is located east of Interstate 65 and south of Lewisburg Pike. It is comprised of approximately 212 acres, and is a mix of open farm land and woodland. The property is consistent with the gentle rolling terrain of Middle Tennessee and forms a valley that flows into a Creek along Lewisburg Pike. The property is bordered to the west by Interstate 65, to the east by Lewisburg Pike, and to the south by Thompson's Station Road.

Existing Use of Land:

Residential and Agricultural

Current Zoning

Zoning District: D1
 Sector: G1 (Controlled Growth Sector)

Proposed Community Unit Type(s):

Accessory dwelling, duplex, multi-family dwelling, town house, senior housing, single family detached

Proposed Designation of Zoning District

Transect Community (TC) - for purposes of a Transect Community Village.

Statement as to how the re-zoning request is consistent with the Thompson's Station General Plan.

The request to re-zone the property at issue, so that it may be developed into a Transect Community Village, is completely consistent with the Thompson's Station General Plan and the Land Development Ordinance ("LDO").

As a preliminary matter, one of the stated goals of the Town's General Plan is the establishment of a Sector Plan and various Growth Sectors. See General Plan at pp. 6, 7 and 20. The Town, through its LDO, adopted the Sector Plan in support and in furtherance of the General Plan. See LDO, Section 2.1. That Sector Plan prescribes the various community types that are expressly permitted within each Growth Sector. The property at issue in this re-zoning request is located within the G1 Controlled Growth Sector.

Thompson's Station has sought to balance its rural atmosphere with a desire for higher-density housing by identifying suitable locations for this type of housing to be in proximity to major thoroughfares. The Town's General Plan states:

[I]n recent years, higher density housing has started to occur in locations suitable to providing easy access to commercial activities. These developments, including Tollgate Village, Bridgemore Village and Fields of Canterbury offer a variety of housing in proximity to major thoroughfares. Interstate 65, State Route 840, Lewisburg Pike and Columbia Pike provide easy access north of Thompson's Station into the Franklin/Cool Springs area. These major roadways also provide valuable opportunities for locating commercial land uses that will have a positive economic impact while maintaining the integrity and rural atmosphere of the community as a whole.

General Plan at p. 4; see also General Plan at pp. 6, 8, 10 ("locating higher intensity uses near the major thoroughfares and freeways" and locating "higher intensity commercial land uses in proximity to State Route 840 and major arterials.")

As provided for in the Town's General Plan, the properties located near these major roadways are suitable for higher-density housing. The proposed Pleasant Creek development is located adjacent to these major thoroughfares - bordered by a freeway (Interstate 65) and one of two arterials in the Town (Lewisburg Pike). See General Plan at pp. 10-11. Further, the General Plan seeks to "[i]m[en]t the rural character of the Town while permitting hamlets and villages to development (sic) within the Controlled Growth Sector." General Plan at p. 7 (emphasis supplied). As noted, in furtherance of the General Plan, the Sector Plan permits hamlets and villages in the G1 Controlled Growth Sector. See LDO, Section 2. The Pleasant Creek development, located in the G1 Controlled Growth Sector, is consistent with the Town's General Plan to utilize these areas for a higher-density housing development in the form of a Transect Community Village. Additionally, in keeping with the community overview and Transect T3/T4 overviews in the General Provisions of the LDO, the Pleasant Creek development will incorporate a variety of housing types, with compact residential design, to allow for a range of open spaces to be distributed throughout the neighborhood.

The following goals further evidence how the proposed re-zoning is consistent with the General Plan:

Goal 1 - Preserve the rural characteristics of the community while accommodating for future growth in an orderly and sustainable manner.
 The proposed Transect Community will provide the opportunity for a unique, master-planned neighborhood within the Interstate 65 Corridor. Natural areas identified as environmental resources will be preserved and integrated into an open space network where recreation and preservation co-mingle. A diverse mix of residential housing will be provided with higher intensities closer to Interstate 65 and lower intensities closer to Lewisburg Pike - helping to transition into a more-rural atmosphere. Homes will be clustered adjacent to open space and civic areas will be designed to be focal points and gathering spaces within the neighborhood blocks. These civic spaces shall serve as common destinations for pedestrian sheds, the development of which is expressly encouraged under the LDO, in furtherance of the General Plan.

Goal 2 - Achieve a balanced mix of uses within the Town.
 The Transect Community provides the opportunity for a mix of housing types and more recreational opportunities within the community. A clustered mix of housing types allows for a wide range of residential intensities and a range of economic options. Homes for this Transect Community include senior housing, "Big House" condominiums, town homes, and single family detached. Preserved open space areas and parks link the clustered neighborhood blocks through both sidewalks and walking trails within the neighborhood. This connectivity promotes recreation activities and socialization.

Goal 3 - Achieve a balanced mix of non-residential uses within the Town.
 There is limited commercial potential within the proposed neighborhood. However, residential use in this location will promote and potentially expand opportunities for commercial uses along Lewisburg near Interstate 65. The BP Market located at Lewisburg Pike and Harpeth Peytonville Road, and Riverbend Nursery are examples of a local commercial services that are and have been successful in this corridor. Walkable pedestrian connections to Lewisburg Pike and clustered residential housing will promote the success of these neighborhood service retailers. Within the neighborhood, amenities such as a fitness club, residents' pool club, and outdoor gathering spaces will be within walkable distances from the neighborhood clusters, and will promote socialization and recreation among the residents. Senior housing is a proposed use for this neighborhood. This housing type will be supported by the internal amenities as well as benefit from the close proximity to local commercial activities and easy access to major thoroughfares and freeways to Franklin/Cool Springs.

Goal 4 - Encourage design flexibility for future developments, in consideration of site grading, increased impermeable surfaces.
 The master-planned neighborhood approach allows for the clustering of homes in areas suitable for development where minimal grading and land disturbance would occur. Stormwater is considered holistically and is held in common to be maintained by a Home Owner's Association.

Goal 5 - Encourage cluster development for preservation of natural and cultural resources where feasible and consistent with surrounding land uses.
 The Transect Community provides the opportunity to cluster residential within areas suitable for development. Land with steep slopes, natural features, and wooded areas are set aside for preservation.

Goal 6 - Evaluate the jobs/housing balance and update plans as necessary to ensure that job opportunities are available through the possible development of land as economically feasible.
 This property is located in proximity to the Cool Springs Corridor and is recognized as "a desirable place for families to reside who want a rural atmosphere while keeping in proximity to goods and services." Varying intensities of clustered housing are suitable in this location to provide easy access to commercial activities.

Goal 7 - Develop a predictable strategy for the location and intensity of future development.
 The recognition of this property as a Transect Community affords the Town a new neighborhood with a diverse residential housing mix. The proposed community, Pleasant Creek, will have access to two main thoroughfares with access to the Interstate 65 corridor. The proposed subdivision will be buffered along Lewisburg Pike by existing large residential lots and preserved natural features. This transition area will maintain the rural character of the Town along Lewisburg Pike and complement future and existing localized neighborhood commercial.



**Pleasant Creek PUD Subdivision
 Rezoning Request**

Parcel 02 on Tax Map 155 / Parcel 80 Tax Map 144
 Town of Thompson's Station, Williamson County, Tennessee



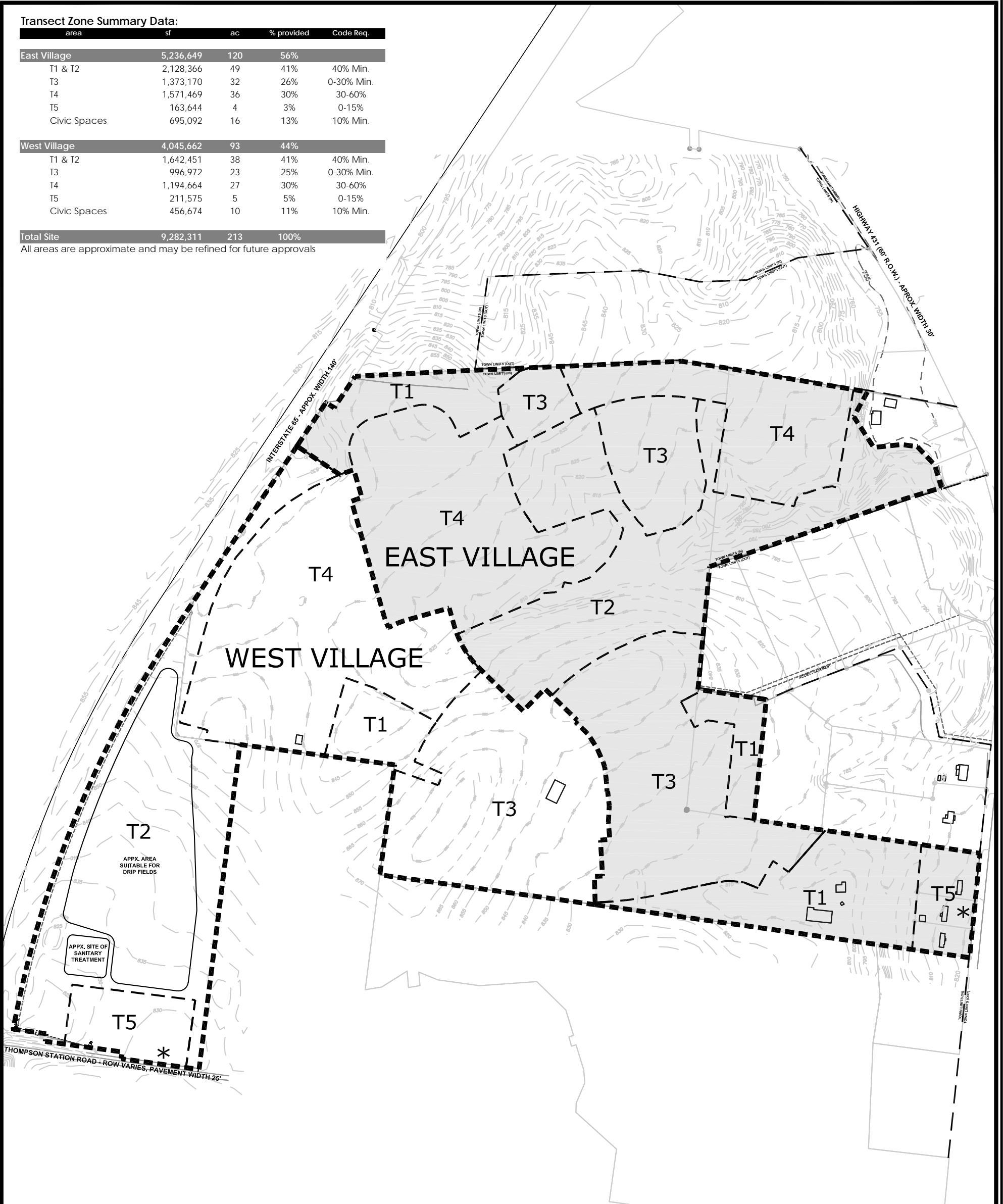
GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 greggamble2019@gmail.com
 615.975.5765

SUBMITTAL DATE:
 Date: JANUARY 19, 2018

Transect Zone Summary Data:

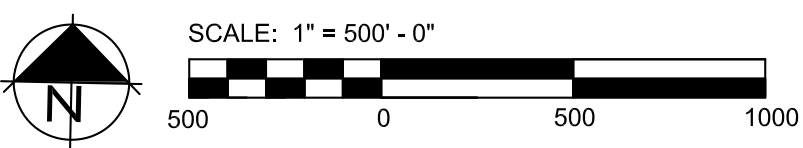
area	sf	ac	% provided	Code Req.
East Village	5,236,649	120	56%	
T1 & T2	2,128,366	49	41%	40% Min.
T3	1,373,170	32	26%	0-30% Min.
T4	1,571,469	36	30%	30-60%
T5	163,644	4	3%	0-15%
Civic Spaces	695,092	16	13%	10% Min.
West Village	4,045,662	93	44%	
T1 & T2	1,642,451	38	41%	40% Min.
T3	996,972	23	25%	0-30% Min.
T4	1,194,664	27	30%	30-60%
T5	211,575	5	5%	0-15%
Civic Spaces	456,674	10	11%	10% Min.

