

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Agenda
April 10, 2018**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The March 13, 2018 Meeting

Documents:

[03132018 MINUTES.PDF](#)

Public Comments-

Appointments

- Board of Zoning Appeals
- Design Review Commission

Documents:

[BZA AND DRC APPOINTMENTS MEMO \(2\).PDF](#)
[STEVE BENNETT CV.PDF](#)
[MARY HERRING BZA LETTER.PDF](#)
[MARY HERRING RESUME_2018.PDF](#)

Unfinished Business:

1. Public Hearing And Second Reading 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 (FILE: LDO AMEND 2018-002)

Documents:

[ORDINANCE 2018-007 MEMO 2ND READING.PDF](#)
[ORDINANCE 2018-007 GOLF COURSE STANDARDS.PDF](#)

2. Public Hearing And Second Reading Ordinance 2018-008 - AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO TO AMEND SECTION 3.3.7 - HILLSIDE AND STEEP SLOPE STANDARDS WITHIN THE LAND DEVELOPMENT ORDINANCE (FILE: LDO AMEND 2018-003)

Documents:

[ORDINANCE 2018-008 MEMO 2ND READING.PDF](#)
[ORDINANCE 2018-008 HILLSIDE AND STEEP SLOPE STANDARDS.PDF](#)

3. Public Hearing And Second 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 EAST (TAX MAP 154 PARCEL 050.00) (FILE: ZONE AMEND 2018-002)

Documents:

[ORDINANCE 2018-009 PLEASANT CREEK MEMO 2ND READING.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](#)
[ORDINANCE 2018-009 DRAFT CONCEPT PLAN \(BOOK\).PDF](#)

New Business:

4. First Reading Of Ordinance 2018-010: AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO TO AMEND TABLE 4.4 (PERMITTED USES); SECTION 4.6 (BUILDING PLACEMENT STANDARDS); SECTION 4.7 (HEIGHT RESTRICTIONS); TABLE 4.13 (NC LOT STANDARDS); SECTION 4.9.5 (REGULATIONS SPECIFIC TO THE NC ZONE) AND SECTION 4.12.2 (PARKING STANDARDS) WITHIN THE LAND DEVELOPMENT ORDINANCE (ZONE AMEND 2018-001)

Documents:

[ORDINANCE 2018-010 STAFF REPORT RSA LDO AMEND.PDF](#)
[ORDINANCE 2018-010 LDO AMENDMENT \(RSA REGENTS\).PDF](#)

5. Resolution 2018-009: A Resolution Of The Town Of Thompson's Station, Tennessee To Approve A Contract With Barge Design Solutions, Inc. For Engineering And Consulting Services For The Wastewater System Master Plan And To Authorize The Mayor To Sign The Contract

Documents:

[RESOLUTION BARGE DESIGN SOLUTIONS WASTEWATER MASTER PLAN.PDF](#)
[2018.04.04 BARGE DESIGN SOLUTIONS WASTEWATER MASTER PLAN.PDF](#)
[THOMPSONSSTATION_SOW_SEWER_MASTER_PLAN.PDF](#)

6. Dedication Request: Fields Of Canterbury - Phases 1, 6, & 9

Documents:

[CANTERBURY PHASE 1 6 AND 9 MEMO.PDF](#)
[CANTERBURY PHASE EXHIBIT 06-16-14.PDF](#)

7. Resolution 2018-010: A Resolution Of The Town Of Thompson's Station, Tennessee Authorizing The Acquisition Of Property By Negotiation Or Condemnation For The Improvements To Critz Lane

Documents:

[RESOLUTION 2018-010 AQUIRE PROPERTY FOR CRITZ WIDENING PROJECT.PDF](#)

Announcements/Agenda Requests

Adjourn

Information Only:

Town Administrator Report

Documents:

[TA REPORT 04102018.PDF](#)
[TA REPORT TRISTAR ENERGY.PDF](#)
[TA REPORT TRISTAR ENERGY RESPONSE.PDF](#)
[BUILDING REPORT.PDF](#)

Finance Report

Documents:

[2018 04 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
March 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 February 13, 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 February 13th, 2018 regular meeting were presented.

After discussion, Alderman Bell made a motion to approve the minutes of the February 13, 2018 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.

Public Comments:

Brad Wilson – 3064 Americus Dr. – Glad that the roads were taken over in Tollgate.

Graham Shepard – 3120 Natoma Cir. – **Reading from prepared statement as follows:**

Re:

Consideration of the January 9, 2018, regular meeting minutes and the January 22, 2018, Special Session meeting minutes and the February 13, 2018, regular meeting minutes as they relate to the multi-million dollar "Land Deal"

Minutes of the January 9th and January 22nd and February 13th Board Of Mayor and Aldermen (BOMA) meetings, AS WRITTEN BY TOWN STAFF, omit important information and I am making this prepared statement to ensure residents have a more accurate history of the multi-million dollar land purchase and its debt financing.