Total Site 9,282,311 213 100%
 All areas are approximate and may be refined for future approvals



* Approximate location of proposed connection to off-site thoroughfare.

CONCEPTUAL DRAFT OF TRANSECT ZONES SUBJECT TO ANY FUTURE APPROVALS AS REQUIRED BY THE LAND DEVELOPMENT ORDINANCE



SHEET
EXHIBIT 1

GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 greggamb1e209@gmail.com
 615.975.5765
 SUBMITTAL DATE:
 Date: JANUARY 19, 2018

Pleasant Creek PUD Subdivision
 Conceptual Draft of Transect Zones to Accompany Rezoning Request
 MAP 154, Parcel 50
 Town of Thompson's Station, Williamson County, Tennessee



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



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

MEMO

DATE: March 8, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Tollgate Village 1-12 Dedication

The developer of the Tollgate Village subdivision has requested the Town's acceptance of all infrastructure within phases 1-12 (Note: Phases 8 and 9 were skipped in the phasing sequence). All improvement within these phases are complete including final topcoat of pavement installed.

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

Maintenance surety amounts are being recommended as follows:

Phases 1-7 and 10-11 – Roads, Drainage, and Erosion Control	\$100,000
Phase 12 – Roads, Drainage, and Erosion Control	\$29,400
Wastewater Collection System	\$9,500
Traffic Light	\$19,000

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

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

Recommended BOMA Action:

Approve the request for acceptance of infrastructure in Phases 1-12 of the Tollgate Village subdivision, set maintenance surety amounts as recommended, object to the Road Easement, and require the applicant to file a quit-claim deed regarding the private technology easements.

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



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

MEMO

DATE: March 8, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: **Sip N Savor Road Closure**

The Rotary of Spring Hill and Thompson's Station is requesting the closure of a portion of Thompson's Station Road West so the event can be held in the Old Town area. The event will be structured as in years past with closure of Thompson's Station Road between the two ends of School Street. The detour route will be through School Street. Williamson County Sheriff will assist with the closure and will be coordinated through the Rotary. The event is scheduled for Saturday, June 16th.

BOMA Action:

Approve the road closure request as presented.

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



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

MEMO

DATE: March 8, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: **Board of Zoning Appeals and Design Review Committee Appointments**

The Board of Zoning Appeals has three expiring terms along with one vacancy due to resignation.

Archie Buttrey (Chair) – term expired 12/2017
Mary Herring, (Secretary) – term expired 12/2017
Martha Irwin – term expired 12/2017
Timothy Miller – resignation term expires 12/2019

Terms for the BZA are five-year appointments that should be staggered so one member is up each year. Regardless of who is appointed the terms should be set to comply with the establishing ordinance. Jeff Ridsen is the only current member with a term expiring in December, 2019. The next four appointees should have terms expiring 12/2018, 12/2020, 12/2021, and 12/2022. Mr. Buttrey, Ms. Herring, and Ms. Irwin have all expressed interest in continuing on the Board.

The Design Review Committee also has three expiring terms.

Steve Bennett (Chair) – term expired 12/2017
Wanda Bradley – term expired 12/2017
Daryl Stevens – term expired 12/2017

Terms for the DRC are three-year appointments and should be staggered so two members are up in consecutive years followed by one member. The two current member have terms expiring in 2018. The next three appointments should have terms expiring 12/2019, 12/2019, and 12/2020. Mr. Bennett and Ms. Bradley have expressed interest in continuing on the Commission.

BOMA Action:

Approve the re-appointment Mr. Buttrey, Ms. Herring and Ms. Irwin to the BZA with the following terms:
Archie Buttrey – 12/2018, Mary Herring – 12/2020 and Martha Irwin 12/2021

Approve the re-appointment of Mr. Bennett and Ms. Bradley each with expiring terms of 12/2019.

Have staff advertise for the remaining vacancies.

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Fax: (615) 794-3313
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1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

DATE: March 8, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: TA Report 03/13/2018

Critz Lane Re-alignment:

Critz Lane was closed on March 5. Parchman has begun the excavation efforts to complete the tie in to old Critz Lane. They have roughly 200' of waterline remaining to be installed and portions of old Critz have been obliterated. On a positive note, we have not encountered rock during excavation thus far which makes the excavation process much easier. Parchman has not encountered any issues that would prevent them from completing the project in the next few weeks.

Wastewater Engineering:

Town staff along with the Mayor and Vice-Mayor have met with Barge Design Solutions to discuss the wastewater study needs of the Town. They have submitted the attached qualification document including a draft scope of work. Please take some time to review their proposal and let me know if you would like to see any modifications. A final scope along with a cost proposal will be presented at the April BOMA meeting.

Lagoon #1 Cleanout:

All of the rain in February put our ability to move water between cells in a holding pattern. We should be able to start moving water again within the next week as things have begun to dry out. Water treatment quality is not being affected, just our ability to keep water out of Cell #1.

Development Discussions:

Not much to report on the development discussions this month. Town staff has met with representatives from Regent Homes regarding the development proposal for the front of Tollgate Village. It would appear that another community meeting is being planned though no date has been set as of this memo. Staff also met with Thompson Machinery regarding a change in building material for their site on Columbia Pike.

Work Order System:

Staff has implemented a new work order system that we have just started utilizing. This will allow us to track smaller projects more efficiently instead of simply trying to remember when a problem was first reported and if/when it was completed. This is an online platform and can be accessed with a cell phone giving us the ability to start a work request when the item is noticed in the field.

Inspection Tracking:

In addition to the work order system, we have also begun the testing process for an online building inspection request and tracking system. This will eliminate our paper tracking system we currently use. Pass/fail reports will be generated daily giving builders a place to go to check inspection status rather than having to call Town Hall or our inspector. Staff will be able to keyword search inspection reports/requests if questions arise about when inspections were completed. The goal is to make our processes more efficient.

Work sessions:

Our next work session will be held on Monday, March 26 @ 7PM. The topic will be impact fees for both wastewater and general fund. We will also present information regarding the cost of an impact fee study.

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

1. Public Entity:	
Name:	<u>Thompson's Station, Tennessee</u>
Address	<u>Town Hall, 1550 Thompson's Station Road West</u> <u>Thompson's Station, Tennessee 37179</u>
Debt Issue Name:	<u>General Obligation Capital Outlay Note, Series 2018</u>
If disclosing initially for a program, attach the form specified for updates, indicating the frequency required	
2. Face Amount: \$ <u>1,550,000.00</u>	
Premium/Discount:	\$ <u>0.00</u>
3. Interest Cost: <u>2.9000</u> %	
<input checked="" type="checkbox"/> Tax-exempt <input type="checkbox"/> Taxable	
<input checked="" type="checkbox"/> TIC <input type="checkbox"/> NIC	
<input type="checkbox"/> Variable: Index _____ plus _____ basis points; or	
<input type="checkbox"/> Variable: Remarketing Agent _____	
<input type="checkbox"/> Other: _____	
4. Debt Obligation:	
<input type="checkbox"/> TRAN <input type="checkbox"/> RAN <input checked="" type="checkbox"/> CON	
<input type="checkbox"/> BAN <input type="checkbox"/> CRAN <input type="checkbox"/> GAN	
<input type="checkbox"/> Bond <input type="checkbox"/> Loan Agreement <input type="checkbox"/> Capital Lease	
If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").	
5. Ratings:	
<input checked="" type="checkbox"/> Unrated	
Moody's _____	Standard & Poor's _____
	Fitch _____
6. Purpose:	
	BRIEF DESCRIPTION
<input checked="" type="checkbox"/> General Government <u>100.00</u> %	<u>parks and open space</u>
<input type="checkbox"/> Education _____ %	_____
<input type="checkbox"/> Utilities _____ %	_____
<input type="checkbox"/> Other _____ %	_____
<input type="checkbox"/> Refunding/Renewal _____ %	_____
7. Security:	
<input checked="" type="checkbox"/> General Obligation	<input type="checkbox"/> General Obligation + Revenue/Tax
<input type="checkbox"/> Revenue	<input type="checkbox"/> Tax Increment Financing (TIF)
<input type="checkbox"/> Annual Appropriation (Capital Lease Only)	<input type="checkbox"/> Other (Describe): _____
8. Type of Sale:	
<input type="checkbox"/> Competitive Public Sale	<input type="checkbox"/> Interfund Loan _____
<input type="checkbox"/> Negotiated Sale	<input type="checkbox"/> Loan Program _____
<input checked="" type="checkbox"/> Informal Bid	
9. Date:	
Dated Date: <u>03/02/2018</u>	Issue/Closing Date: <u>03/02/2018</u>

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

10. Maturity Dates, Amounts and Interest Rates *:

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2019	\$ 130,000.00	2.9000 %	2030*	\$ 120,000.00	2.9000 %
2020	\$ 130,000.00	2.9000 %		\$	%
2021	\$ 130,000.00	2.9000 %		\$	%
2022	\$ 130,000.00	2.9000 %		\$	%
2023	\$ 130,000.00	2.9000 %		\$	%
2024	\$ 130,000.00	2.9000 %		\$	%
2025	\$ 130,000.00	2.9000 %		\$	%
2026	\$ 130,000.00	2.9000 %		\$	%
2027	\$ 130,000.00	2.9000 %		\$	%
2028	\$ 130,000.00	2.9000 %		\$	%
2029	\$ 130,000.00	2.9000 %		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

*Term Note maturing April 1, 2030

* This section is not applicable to the Initial Report for a Borrowing Program.

11. Cost of Issuance and Professionals:

No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 7,500	Raymond James & Associates, Inc.
Legal Fees	\$ 0	
Bond Counsel	\$ 10,000	Bass, Berry & Sims PLC
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
_____	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____%		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
TOTAL COSTS	\$ 17,500	

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-151)

12. Recurring Costs:

No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (if different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	_____	_____
Other _____	_____	_____

13. Disclosure Document / Official Statement:

None Prepared

EMMA link _____ or

Copy attached

14. Continuing Disclosure Obligations:

Is there an existing continuing disclosure obligation related to the security for this debt? Yes No

Is there a continuing disclosure obligation agreement related to this debt? Yes No

If yes to either question, date that disclosure is due _____

Name and title of person responsible for compliance _____

15. Written Debt Management Policy:

Governing Body's approval date of the current version of the written debt management policy 01/14/2015

Is the debt obligation in compliance with and clearly authorized under the policy? Yes No

16. Written Derivative Management Policy:

No derivative

Governing Body's approval date of the current version of the written derivative management policy _____

Date of Letter of Compliance for derivative _____

Is the derivative in compliance with and clearly authorized under the policy? Yes No