Minutes of the January 9th meeting contain no information to enable understanding of why a majority of three Board members voted to delay making a decision when, in the previous BOMA meeting, all five members agreed the best way to finance the "Land Deal" was through issuance of a low interest, fixed rate, long-term General Obligation Bond.

All residents should know the main reasons why Mayor Corey Napier and Aldermen Brandon Bell and Brian Stover voted to delay were:

- 1) Over 500 residents signed a petition protesting the "Land Deal" and its General Obligation Bond debt financing and demanding the land purchase be determined by public referendum;
- 2) The Williamson County Election Commission certified the petition was filed in a timely manner and contained valid signatures of more than the required ten percent of Thompson's Station registered voters;

Board of Mayor and Aldermen – Minutes of the Meeting
March 13, 2018

- 3) The Williamson County Election Commission informed Town Administrator Joe Cosentini that, in accordance with Tennessee law, a public referendum was now required before Thompson’s Station could execute the “Land Deal” and finance the purchase with a General Obligation Bond; and, most importantly,
- 4) Town Administrator Cosentini, Mayor Napier and Aldermen Bell and Stover were adamantly opposed to holding a public referendum.

Faced with resident opposition, and fearful a majority would vote AGAINST the “Land Deal” if given the opportunity, a delay was necessary to ensure Town Administrator Cosentini and Town Attorney Todd Moore had time to find ways and means to ensure the “Land Deal” could immediately move forward without a public referendum.

This brings us to the January 22nd and February 13th meeting minutes written by Town Staff that contain no information to enable understanding of why Mayor Napier and Aldermen Bell and Stover voted to:

- (a) authorize Town Administrator Cosentini to prepare a motion to rescind the November 2017 unanimously approved General Obligation Bond financing plan;
- (b) authorize Town Administrator Cosentini to instead prepare a resolution to approve a higher interest, shorter term debt financing scheme;
- (c) rescind the November 2017 unanimously approved General Obligation Bond financing plan; and
- (d) approve a higher interest, shorter-term debt financing scheme.

The truth is Town Staff used the delay to come up with a “*Capital Outlay Notes*” financing plan that does NOT allow residents to file a petition requiring a public referendum. This new plan appealed to Mayor Napier and Aldermen Bell and Stover because it enabled all three to dismiss and disregard over 500 residents who exercised their legal right to file a petition requiring a public referendum.

Almost certainly because Town Administrator Cosentini and these three elected officials never had any intention of holding a public referendum, they all eagerly and unapologetically enacted a different financing scheme to circumvent the will of over 500 residents they serve. Mayor Napier’s strongest supporters have on occasion falsely accused me of putting a “personal agenda” ahead of what residents want. The history of this “Land Deal” shows how misplaced those accusations are.

Let it be known that Alderman Ben Dilks and I were willing to allow residents to decide the fate of this multi-million dollar “Land Deal.” If most residents disagreed with us and voted against the purchase, we would respect their collective judgment.

Let it also be known that Mayor Napier and Aldermen Bell and Stover put their “personal agendas” first and disrespected over 500 Thompson’s Station residents by doing so.

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)

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, as determined in the reasonable discretion of the Town, for a public elementary school (approximately 15 – 20 acres) must be identified and dedicated from within the project site. The developer/property owners shall identify the school site on the concept plan for the Transect Community and shall dedicate the land necessary for the site prior to the approval of any final plats.
2. An acceptable public safety building, as determined in the reasonable discretion of the Town, must be identified and dedicated from within the project site. The developer/property owner shall identify the public safety building site on the concept plan for the Transect Community and shall dedicate the land necessary for the site prior to the approval of any final plats.
3. All proposed trails within the community must be made to allow for future connections the other public trail system and should be identified on the concept plan.
4. The wastewater treatment facility for the development must be located in an area at least 1,000 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.

Mayor Napier opened the floor for public comment.

Joanne Lund – 1457 Kittrell Rd. – Concerns regarding traffic, schools, infrastructure and home values depreciating. Objects to development.

Judy Skeen – 2093 Carters Creek Pk – Concerns regarding development size, lack of representative government, and lack of open spaces.

Bari Beasley – 1999 Evergreen Rd. – Works for the Heritage Foundation and wants to help the Town to preserve the rural character and promote smart growth.

Phil Yates – 3805 Mistico Ln – Opposed to Two Farms development. Moved to the area because of open farm land.

Todd Kaestner – 3210 Del Rio Pk. – Focus on quality and proper infrastructure.

Annabeth Hayes – 402 Brick Path Ln. – Works for Heritage Foundation. Wants to work with the Town to preserve rural characteristics of the development.

Bud Zeigle - 3502 Refugee Trail – Voiced mistrust of Town officials.

Jimmy Deason – 1319 King Lane – Has concerns with traffic, decreasing property values and infrastructure.

Michelle Mullins – 1501 Coleman Rd. - Spoke favorably about the development and how the developer has listened to citizen concerns.

The Mayor then closed public comment.

Michael Abbott with Beacon Development came forward to speak on his behalf and answer any questions.