17. Submission of Report:

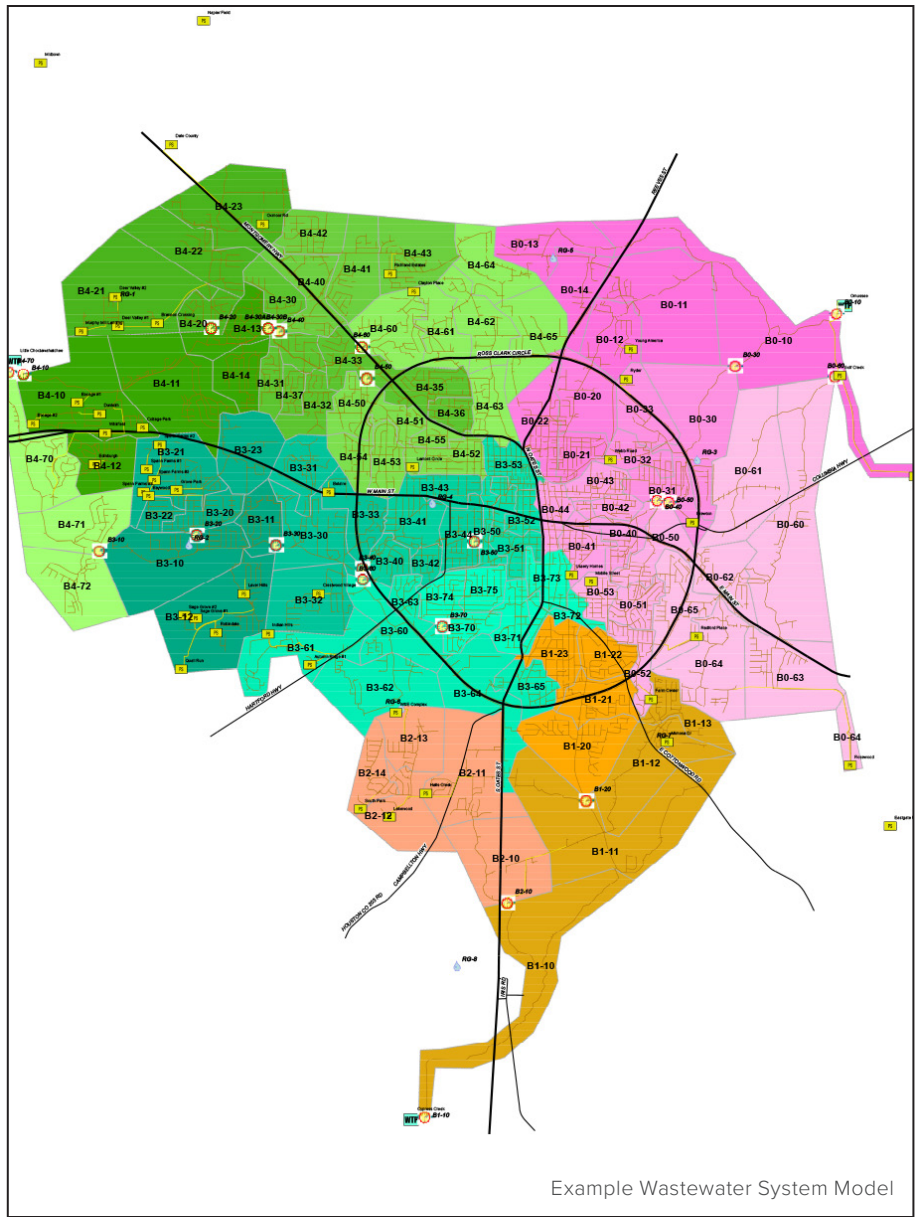
To the Governing Body: on 03/08/2018 and presented at public meeting held on 03/13/2018

Copy to Director to OSLF: on _____ either by:

Mail to: **505 Deaderick Street, Suite 1600
James K. Polk State Office Building
Nashville, TN 37243-1402** OR Email to: StateAndLocalFinance.PublicDebtForm@cot.tn.gov

18. Signatures:

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u>Corey Napier</u>	<u>Karen S. Neal</u>
Title	<u>Mayor</u>	<u>Member</u>
Firm	_____	<u>Bass, Berry & Sims PLC</u>
Email	<u>cnapier@thompsons-station.com</u>	<u>kneal@bassberry.com</u>
Date	<u>03/02/2018</u>	<u>03/02/2018</u>



Example Wastewater System Model

Statement of Qualifications SEWER MASTER PLAN

Town of Thompson's Station, Tennessee

MARCH 2, 2018

BARGE
DESIGN SOLUTIONS™

March 2, 2018

Joe Cosentini
Town Administrator
Town of Thompson's Station
1555 Thompson's Station Road West
Thompson's Station, Tennessee 37179

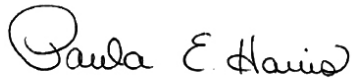
RE: Statement of Qualifications for Sewer Master Plan

Dear Joe:

Thank you for this opportunity to share with you our qualifications for providing sewer master planning services for the Town of Thompson's Station. The planning efforts the Town has already undertaken will provide the residents a high quality of life and support the infrastructure needs of the growth areas in the community. To support the long-term economic considerations of the system, we have included information about our ability to help you with the economic analysis and potential rate study needs.

We have included with this package our understanding of the scope of work needed for this project based on our meeting with you on February 23. As you know, Matthew Johnson, Adrian Ward, and I are all residents of Thompson's Station – we are vested in our community and would be honored to perform this important planning work for you. We have an experienced team ready to begin this work and complete it within your desired timeframe of six months.

Best regards,



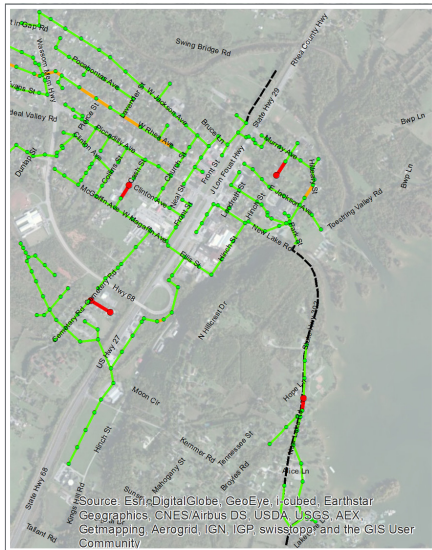
Paula E. Harris
Executive Vice President, Client Service Leader

cc: Corey Napier, Mayor

Contents

FIRM PROFILE	1
TEAM ORGANIZATION AND RESUMES	2
RELEVANT PROJECT EXPERIENCE	10
PROJECT UNDERSTANDING AND SCOPE OF WORK	14

Firm Profile



Town of Spring City Hydraulic Model Development

Barge Design Solutions, Inc., is a professional services firm that includes engineers, hydraulic modelers, planners, architects, landscape architects, surveyors, technicians, and scientists. Founded in 1955, we provide multidisciplinary planning, design, and construction administration services from conception to completion for a wide variety of public and private infrastructure projects. Barge is an employee-owned company.

CAPABILITIES

Our Water Services group is comprised of engineers and technicians who bring a wide variety of experiences, including:

- Computer-based hydraulic modeling of wastewater systems
- Wastewater system master planning
- Collection system planning and design
- Sewer system condition assessment
- Wastewater treatment plant assessment and design
- Pump station planning and design
- Data collection and analysis
- Interface with regulatory agencies

Barge has provided wastewater services throughout the history of the firm. Barge’s engineers work closely with our clients to solve the technical challenges they face operating and maintaining a utility in today’s environment. Growth, coupled with aging infrastructure and regulatory pressure, stretches the limits of our nation’s wastewater utilities. From small communities to large metropolitan areas, **we have a strong track record of helping our clients deal with these common issues.**

With our long history of successful wastewater engineering, our experience gives us an understanding of the critical factors that make these projects a success and gives us the wisdom to help avoid common pitfalls that can be made during initial master planning, as well as subsequent design and construction. Our commitment to provide a high level of service can be witnessed by the project management and technical resources we have in our Water Services group. **These resources allow us to bring national experience to local projects** and better serve communities and municipalities in the execution of wastewater infrastructure work.

FAMILIARITY WITH THE TOWN OF THOMPSON’S STATION

Barge has served the Town on recent efforts, including roadway engineering projects and on-call traffic engineering services, which provides a familiarity with the Town’s infrastructure. Additionally, Project Manager Matthew Johnson and Client Service Leader Paula Harris are Thompson’s Station residents. As the team’s leadership for this project, they will bring a vested interest in the success of your master plan.



Barge has a history of wastewater engineering in Middle Tennessee, including for Harpeth Valley Utilities District. This long-term local experience will help us serve the Town of Thompson’s Station with the specific needs for this project.

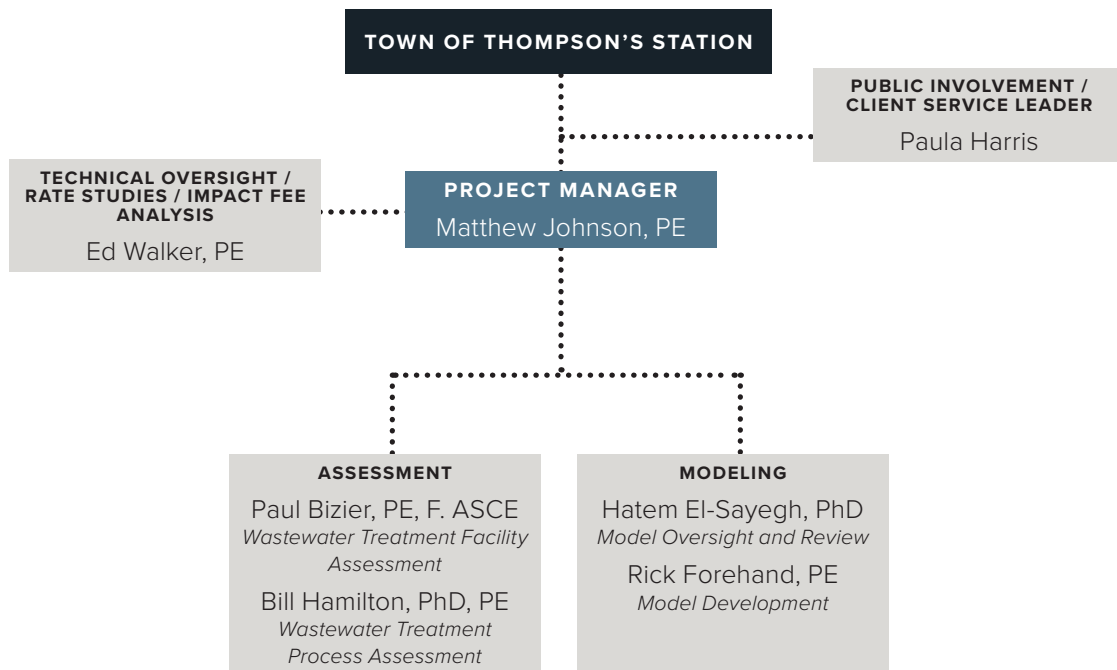
Team Organization and Resumes

TEAM ORGANIZATION

The success of your project hinges on the team working on it. **Our team will be led by our Project Manager, Matthew Johnson**, who has an understanding of Thompson’s Station’s infrastructure and the local conditions. Matthew will be supported by technical leads that have the specific qualifications necessary to deliver value for this master plan, including facility and process assessment, model development, rate studies, impact fee analysis, and public involvement.

Matthew will serve as the point of contact for technical items related to this project. In addition to her role in public involvement for this project, **Paula Harris will serve as Client Service Leader**. For each client that Barge has, a Client Service Leader is assigned to make sure that client’s experience with Barge is a positive one. Paula, who is Barge’s Client Service Leader for Thompson’s Station, has expressed to the firm’s leadership her commitment to the Town. A primary responsibility of the Client Service Leader is to provide responsive attention. That may simply mean being sure that a phone call is returned promptly or even being readily accessible to be in the Town’s office as soon as is needed.

Presented below is our proposed organizational chart that includes personnel to effectively manage and execute the services for this master plan.



RESUMES

Resumes with our team member’s experience and qualifications are included on the following pages.

Matthew Johnson, PE

PROJECT MANAGER



EDUCATION

Master of Science, Environmental Engineering, University of Tennessee, 2004

Bachelor of Science, Civil Engineering, Tennessee Technological University, 2002

PROFESSIONAL REGISTRATIONS

Professional Engineer in TN, KY

CERTIFICATIONS

TDEC Level I Erosion Prevention and Sediment Control

AFFILIATIONS

American Society of Civil Engineers

Mr. Johnson has 16 years of experience in wastewater system engineering. His background includes project management for projects that have involved wastewater facilities, wastewater collection systems, and sewer rehabilitation. He is a resident of Thompson's Station and will manage this project as the local technical lead for this master plan.

RELEVANT EXPERIENCE

General SSO Program Support *Baton Rouge, LA* Project Manager. Provided oversight and related project management experience to team in evaluating budgets, schedules, change management, and risk management, both in design and construction phases. Worked with City staff in the planning and development of a Capital Improvement Plan to address the requirements of the EPA consent decree. Managed GIS-related tasks on the Baton Rouge Sanitary Sewer Overflow (SSO) Program, including enforcement of proper data management procedures, incorporation of sewer as-built data, and expansion of the City's data collection in areas where deficient. Worked with City to establish sewer as-built map/data standards for all future City sewer projects.

CCA-Hartsville Utility Requirements Planning *Hartsville, TN* Project Engineer. Assisted the Hartsville Water and Sewer Utility District and the Correction Corporation of America (CCA) with the planning of water and sewer utility improvements necessary to accommodate the proposed new CCA facility in Hartsville. Worked with both entities to pursue various funding sources for the required utility improvements, including development and submission of applications and coordinating with different funding agencies.

Cowan/Riverside Sewer Basin – Area 5 Rehabilitation Project, Metro Water Services *Nashville, TN* Project Manager. Managed and designed a sewer rehabilitation project consisting of the evaluation and rehabilitation of a sewer basin of 57,800 linear feet of 8- to 18-inch gravity sewer.

City of McEwen Sewer System Rehabilitation *McEwen, TN* Project Manager. Managed and designed the rehabilitation of approximately 6,500 linear feet of 8-, 10-, and 12-inch-diameter sewer and 550 linear feet of sewer replacement. The project included a Sewer System Evaluation Survey (SSES) of the City's entire sewer collection system, approximately 76,000 linear feet of 8-, 10-, and 12-inch-diameter pipeline, and 320 manholes.

City of McEwen Wastewater Treatment Plant *McEwen, TN* Project Manager. Managed the design of the replacement of the City's existing wastewater treatment plant with a new sequencing batch reactor plant. The plant improvements include a new prestressed concrete tank to house two sequencing batch reactors, a new chlorine contact chamber, a new prestressed concrete tank to house a new aerobic digester, a new concrete cascade aerator, replacement of the plant influent pump station, new plant SCADA system, and renovations to the existing lab/office building.

Brick Church Pike Pipe Improvements Project, Metro Water Services *Nashville, TN* Design Manager. Designed a project consisting of 9,800 linear feet of 27-inch and 24-inch gravity sewer.

Paul Bizier, PE, F. ASCE

WASTEWATER TREATMENT FACILITY ASSESSMENT



EDUCATION

Master of Science, Environmental Engineering, Georgia Institute of Technology, 1997

Bachelor of Science, Civil Engineering, University of Central Florida, 1982

PROFESSIONAL REGISTRATIONS

Professional Engineer in TN, GA, TX, FL

AFFILIATIONS

American Society of Civil Engineers, Fellow

Environmental and Water Resource Institute of ASCE, Fellow

Environmental and Water Resource Institute of ASCE, 2015 President

Water Environment Federation

Mr. Bizier has 35 years of experience in engineering, including wastewater treatment facility assessments, as well as process design and analysis. His experience includes planning and design roles in dozens of wastewater treatment facilities and process systems. He has participated in national-level committees for both the Water Environment Federation and the American Society of Civil Engineers.

RELEVANT EXPERIENCE

Sewer Master Plan, City of Bartow *Bartow, FL* Lead Engineer for modeling sanitary sewer system. Project included field surveying of existing sanitary sewer system to verify record drawing data, development of SewerCAD model, and preparation of sewer master plan to serve the City's utility service area. Modeling included gravity sewers, lift stations, and force mains. The City serves a service area of approximately 52 square miles with a population of roughly 22,000.

Omussee Creek Wastewater Treatment Plant Facility Plan Update *Dothan, AL* Lead Engineer for the preparation of the 2014 Facility Plan Update for the 7.2-MGD Omussee Creek Wastewater Treatment Plant. Scope of study included condition assessment of the existing treatment facilities, development of future flows and loads, development of alternatives for upgrading treatment process to improve reliability and energy efficiency, and development of alternatives for meeting nutrient limits. Evaluated alternatives using both cost and non-cost criteria. Cost considerations include construction and annual O&M cost opinions, which were used to calculate project present worth costs. Developed matrix of advantages and disadvantages for each alternative, and used matrix in conjunction with costs to identify the appropriate alternative for implementation.

Memphis Biosolids Long-Term Master Plan *Memphis, TN* Project Engineer. Helped develop and evaluate multiple technology alternatives, including advanced anaerobic digestion technologies and dewatering technologies. Reviewed development and selection of alternatives, and assisted in developing applicable supporting information. Provided quality review services throughout project.

T.P. Smith Water Reclamation Facility, City of Tallahassee *Tallahassee, FL* Lead Engineer for Biosolids Master Plan for 25-MGD treatment facility, as well as preliminary design of additional sludge holding and sludge dewatering.

Hartsville Wastewater Treatment Plant Upgrade *Hartsville, TN* Lead Engineer for new 1-MGD sequencing batch reactor (SBR) facility designed to provide secondary treatment. Project includes construction of new headworks, SBRs with post-equalization, disc filters, and renovation of existing chlorine contact chamber. Existing aeration basins will be rehabilitated to provide aerobic digestion, and dewatering to be provided by screw press.

Bill Hamilton, PHD, PE

WASTEWATER TREATMENT PROCESS ASSESSMENT



EDUCATION

Ph.D., Environmental Engineering,
Vanderbilt University, 1999

Master of Science, Environmental
Engineering, University of
Tennessee, 1995

Bachelor of Engineering, Civil
Engineering, Vanderbilt University,
1992

Bachelor of Science, Mathematics,
Vanderbilt University, 1990

PROFESSIONAL REGISTRATIONS

Professional Engineer in TN, AL

AFFILIATIONS

Water Environment Federation

Tennessee Water Resources
Association

American Water Works Association

Dr. Hamilton has 28 years of experience and has focused on process evaluation and optimization in wastewater operations. He has been involved in the evaluation of water and wastewater operations, master planning exercises, and wastewater unit operation design.

RELEVANT EXPERIENCE

Omussee Creek Wastewater Treatment Plant Facility Plan Update *Dothan, AL* Project Engineer. Revised population projections and reviewed land use and zoning patterns to update wastewater flow and load projections and recommend upgrades to existing wastewater treatment systems at the Omussee Creek WWTP. The revised plan included an assessment of the existing facilities, evaluation of various alternatives to treat future flows and loads, conceptual process layouts, preliminary process sizing, and initial life-cycle cost opinions.

Rocky Branch Land Application System - Water Reuse Evaluation *Oconee County, GA* Project Engineer. Reviewed current Georgia water reuse regulations and treatment performance requirements, reviewed current flows and loadings to the treatment plant, and determined current and reuse water demands. Evaluated conceptual-level process modifications required for effluent to meet reuse limits. Prepared capital and operating cost estimates for alternatives.

Wastewater Treatment System and Land Application Site Evaluation *Mount Pleasant, TN* Project Engineer. Performed material and operational assessment of the Mount Pleasant WWTP and generated a Corrective Action Plan and Engineering Report in conjunction with regulatory and City staff. Devised plan using soil uptake and weather conditions for optimal use of land application spray fields to promote maximum evapotranspiration during summer months.

Oak Ridge National Laboratory Sanitary System Evaluations *Oak Ridge, TN* Project Engineer. Provided technical assistance to facilities and operations staff for issues with the sanitary collection system and WWTP. Included assistance with applications for funding support; development of planning materials including site layouts, preliminary design, and life-cycle cost opinions for new facilities; and operational recommendations to keep the lab's 25-year-old WWTP in service.

BSA Boxwell Stahlman Wastewater Treatment Plant Evaluation, Boxwell Scout Reservation *Laguardo, TN* Project Engineer. Worked with the Middle Tennessee Council of the Boy Scouts to evaluate existing aerated package wastewater treatment plant. Prepared conceptual layout and preliminary design for a replacement system using attached growth package system and land application for disposal. Prepared preliminary cost opinions.

Red Boiling Springs Lagoon Study *Red Boiling Springs, TN* Project Engineer. Evaluated a hydrograph controlled release (HCR) aerated treatment lagoon to determine to cause of variations in effluent quality.

Yellow River Wastewater Treatment Plant Rerating *Newton County, GA* Project Engineer. Used current plant sizing and biochemical modeling along with existing and projected future loading to rerate an existing sequencing batch reactor.

Hatem El-Sayegh, PHD, PE*

MODEL OVERSIGHT AND REVIEW



Dr. El-Sayegh has 19 years of experience in water resources projects, particularly collection system modeling and master planning. He has managed projects and developed models for sanitary and combined sewer systems, assessing performance and developing alternative solutions to capacity problems. He has knowledge of various modeling software and experience training client staff members.

RELEVANT EXPERIENCE

Town of Spring City Hydraulic Model Development *Spring City, TN*
Hydraulic Modeling Advisor. Provided hydraulic modeling services for collection system model development and calibration, including flow monitoring and rainfall data review and analysis. Used SewerGEMS software.

Dothan Utilities Clean Waters Program Management and Hydraulic Model *Dothan, AL*
Technical Advisor. Provided program management services, including hydraulic modeling; capacity assurance plan development and implementation; capacity, management, operations, and maintenance (CMOM) review; rainfall and flow data analysis; sanitary sewer overflow mitigation; and multiple design and planning tasks. Used SewerGEMS software.

City of Chattanooga Program Management and Hydraulic Model *Chattanooga, TN*
Sanitary Engineer. Providing program management services, including hydraulic modeling, CMOM review, sewer inspections and rehabilitation services, rainfall and flow data analysis, capacity certification, and sanitary sewer overflow mitigation, and performed multiple design and planning tasks.

City of Chattanooga Wastewater Collection System Hydraulic Model *Chattanooga, TN*
Technical Lead. Developed and implemented flow monitoring program. Analyzed rainfall dependent infiltration and inflow (RDII) and established a list of prioritized sub-basins. Disaggregated wastewater flows and generated future wastewater flow projections. Developed a dynamic hydraulic model using InfoWorks-CS to evaluate existing system capacity and project future system upgrades. Provided training to City staff on InfoWorks-CS and InfoNet software, and basin hydraulic models as developed.

Wastewater System Modeling and Flow Monitoring, Hallsdale-Powell Utility District *Knoxville, TN*
Technical Lead. Conducted wastewater system hydraulic model using InfoSWMM. Reviewed flow monitor data, and calibrated model from monitored flow and precipitation. Model was calibrated to existing conditions prior to performance of Sanitary Sewer Evaluation Surveys (SSES) evaluations and was used to evaluate lack of capacity within the existing sewers. Developed and SSES program as part of the modeling effort.

EDUCATION

Ph.D., Water Resources Engineering, Duke University, 2000

Master of Science, Water Resources Engineering, Duke University, 1996

Bachelor of Science, Mechanical Engineering, American University in Cairo, Egypt, 1992

PROFESSIONAL REGISTRATIONS

*Professional Engineer in GA, AL

AFFILIATIONS

Water Environment Federation

SOFTWARE EXPERIENCE

SewerGEMS/SewerCAD

InfoWorks CS

InfoSWMM

XP-SWMM

EPA-SWMM

Rick Forehand, PE

MODEL DEVELOPMENT



EDUCATION

Master of Science, Civil Engineering, University of Alabama, 2013

Bachelor of Science, Mechanical Engineering, Lipscomb University, 2011

PROFESSIONAL REGISTRATIONS

Professional Engineer in TN

Mr. Forehand has seven years of experience and will provide model development. He has supported Barge modeling efforts for the City of Dothan, AL; Columbus, GA; and DeWhite Utility District, TN. His responsibilities have included helping create comprehensive hydraulic models of wastewater collection systems and building custom applications to support modeling software.

RELEVANT EXPERIENCE

Dothan Utilities Clean Waters Program Management and Hydraulic Model *Dothan, AL* Model Developer supporting provision of services to assist the City of Dothan in satisfying the EPA's Administrative Order on Consent (AOC) to reduce or eliminate sanitary sewer overflows (SSOs). Main responsibility was the creation of a comprehensive hydraulic model of the entire wastewater collection system to simulate system response to wet weather events, identifying critical areas for improvement. Built custom application to support the modeling software by making the calibration process faster and more efficient.

Capacity Assessment Information Management System (CAIMS) Web Application *Dothan, AL* Application Developer. Supported senior developer in construction and implementation of application that lets the City of Dothan know if the sewer system has capacity for a given development. Project is part of the overall Administrative Order on Consent (AOC) Program.

DeWhite Utility District Hydraulic Model *Sparta, TN* Model Developer. Supported development and calibration of a hydraulic computer model of DeWhite Utility District's existing water distribution system. This model will enhance the overall capabilities in analyzing system operating characteristics, such as fire flow capacity, high/low pressure areas, evaluation of system deficiencies, and "what-if" scenarios.

2018 Facilities Master Plan Update, Columbus Water Works *Columbus, GA* Project Engineer responsible for demand disaggregation, custom diurnal demand pattern, and model calibration. Columbus Water Works serves approximately 37 million gallons per day of water to over 175,000 customers in three pressure zones. Billing data was collected and disaggregated using geocoding tools in GIS. A custom diurnal curve was developed based on SCADA data provided from the Water Works. Model calibration will be performed using hydrant flow testing. Future scenarios will be evaluated based on population projections for the service area, and recommendations will be given in the Facilities Master Plan.

Enterprise Sewer Improvements *Enterprise, AL* Project Designer for a project that added the Enterprise Airport to the sewer system. The project consisted of over 5,000 linear feet of 8-inch and 12-inch gravity sewer lines, a 225-gpm pump station, and 3,000 linear feet of 6-inch force main.

Ed Walker, PE

TECHNICAL OVERSIGHT / RATE STUDIES / IMPACT FEE ANALYSIS



EDUCATION

Master of Science, Civil Engineering, Tennessee Technological University, 1972

Bachelor of Science, Civil Engineering, Tennessee Technological University, 1971

PROFESSIONAL REGISTRATIONS

Professional Engineer in TN, AL, GA

AFFILIATIONS

American Society of Civil Engineers

Water Environment Federation

Mr. Walker has 46 years of experience on multifaceted water/wastewater projects for municipal clients. His experience includes wastewater system master planning, analysis of collection and treatment systems, and interface with multiple engineering disciplines. He has also performed financial analyses and rate studies for utilities, including assistance with proposed changes in rate structure to support financial obligations. He has prepared capital improvement plans; financial models to analyze current and future financial metrics for a utility, including cash income analysis, net income analysis, and bond coverage analysis; and recommendations for proposed utility rate changes to support financial requirements.

RELEVANT EXPERIENCE

Goodlettsville Sewer Rate Analysis *Goodlettsville, TN* Project Manager for sewer rate analysis that updated the existing rate study to include the most recent audit information, sewer use records, and proposed Metro rates. Additionally, it provided a cost of service analysis to determine rates for industrial, commercial, and residential customers. Determined methodology for setting tap fees and connection fees.

Red Boiling Springs Water and Sewer Rate Study *Red Boiling Springs, TN* Rate Study Lead. Led rate study to include an abbreviated update of the Red Boiling Springs Capacity Development Plan. Project included an estimate of capital improvements, maintenance costs, and three schemes to provide additional sources of water.

City of Franklin Utility Rate Study *Franklin, KY* Rate Study Lead. Performed a rate study related to the City's five-year capital improvement program, including updating the initial water and wastewater baseline financial model, adding capital improvement projects, and analyzing financial impact on current water and wastewater rates.

Hartsville Trousdale County Water and Sewer Financial Analysis *Hartsville, TN* Financial Analyst. Prepared financial analysis of water and sewer department to determine adequacy of existing rates, including several updates over the past 10 years. Most recent effort included financial impact analysis of proposed regional correction facility requiring major capital improvements to existing water and sewer system that resulted in rate adjustment and capital impact contribution from correction facility as a part of the development agreement.

Woodlawn Utility District Financial Analysis *Woodlawn, TN* Financial Analyst. Prepared financial analysis of District's water system operation justifying the District decision to finance the construction of a water treatment facility and discontinuing service from another adjoining utility without raising existing rates.

Brentwood Water and Sewer Department Capacity Fee Structure *Brentwood, TN* Project Manager. Reviewed current sewer capacity fee structure and made recommendations on the methodology for charging sewer capacity fees to commercial and residential users.

Paula Harris

PUBLIC INVOLVEMENT / CLIENT SERVICE LEADER



EDUCATION

Bachelor of Science, Engineering Science, with Concentrations in Technical Communications and Engineering Management, Vanderbilt University, 1982

CERTIFICATIONS

Certified Professional Services Marketer

AFFILIATIONS

Williamson, Inc. Board Chair (2016)

Franklin Tomorrow Board Member

Leadership Franklin Executive Director

Society for Marketing Professional Services

Rotary Club of Nashville

Lipscomb University Board of Trustees

Ms. Harris is a resident of Thompson's Station and has worked in Middle Tennessee throughout her entire career. She has been with Barge since 2001, guiding efforts in community involvement, strategic initiatives, business development strategies, and public relations activities. Paula is heavily engaged in area communities through Barge's presence in Middle Tennessee and through her professional and civic activities.

Ms. Harris has led the stakeholder involvement efforts in the Columbia Avenue Improvements project for the City of Franklin, as well as the stakeholder engagement for the Franklin Comprehensive Parks and Recreation Master Plan, including 12 focus group meetings and a public meeting. She also led stakeholder involvement for the Riverfront Planning Study and Southeast Municipal Complex for the City of Franklin.

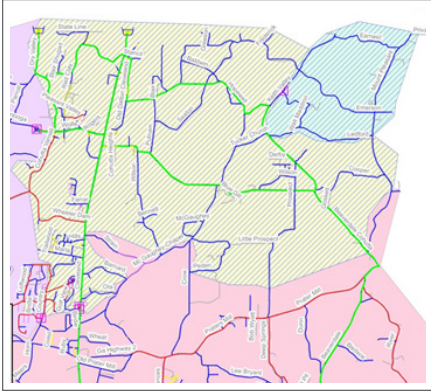
As a Founding Member of the Nashville Chapter of the Society for Marketing Professional Services (SMPS), Paula has served in various roles in her over 20 years of involvement with the organization. She was honored with a Lifetime Achievement Award in 2006.

The Nashville Business Journal recognized Paula as a Woman of Influence for the Executive Category. In 2013, she was a finalist for the Chief Marketing Officer of the year for Medium and Large Private Companies for the Nashville Business Journal. In 2014 and again in 2016, she was recognized by the Nashville Business Journal with a community impact award for Williamson County. She was recently recognized by WilliamsonBusiness.com as one of the "100 Leading Women in Williamson County."

Her influence on the Middle Tennessee area extends to a number of regional organizations. As a 2011 graduate of Leadership Franklin, she now serves as Executive Director for the organization. She is also a member of the board for Franklin Tomorrow and is a member of the Strategic Initiative committee. She is a member of the Williamson County Historical Society and represents Barge at Williamson, Inc., activities. Ms. Harris is a graduate of Leadership Rutherford and represented Williamson County as a member of the 2014 Class of Leadership Middle Tennessee.

Her active involvement in these organizations allows her to participate in the evolution of the area through advocacy, education, and implementation.

Relevant Project Experience



For the Northern Service Area in Dalton, GA, Barge updated the existing model piping with GIS information and created a model scenario.

Barge has experience with developing hydraulic models as part of utility master plans using various modeling platforms.

From our Tennessee projects, Barge has a close working relationship with TDEC. This familiarity with help provide an efficient regulatory process.

DEPTH OF EXPERIENCE

Our team proposed for this project includes well-established and highly experienced wastewater system planners and modelers who have provided these services for utilities of all sizes. Barge has provided planning and modeling similar to the needs of Thompson's Station for a number of communities and utilities in the region, including:

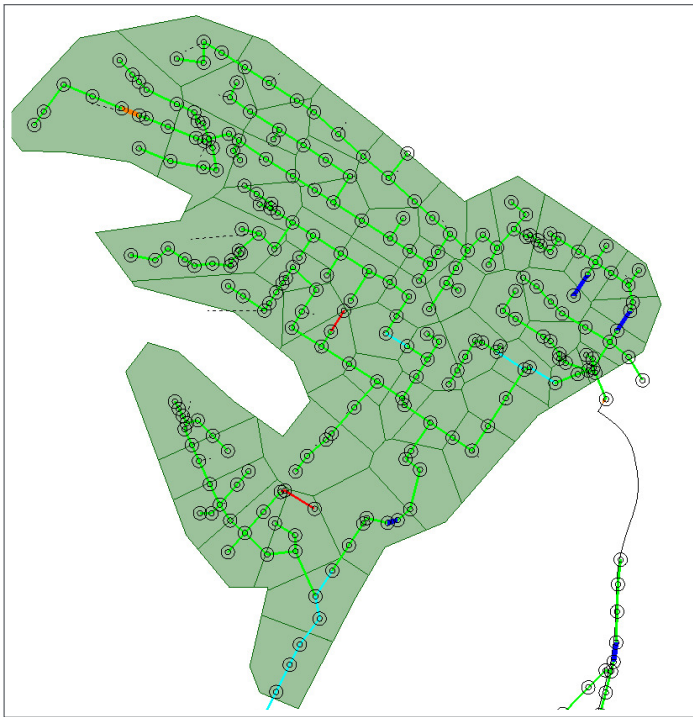
- Town of Spring City, TN
- DeWhite Utility District, TN
- Hixson Utility District, TN
- Columbia Power and Water, TN
- Hartsville, TN
- Oak Ridge National Laboratory, TN
- City of Chattanooga, TN
- Knoxville Utilities Board, TN
- Clifton, TN
- Adams-Cedar Hill, TN
- Woodlawn, TN
- Hardin County First Utility District, TN
- City of Dothan, AL
- Dalton Utilities, GA
- Confidential Client in Baxley, GA
- Harris County, GA
- Talbot County, GA

SIMILAR PROJECT DESCRIPTIONS

The following pages include descriptions of highlighted project experience from Barge's company history of projects similar to the Town's needs.

Town of Spring City Hydraulic Model Development

SPRING CITY, TENNESSEE



KEY FEATURES

- Collection system survey
- Flow monitoring data analysis
- Hydraulic model development
- Model calibration

Barge constructed and calibrated a hydraulic model for the sanitary sewer system for Spring City. The model was developed for their use in the City's Capacity Assurance Program.

Barge collected the necessary infrastructure data to create a system GIS database, which was translated into a hydraulic model. The collection system model was developed using Bentley's SewerGEMS software, and the model was calibrated using pump station flow records and three long-term flow monitors.

Once calibrated, the model was used to highlight areas of limited flow capacity within the existing collection system. Anticipated peak flows from a proposed development were also input into the model to verify available downstream capacity.

The sanitary sewer model not only satisfied regulatory requirements, but also provided Spring City with a practical tool for verifying sewer capacity for future developments.

Dothan Utilities Clean Waters Program Management and Hydraulic Model

DOTHAN, ALABAMA



Omussee Creek WWTP under construction. Barge completed process and hydraulic modeling required to size treatment process components for this plant.



KEY FEATURES

- Collection system analysis and evaluation
- Survey
- Mapping
- Modeling
- Asset management

In July 2012, the City of Dothan entered into an Administrative Order on Consent (AOC) with the USEPA, Region 4. To assist in compliance with the AOC requirements, the City launched the largest single public works initiative in the City's history, the Dothan Clean Waters Program (DCWP). The City contracted with Barge to provide overall program management, program planning, and program implementation for all of the requirements of the AOC.

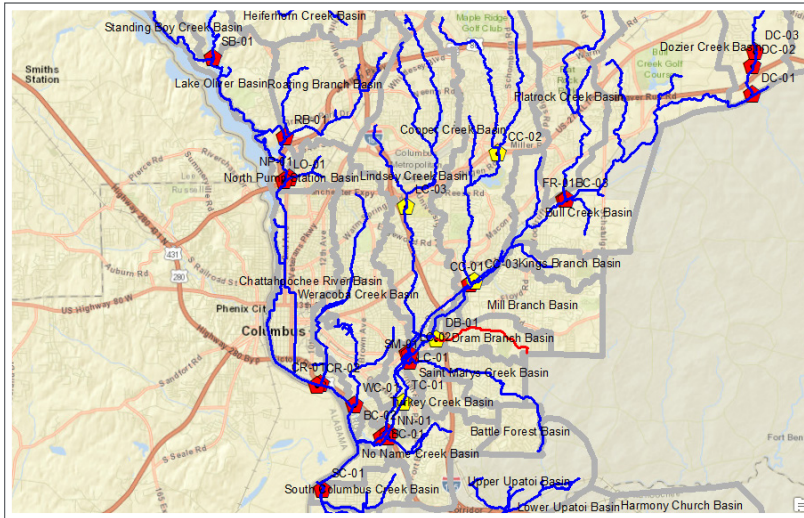
The Capacity Assurance Program (CAP) requirements in the AOC require the City to assess the wastewater collection and transmission system for each new or upgraded connection to provide adequate capacity for the additional flows. In order to meet the CAP requirements, an "all-pipes" hydraulic model of the system was needed to determine if SSOs would occur at the peak hour during a 2-year, 24-hour storm event. Because of the inconsistencies in the City's GIS data, Barge initiated surveying and inspecting of approximately 10,000 manholes within the City's service area. The data has been merged into the City's GIS and is a critical component of a new hydraulic model that was constructed by Barge. Barge also developed a web-based Capacity Assessment tool to determine if there is available capacity in the wastewater network to provide a new development with service. The Barge team also conducted a six-month temporary flow study that consisted of 108 flow meters. The flow data from this study enabled the team to accurately calibrate the hydraulic model for both dry weather and wet weather events.

Barge is also developing an SSO abatement plan and a capacity assurance plan to assist the City in meeting its objectives to reduce capacity limitations and capacity-related SSOs. Multiple hydraulic analyses are also being performed to support design and maintenance activities, including pump station upgrades and sewer cleaning programs. For pump station upgrades, spreadsheet calculations are combined with hydraulic modeling results to assist in the selection pump curves. In the case of sewer cleaning, Barge is using both spreadsheet and hydraulic models to evaluate system-wide self-cleansing conditions based on tractive force analysis. The results will be used to identify sewer segments that lack self-cleansing conditions and schedule them for routine cleaning. This will help the City in using resources efficiently.

Barge also completed process and hydraulic modeling required to size treatment process components for the Omussee Creek Wastewater Treatment Plant.

2018 Facilities Master Plan Update, Columbus Water Works

COLUMBUS, GEORGIA



Barge is currently updating the Facilities Master Plan for Columbus Water Works (CWW), a mid-size to large combined sewer system. Beginning in 2001, CWW developed and began utilizing a Facilities Master Plan approach, which included distribution and collection system modeling and evaluation components. In 2003, CWW took over the operation of all water and wastewater facilities in Fort Benning, Georgia. This included service to over 40,000 residents and a substantial expansion of the treatment, distribution, and collection system facilities that CWW was directly responsible for operating and maintaining.

The current update of the CWW Master Plan by Barge is a two-year duration project. The project includes conducting treatment systems and linear infrastructure analysis for both the Columbus and Ft. Benning systems for condition and capacity to determine both near- and long-term improvement needs for purposes of establishing adequate funding for various planning horizons. Among other items, the work includes surveying and other field investigation activities, hydraulic modeling, data analysis, and a significant amount of interaction, data gathering, and collaboration with the client, including client personnel ranging from managers and leaders of the organization to field personnel and operators.

Multiple deliverables are being provided as a part of this project. These include a matrix of projects categorized by type and timeframe in which they need completed, and updated water and sewer model, GIS updates, and several tools that the client will be able to use going forward to aid in their analysis of system changes that may occur before the next master plan update.

KEY FEATURES

- Key firm staff experience on this plan and subsequent updates since plan's inception
- Master plan including wastewater facilities
- Asset management
- Updated model

Project Understanding and Scope of Work

PROJECT UNDERSTANDING

The Town of Thompson's Station is interested in developing a master plan for their wastewater system. The current wastewater system comprises two Schaefer System lagoon treatment facilities with a combined design capacity of over 1 million gallons per day (MGD) and a sewer collection system which serves approximately 1,360 total wastewater customers in the Thompson's Station community. The Phase I tasks included in this scope of work are the components necessary to develop a sewer system master plan for use in developing a capital plan necessary to support future growth and development of the Town. The Phase II tasks include an analysis of the Town's wastewater utility rate structure, impact fees, and cost segregation.

Tasks:

1. Data Collection and Review
2. Model Development
3. Wastewater System Capacity and Condition Evaluation
4. Wastewater System Master Plan
5. Public Meetings Support
6. Wastewater Utility Rate Study
7. Wastewater Fee Impact Study
8. Cost Segregation Analysis
9. Project Administration

SCOPE OF WORK

PHASE I (TASKS 1 – 5)

Task 1: Data Collection and Review. Collection and review of data necessary for the evaluation of the wastewater system and the development of a master plan. This task will consist of the following items:

- Obtain and review of existing GIS data (gravity and force main information, manhole data, and current wastewater customer information).
- Review existing condition assessment data for treatment facilities.

- Obtain and review pump station data (for up to 12 stations: flow data, pump run times, operations and maintenance records, and design parameters).
- Obtain and review existing wastewater treatment facility information, permits, and operating data, including monthly operating reports.
- Visit and inspect the existing wastewater pumping stations and wastewater treatment systems and assess current mechanical, electrical, and structural condition for purposes of estimating the remaining useful life of the facilities. Pump stations will be assessed to determine if they meet current Town pump station design standards.
- Provide support to the Town in identifying additional data needs.

Task 2 – Model Development. Barge will use the available infrastructure data to develop the model as follows:

- The hydraulic model will include pipe segments 8 inches and larger with associated manholes, as indicated by the GIS database. Where appropriate, missing data will be inferred using known values (e.g. single missing manhole invert between known inverts). Field surveying to determine actual invert elevations, etc., is not included in the basic scope of services and will be considered additional services.
- Use material information, as available, to develop reasonable values for friction factors.
- Incorporate selected pump station wet-wells and pump curve data into the model using GIS, pump station record drawings, and operational data provided by Thompson's Station. This includes pump on/off control levels within the wet-wells.
- Include force main alignments and sizes from GIS database. Consult record drawings, as available, to incorporate the force main profiles into the model.
- Dry-weather flows for each sewer basin will be based on the pump station records (as available). Initial patterns for weekday and weekend flow will be applied to the daily dry-weather volumes based on calculations. Large users, if applicable, will be verified and billing records will be used to assign wastewater discharge volumes.

Task 3 – Wastewater System Capacity and Condition Evaluation. The calibrated and validated model will be used to evaluate the system performance, identify capital improvements, and evaluate project alternatives to serve future growth and development in the Town.

- A workshop will be conducted with Town staff before development of the wastewater master plan begins. The workshop objectives will be to review available data, expectations, and goals for the master plan report, and discuss Town growth/development plans for the planning period. Identify the term for the planning study and any interim planning periods for purposes of developing a phased capital plan. Discuss methods of developing population projections and identify the approach best suited for the Town's wastewater master plan.
- Using the approach identified in the workshop, develop population projections for the planning periods also identified in the workshop. The resulting population projections will be used in defining wastewater flow projections.
- Areas of known future developments will be identified from the land use plan or the workshop with Town staff, and projected wastewater flows will be developed for these areas based on typical wastewater flows for the type of planned development. These future flows will be incorporated into the model. The model will be used to identify which areas of the collection system require additional capacity to accommodate the future growth.
- Perform capacity assessment of the existing treatment facilities and estimate available capacity to treat future flows. The forecasted flows to the treatment systems will be used to determine required additional capacity to treat the future flows and loads.
- After identifying which areas of the wastewater system require additional capacity to accommodate the future development, Barge will identify potential alternatives for servicing the future growth. The alternatives will include both collection system and treatment alternatives. For treatment alternatives, identifying treatment options appropriate for the wastewater flow and load will be identified.
- Conduct a workshop to review the alternatives identified to service the future growth in the Town. The objective of the workshop will be to confirm which alternatives will be evaluated.

- The alternatives will be evaluated based on cost and non-cost criteria, including, but not limited to, potential impacts to the public, environmental impacts, roadway impacts, and existing utility conflicts.
- Conduct a workshop with Town staff to review the results of the evaluations and determine the desired improvements to be included in the recommended plan.

Task 4 – Wastewater System Master Plan. A report will be generated based upon the results of the system evaluation conducted in Task 3. The development of the report will consist of the following tasks:

- A draft report will be submitted to present the system analysis results and proposed capital improvements projects. The report will be submitted approximately five months after project initiation. The final workshop and production of the final report will conclude approximately one month later.
- A workshop with Town staff will be conducted to discuss the analysis results and draft report.
- Based on the results of the meeting, a final report will be provided to Thompson's Station summarizing the analysis approach, results, and recommendations.

Task 5 – Public Meetings Support. During the project:

- Barge will provide support to the Town at public meetings to discuss the wastewater master plan, answer technical questions from the public, and provide visual aids. The meetings will be attended by up to three staff and support will be provided for up to three meetings.

PHASE II (TASKS 6 – 8)

Task 6 – Wastewater Utility Rate Study. Once the Wastewater System Master Plan is finalized, the team will perform an analysis of the Town's wastewater utility rates, including:

- Conduct a kickoff workshop with Town staff to discuss the acquisition of pertinent data to the complete the financial analysis, initiate preparation of capital improvements outside of those identified in Task 4, and task goals. In addition to discussing items related to the utility rate study, the impact fee analysis in Task 7 will be discussed during this workshop. During the workshop, alternatives for calculating impact fees will be discussed.

- Obtain financial audits for the last five years, depreciation schedules, existing outstanding bond or loan data, and other relative accounting information for the last fiscal year.
- Enter income and expense data into the baseline financial model for the wastewater system.
- Update financial model for current situation by performing a cash analysis, net income analysis, and bond coverage analysis of the current financial metrics for both the existing wastewater system.
- Input projected income and expenses for next five years without any proposed capital improvements and perform analysis to determine adequacy of existing wastewater rate structure.
- Conduct workshop with City staff to discuss proposed capital expenditures for next five years. Assist Town in brainstorming future needs considering overall strategy, technical approach, potential future regulatory requirements, etc.
- Input proposed capital improvement expenditures into calibrated financial model and perform cash, net income, and bond coverage analyses for proposed capital improvements and make recommendation of proposed changes required in wastewater rates.
- Conduct workshop with Town staff to discuss results of the utility financial analysis and rate study.
- Incorporate comments and changes identified in workshop, complete final analysis, and provide final study report.

Task 7 – Wastewater Impact Fee Study. Perform an analysis of the Town’s wastewater impact fees concurrently with Task 6:

- Use information generated and obtained in other tasks, including current impact fee schedule, growth forecasts, planned capital improvements, financial audits, etc., to conduct the impact fee analysis.
 - Based on the results of the workshop to initiate the task, identify the methodology to be used to calculate the wastewater impact fees.
 - Identify wastewater system infrastructure which will be used to provide service to new development.
 - Provide a recommendation for a future wastewater impact fee structure which adheres to applicable state regulations and proposal for future updates of the fees.
- Conduct workshop with Town staff to review recommendations.

Task 8 – Cost Segregation Analysis. Perform a cost segregation analysis of the Town’s wastewater system assets concurrently with Task 6 and 7:

- Identify the elements of the wastewater system assets which may be reclassified to modify the depreciation schedules of those elements which are applicable. In conjunction with the presentation of results from Tasks 6 and 7, provide a summary of the results of the analysis. After the workshop to review the results, a final memorandum describing the analysis results will be provided.

Task 9 – Project Administration. During the project, general project administration services include:

- Perform general project administrative duties, including supervision and coordination of the project team, review of project costs and billings, status reports, communication with the Town’s representative, and general clerical work.

ASSUMPTIONS

The following assumptions are integral to Barge’s scope of services:

- Existing flow data and pump run times for pump stations in the service area will be provided by Thompson’s Station.
- Pump curves, draw-down test records, pump station data sheets, or other pump station supporting data to establish current operating conditions (head conditions, capacity, on/off controls, wet-well dimensions, and elevations) for each pump station will be provided by the Town.
- The Town will provide available record drawings of force main profiles for incorporation into model.
- The Town will provide historic treatment facility monthly operating reports (MORs).
- The Town will provide available GIS sewer system data.
- Any field surveying services required to provide data needed for sewer modeling is not included in the basic services but can be furnished by Barge as additional services.
- The Town will provide applicable financial data, including financial audits, existing rate structures, outstanding bond and loan data, etc.

BARGE

DESIGN SOLUTIONS™

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Town of Thompson's Station
Cash Balance Report
As of February 28, 2018

	January 2018	February 2018	
General Fund:			
Checking Account	572,954	217,353	
Money Market Investment Accounts	6,077,652	3,644,481	See (A)
Total General Fund Cash	6,650,606	3,861,833	
Less: Developer Cash Bonds Held	(169,300)	(169,300)	
Less: County Mixed Drink Tax Payable	(1,041)	(2,419)	
Less: Debt Principal Payments Due within 12 Months	(115,300)	(115,300)	
Less: Hall Tax Refund Owed to State	(254,153)	(250,653)	
Less: Adequate Schools Facilities Receipts (ITD starting Dec'07)	(283,186)	(289,241)	
Less: Capital Projects (Project Budget)			
New Town Hall Construction Docs (75,600)	(29,620)	(29,620)	
Critz Lane Realignment Construction (1,400,000+200,000)	(847,990)	(390,568)	
Critz Lane Redesign (596,000)	(184,720)	(171,280)	
Clayton Arnold / T. S. Rd E Intersection (38,750)	(2,900)	(2,900)	
Parks (265,000)	(118,923)	(118,923)	
Cash Available - General Fund	4,643,473	2,321,629	
Wastewater Fund:			
Checking Account	56,624	96,104	
Money Market Investment Accounts	2,574,226	3,346,009	
Total Wastewater Fund Cash	2,630,850	3,442,113	
Less: Lagoon Clean Out (Professional Fees) (419,580+236,700)	(120,206)	(120,206)	
Less: Debt Principal Payments Due within 12 Months	(111,111)	(111,111)	
Less: Hood Development Prepaid System Dev. And Access Fees	-	(1,116,000)	
Cash Available - Wastewater Fund	2,399,533	2,094,796	
Total Cash Available	7,043,006	4,416,425	See (A)

(A) Capital Note Proceeds of \$1,550,000 will be received 03/02/18



**Town of Thompson's Station
General Fund Revenue Analysis
As of February 28, 2018**

**Year to Date
Budget versus Actual**

	<u>January 2018</u>	<u>February 2018</u>	<u>Budget</u>	<u>% of Budget</u>	<u>Comment</u>
General Government Revenues:					
31111 Real Property Tax Revenue	160,967	175,950	228,000	77%	
31310 Interest & Penalty Revenue	228	228	-		
31610 Local Sales Tax - Trustee	491,069	628,824	850,000	74%	
31710 Wholesale Beer Tax	59,478	66,289	100,000	66%	
31720 Wholesale Liquor Tax	8,578	9,783	10,000	98%	
31810 Adequate School Facilities Tax	41,562	47,616	65,000	73%	
31900 CATV Franchise Fee Income	14,022	21,378	25,000	86%	
32000 Beer Permits	600	600	500	120%	
32200 Building Permits	243,967	289,877	300,000	97%	
32230 Submittal & Review Fees	21,979	23,353	30,000	78%	
32245 Miscellaneous Fees	1,240	1,270	2,000	64%	
32260 Business Tax Revenue	8,101	9,092	75,000	12%	
33320 TVA Payments in Lieu of Taxes	26,795	26,795	30,000	89%	
33510 Local Sales Tax - State	199,622	241,474	330,000	73%	
33530 State Beer Tax	1,193	1,193	2,000	60%	
33535 Mixed Drink Tax	5,934	7,312	12,000	61%	
33552 State Streets & Trans. Revenue	4,869	5,663	8,000	71%	
33553 SSA - Motor Fuel Tax	47,921	55,370	75,000	74%	
33554 SSA - 1989 Gas Tax	7,677	8,865	12,000	74%	
33555 SSA - 3 Cent Gas Tax	14,230	16,431	20,000	82%	
33556 SSA - 2017 Gas Tax	11,254	13,475	20,000		
36120 Interest Earned - Invest. Accts	14,917	16,745	20,000	84%	
37746 Parks Revenue	16,165	17,430	20,000	87%	
37747 Parks Deposit Return	(2,800)	(3,100)	(5,000)	62%	
37990 Other Revenue	5,240	6,740	10,000	67%	
Total general government revenue	<u>1,404,806</u>	<u>1,688,655</u>	<u>2,239,500</u>		
Non-Operating Income:					
32300 Impact Fees	362,544	433,575	550,000	79%	
38000 Transfer from Reserves	-	2,746,080	3,137,891		
Total non-operating revenue	<u>362,544</u>	<u>3,179,655</u>	<u>3,687,891</u>		
Total revenue	<u>1,767,350</u>	<u>4,868,310</u>	<u>5,927,391</u>		



**Town of Thompson's Station
General Fund Revenue Analysis
As of February 28, 2018**

**Month to Month
Trend Analysis**

	January 2018	February 2018	Current Change	Comment
General Government Revenues:				
31111 Real Property Tax Revenue	134,912	14,983	(119,929)	Property taxes paid Jan18
31310 Interest & Penalty Revenue	-	-	-	
31610 Local Sales Tax - Trustee	70,243	137,755	67,512	Dec17 sales tax received Feb18
31710 Wholesale Beer Tax	7,997	6,812	(1,186)	
31720 Wholesale Liquor Tax	1,271	1,205	(66)	
31810 Adequate School Facilities Tax	3,141	6,054	2,914	Dec17 sales tax received Feb18
31900 CATV Franchise Fee Income	-	7,356	7,356	Bellsouth and Charter received Feb18
32000 Beer Permits	300	-	(300)	
32200 Building Permits	17,218	45,911	28,693	Increase in building permits issued
32230 Submittal & Review Fees	5,531	1,375	(4,157)	
32242 Miscellaneous Fees	-	30	30	
32260 Business Tax Revenue	113	992	879	
33320 TVA Payments in Lieu of Taxes	13,398	-	(13,398)	Quarterly payments
33510 Local Sales Tax - State	33,287	41,852	8,565	Dec17 sales tax received Feb18
33520 State Income Tax	-	-	-	
33530 State Beer Tax	-	-	-	
33535 Mixed Drink Tax	1,041	1,378	337	
33552 State Streets & Trans. Revenue	793	793	-	
33553 SSA - Motor Fuel Tax	7,324	7,449	124	
33554 SSA - 1989 Gas Tax	1,157	1,188	31	
33555 SSA - 3 Cent Gas Tax	2,145	2,202	57	
33556 SSA - 2017 Gas Tax	2,178	2,221	43	
36120 Interest Earned - Invest. Accts	2,546	1,828	(718)	
37746 Parks Revenue	371	1,265	894	
37747 Parks Deposit Return	-	(300)	(300)	
37990 Other Revenue	525	1,500	975	
Total general government revenue	<u>305,491</u>	<u>283,848</u>	<u>(21,643)</u>	
Non-Operating Income:				
32300 Impact Fees	19,361	71,031	51,670	Increase in building permits issued
38000 Transfer from Reserves	-	2,746,080	2,746,080	
Total non-operating revenue	<u>19,361</u>	<u>2,817,111</u>	<u>2,797,750</u>	
Total revenue	<u>324,852</u>	<u>3,100,959</u>	<u>2,776,107</u>	



**Town of Thompson's Station
General Fund Expenditure Analysis
As of February 28, 2018**

**Year to Date
Actual versus Budget**

	January 2018	February 2018	Budget	% of Budget	Comment
General Government Expenditures:					
41110 Salaries	318,890	362,407	586,000	62%	
41141 FICA	19,700	22,392	38,250	59%	
41142 Medicare	4,607	5,237	8,500	62%	
41147 SUTA	1,240	1,648	4,000	41%	
41161 General Expenses	274	274	1,000	27%	
41211 Postage	407	466	1,000	47%	
41221 Printing, Forms & Photocopy	3,366	3,906	10,000	39%	
41231 Legal Notices	1,059	1,414	3,000	47%	
41235 Memberships & Subscriptions	3,410	3,699	3,700	100%	
41241 Utilities - Electricity	6,069	7,087	12,000	59%	
41242 Utilities - Water	945	1,099	2,500	44%	
41244 Utilities - Gas	808	1,128	2,000	56%	
41245 Telecommunications Expense	3,127	3,227	7,000	46%	
41252 Prof. Fees - Legal Fees	88,546	97,909	150,000	65%	
41253 Prof. Fees - Auditor	14,740	14,740	18,000	82%	
41254 Prof. Fees - Consulting Engineers	18,308	22,470	45,000	50%	
41259 Prof. Fees - Other	6,975	6,975	20,000	35%	
41264 Repairs & Maintenance - Vehicles	1,633	1,874	10,000	19%	
41265 Parks & Recreation Expense	32,238	33,166	40,000	83%	
41266 Repairs & Maintenance - Buildings	7,738	8,719	30,000	29%	
41268 Repairs & Maintenance - Roads	57,400	61,022	793,470	8%	
41269 SSA - Street Repair Expense	-	-	115,000	0%	
41270 Vehicle Fuel & Oil	6,533	7,542	15,000	50%	
41280 Travel	-	-	2,500	0%	
41285 Continuing Education	1,541	1,541	5,500	28%	
41289 Retirement	15,747	17,913	28,580	63%	
41291 Animal Control Services	3,919	3,919	4,000	98%	
41300 Economic Development	7,338	7,390	7,500	99%	
41311 Office Expense	12,140	12,721	40,000	32%	
41511 Insurance - Property	3,518	3,518	3,600	98%	
41512 Insurance - Workers Comp.	7,229	7,229	13,000	56%	
41513 Insurance - Liability	5,227	5,227	5,300	99%	
41514 Insurance - Medical	51,647	59,643	90,000	66%	
41515 Insurance - Auto	2,061	2,061	2,100	98%	
41516 Insurance - E & O	10,963	10,963	11,000	100%	
41551 Trustee Commission	3,791	4,090	6,000	68%	
41691 Bank Charges	-	-	2,000	0%	
41800 Emergency Services	68,041	68,041	93,000	73%	
41899 Other Expenses	289	314	10,000	3%	
Total general government expenditures	791,464	872,970	2,239,500		
General government change in net position	613,342	815,685	-		
Non-Operating Expenditures:					
41940 Capital Projects	729,430	3,833,518	3,394,660	113%	
41944 Capital Projects - Parks	43,752	43,752	153,231	29%	
48000 Transfer to Reserves	75,902	-	-	0%	
49030 Capital Outlay Note Payment	126,801	126,801	140,000	91%	
Total non-operating expenditures	975,886	4,004,072	3,687,891		
Non-operating change in net position	(613,342)	(824,417)	-		
Total expenditures	1,767,350	4,877,042	5,927,391		
Change in Net Position	0	(8,732)	-		



Town of Thompson's Station
General Fund Expenditure Analysis
As of February 28, 2018

Month to Month
Trend Analysis

	January 2018	February 2018	Current Change	Comment
General Government Expenditures:				
41110 Salaries	48,084	43,516	(4,568)	BOMA paid Jan18; Merit increase Feb18
41141 FICA	2,959	2,692	(267)	
41142 Medicare	692	630	(62)	
41147 SUTA	943	408	(535)	
41161 General Expenses	-	-	-	
41211 Postage	-	59	59	
41221 Printing, Forms & Photocopy	378	540	162	
41231 Legal Notices	125	355	230	
41235 Memberships & Subscriptions	20	289	269	
41241 Utilities - Electricity	1,414	1,018	(396)	
41242 Utilities - Water	170	154	(17)	
41244 Utilities - Gas	298	319	22	
41245 Telecommunications Expense	720	100	(620)	
41252 Prof. Fees - Legal Fees	11,423	9,363	(2,060)	
41253 Prof. Fees - Auditor	-	-	-	
41254 Prof. Fees - Consulting Engineers	4,115	4,163	48	
41259 Prof. Fees - Other	375	-	(375)	
41264 Repairs & Maintenance - Vehicles	65	242	177	
41265 Parks & Recreation Expense	1,414	928	(486)	
41266 Repairs & Maintenance - Buildings	1,601	980	(621)	
41268 Repairs & Maintenance - Roads	11,022	3,623	(7,399)	Salt for roads in Jan18
41269 SSA - Street Repair Expense	-	-	-	
41270 Vehicle Fuel & Oil	798	1,009	210	
41280 Travel	-	-	-	
41285 Continuing Education	-	-	-	
41289 Retirement	2,386	2,166	(220)	
41291 Animal Control Services	-	-	-	
41300 Economic Development	793	52	(741)	
41311 Office Expense	551	581	30	
41511 Insurance - Property	-	-	-	
41512 Insurance - Workers Comp.	-	-	-	
41513 Insurance - Liability	-	-	-	
41514 Insurance - Medical	9,337	7,996	(1,340)	
41515 Insurance - Auto	-	-	-	
41516 Insurance - E & O	-	-	-	
41551 Trustee Commission	2,698	299	(2,399)	Property Tax collections in Jan18
41691 Bank Charges	-	-	-	
41800 Emergency Services	-	-	-	
41899 Other Expenses	-	25	25	
Total general government expenditures	<u>102,381</u>	<u>81,506</u>	<u>(20,875)</u>	
Non-Operating Expenditures:				
41940 Capital Projects	145,589	3,104,088	2,958,499	Critz ROW and Land Purchase
41944 Capital Projects - Parks	13,802	-	(13,802)	Amphitheater design in Jan18
48000 Transfer to Reserves	63,080	(75,902)	(138,982)	
49030 Capital Outlay Note Payment	-	-	-	
Total non-operating expenditures	<u>222,471</u>	<u>3,028,186</u>	<u>2,805,715</u>	
Total expenditures	<u>324,852</u>	<u>3,109,692</u>	<u>2,784,840</u>	



Town of Thompson's Station
General Fund Capital Expenditures Report
Fiscal Year to Date as of February 28, 2018

Capital Projects - General Fund		YTD 2018	Current Budget
a	New Town Hall Design	0	0
a	New Town Hall Construction Documents	16,200	45,820
a	New Town Hall Construction	0	600,000
a	Critz Lane Realignment Construction	883,532	1,274,100
a	Critz Lane Redesign	286,460	457,740
a	Clayton Arnold / TS Road E. Intersection	14,100	17,000
a	Critz Lane Improvements	0	1,000,000
b	Grant Projects	0	0
b	Land Purchase	2,633,226	0
c	Parks	43,752	153,231
Total Capital Improvements		3,877,271	3,547,891

Capital Projects - General Fund	July 2017	August 2017	September 2017	October 2017	November 2017	December 2017	January 2018	February 2018	March 2018	April 2018	May 2018	June 2018	YTD Total
a New Town Hall Design													-
a New Town Hall Construction Documents			4,200	2,000	10,000								16,200
a New Town Hall Construction													-
a Critz Lane Realignment Construction	250		22,700		278,430	1,541	123,189	457,422					883,532
a Critz Lane Redesign		67,200	44,800	44,800	71,420	22,400	22,400	13,440					286,460
a Clayton Arnold / TS Road E. Intersection					14,100								14,100
a Critz Lane Improvements													-
b Grant Projects													-
c Land Purchase - Encompass								2,633,226					2,633,226
c Parks			9,000	20,950			13,802						43,752
Total Capital Improvements	250	67,200	80,700	67,750	373,950	23,941	159,391	3,104,088	-	-	-	-	3,877,271

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

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



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of February 28, 2018

Year to Date
Actual versus Budget

	January 2018	February 2018	Budget	% of Budget	Comment
Revenues:					
3100 Wastewater Treatment Fees	552,726	624,701	925,000	68%	
3101 Septage Disposal Fees	4,900	5,700	10,000	57%	
3105 Late Payment Penalty	8,301	9,448	-		
3109 Uncollectible Accounts	-	-	(5,000)		
4009 Returned Check Charges	-	-	-		
Total revenues	<u>565,927</u>	<u>639,849</u>	<u>930,000</u>		
Operating Expenses:					
Supply and Operations:					
4010 Payroll Expense	64,817	75,739	140,000	54%	
4210 Permits & Fees Expense	4,021	4,021	7,500	54%	
4220 Laboratory Water Testing	1,462	1,462	5,000	29%	
4230 Supplies Expense	2,335	2,335	5,000	47%	
4240 Repairs & Maint. Expense	30,795	34,800	82,000	42%	
4250 Postage, Freight & Express Chgs	3,545	4,166	8,000	52%	
4280 Billing Charges	5,603	7,416	12,000	62%	
4310 Utilities - Electric	46,537	53,396	100,000	53%	
4320 Utilities - Water	1,712	1,957	5,000	39%	
4350 Telecommunications			2,500	0%	
4390 Insurance Expense	20,642	20,642	21,000	98%	
4395 Insurance - Employee Medical	7,972	9,304	20,000	47%	
4400 Prof. Fees-Consulting Engineers	-	-	30,000	0%	
4420 Prof. Fees - Auditor	580	580	2,000	29%	
4490 Prof. Fees - Other	116,494	116,494	236,700	49%	
4710 Payroll Taxes - FICA	4,007	4,683	10,000	47%	
4720 Payroll Taxes - Medicare	937	1,095	2,200	50%	
4730 Payroll Taxes - SUTA	173	279	3,600	8%	
4789 Employee Retirement Expense	3,196	3,742	7,500	50%	
4800 Bank Charges	60	70	500	14%	
4900 Other Expense	153	153	1,000	15%	
Total supply and operations	<u>315,042</u>	<u>342,334</u>	<u>701,500</u>		
Depreciation					
4990 Depreciation Expense	181,776	207,744	315,000	66%	
Total operating expenses	<u>496,818</u>	<u>550,078</u>	<u>1,016,500</u>		
Operating result	69,109	89,771	(86,500)		
Non-Operating Income (Expense):					
3300 Tap Fees	318,383	378,510	550,000	69%	
3902 Interest Income - Invest Accts	5,334	6,117	5,000	122%	
4100 Capital Expenditures	(111,450)	(481,450)	(45,000)	1070%	
4994 Interest Expense	(9,156)	(10,404)	(15,000)	69%	
Total non-operating income	<u>203,111</u>	<u>(107,228)</u>	<u>495,000</u>		
Change in Net Position	<u>272,220</u>	<u>(17,458)</u>	<u>408,500</u>		



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of February 28, 2018

Month to Month
Trend Analysis

	<u>January 2018</u>	<u>February 2018</u>	<u>Current Change</u>	<u>Comment</u>
Revenues:				
3100 Wastewater Treatment Fees	83,503	71,974	(11,529)	Jan = 34 day cycle; Feb = 27 day cycle
3101 Septage Disposal Fees	500	800	300	
3105 Late Payment Penalty	1,085	1,147	62	
3109 Uncollectible Accounts	-	-	-	
4009 Returned Check Charges	-	-	-	
Total revenues	<u>85,088</u>	<u>73,922</u>	<u>(11,167)</u>	
Operating Expenses:				
Supply and Operations:				
4010 Payroll Expense	8,788	10,922	2,134	Merit increase
4210 Permits & Fees Expense	250	-	(250)	
4220 Laboratory Water Testing	505	-	(505)	
4230 Supplies Expense	-	-	-	
4240 Repairs & Maint. Expense	1,358	4,005	2,647	
4250 Postage, Freight & Express Chgs	495	621	127	
4280 Billing Charges	903	1,813	910	
4310 Utilities - Electric	6,461	6,859	398	
4320 Utilities - Water	270	245	(25)	
4390 Insurance Expense	-	-	-	
4395 Insurance - Employee Medical	1,230	1,332	102	
4400 Prof. Fees-Consulting Engineers	-	-	-	
4420 Prof. Fees - Auditor	-	-	-	
4490 Prof. Fees - Other	77,044	-	(77,044)	First Response payment in Jan18
4710 Payroll Taxes - FICA	542	676	134	
4720 Payroll Taxes - Medicare	127	158	31	
4730 Payroll Taxes - SUTA	172	106	(66)	
4789 Employee Retirement Expense	437	545	108	
4800 Bank Charges	20	10	(10)	
4900 Other Expense	-	-	-	
Total supply and operations	<u>98,601</u>	<u>27,292</u>	<u>(71,309)</u>	
Depreciation				
4990 Depreciation Expense	25,968	25,968	-	
Total operating expenses	<u>124,569</u>	<u>53,260</u>	<u>(71,309)</u>	
Operating result	(39,481)	20,662	60,142	
Non-Operating Income (Expense):				
3300 Tap Fees	17,626	60,126	42,500	Increase in building permits issued
3902 Interest Income - Invest Accts	888	783	(106)	
4100 Capital Expenditures	(100,000)	(370,000)	(270,000)	Land purchase
4994 Interest Expense	(1,267)	(1,248)	18	
Total non-operating income	<u>(82,752)</u>	<u>(310,340)</u>	<u>(227,588)</u>	
Change in Net Position	<u>(122,233)</u>	<u>(289,678)</u>	<u>(167,445)</u>	