After discussion, Alderman Stover made a motion to approve Second Reading of Ordinance 2018-006, an Ordinance of the Board of Mayor and Alderman 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) with Staff’s contingencies. The motion was seconded and carried by all.

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

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

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 2018-004, 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. The motion was seconded and carried by all.

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 in to the Land Development Ordinance.

Mrs. Deats reviewed her Staff Report and 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.

After discussion, Alderman Bell made a motion to approve First Reading of Ordinance 2018-007 with the modification of adding the clarification under item number three to buffer type and have staff look into the driving range standards, cart paths and lighting. The motion was seconded and carried by all.

- 4. First Reading of Ordinance 2018-008 – And Ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to amend Section 3.3.7 of the Land Development Ordinance to permit a building height of 32 feet within the RHPA**

Mrs. Deats reviewed her Staff report and 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.

Mr. Jake Rains came forward to speak on the amendment.

After discussion, Commissioner Bell made a motion to approve First Reading of Ordinance 2018-008 and have Planning Commission review how height will be measured. The motion was seconded and carried by all.

- 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 Rd (Tax Map 154 Parcel 50).

Mrs. Deats reviewed her Staff report and 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).

Mr. Josh Denton and Mr. Jeff Rosiak came forward to answer questions on behalf of the applicant.

After discussion, Alderman Dilks made a motion to approve 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 Rd (Tax Map 154 Parcel 50). The motion was seconded and carried by all.

6. Dedication Request: Tollgate Village Phases 1-12

Mr. Cosentini reviewed his report and recommended that the Board of Mayor and Aldermen 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.

After discussion, Alderman Bell made a motion to accept the request for acceptance of infrastructure in Phases 1-12 of the Tollgate Village subdivision, set maintenance and surety amounts for roads, drainage and Erosion control for Phases 1-7 and 10-11 for \$100,000; the roads, drainage and erosion control for Phase 12 for \$29,400 and the wastewater collection system for Phase 12 for \$9,500 and \$19,000 for the Traffic Light. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

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

Mr. Cosentini reviewed his report and recommended that the Board of Mayor and Aldermen approve the road closure request as presented.

Alderman Stover made a motion to approve the road closure request as presented. The motion was seconded and carried by all.

8. Board Appointments for Board of Zoning Appeals and Design Review Commission

Mr. Cosentini reviewed his report and 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.

Alderman Dilks made a motion to extend Jeff Ridsen's appointment to 2021 and advertise the rest of the positions. The motion was seconded and failed by a vote of 2 to 3 with Mayor Napier and Aldermen Bell and Stover casting the dissenting votes.

Alderman Bell then made a motion to re-visit Board (BZA & DRC) appointments, have applicants submit resumes and introduce themselves on Tuesday April 10, 2018 at 6:30. The motion was seconded and carried by all.

Mr. Cosentini reviewed his Town Administrator report and pointed out that the financial information includes the report on debt obligation for the recently issued capital outlay notes in the amount of \$1.55M at 2.9%.

Adjourn

There being no further business, the meeting was adjourned at 9:56 p.m.

Corey Napier, Mayor

Jennifer Jones, Town Recorder

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

MEMO

DATE: April 4, 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 BOMA decided to extend this term at the previous Board meeting to December 2021. The next four appointees should have terms expiring 12/2018, 12/2019, 12/2020, and 12/2022. We've asked all interested parties to attend the BOMA meeting and the Meet & Greet at 6:30PM.

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. We've asked all interested parties to attend the BOMA meeting and the Meet & Greet at 6:30PM.

We've included the letters of interest that we've received so far.

Steven Bennett

3525 Union Village Road
Thompson's Station, Tennessee 37179

Phone: (615) 207-7050

Email: steve@riverbendnurseries.com

OBJECTIVE:

Seek to help bring agriculture to a very productive level by utilizing experiences and relationships gained in agriculture management and administration over years past.

RELEVANT EXPERIENCE

2017 – Hall of Fame Award, Tennessee Nursery and Landscape Association

2014 – present

University of Tennessee Institute of Agriculture Advancement Board member

2012 – Wholesale Nurseryman of the Year, Tennessee Nursery and Landscape Association

2012 – 2014

Appointed to The Church at Station Hill Master Planning Property Use Team, this team was responsible for land utilization, building, demographics and community growth studies. Worked as a liaison with the church and MG&A during different phases of the build.

2009 – Gave oral testimony April 22 before United States House of Representatives Agriculture subcommittee on Capitol Hill for the American Nursery and Landscape Association. The testimony addressed the short comings of USDA specialty crop insurance as related to the Easter freeze of 2007 and nursery farms in the southeast.

2008 – Working as a liaison for the Tennessee Nursery and Landscape Association to coordinate dialogue between the University of Tennessee Department of Agriculture and the State of Tennessee Department of Agriculture to bring to fruition the Tennessee Certified Nursery Professional program as a way to raise the standard of nursery professionalism in the state and allow access for Tennessee nursery producers to receive 50% matching grant funding from the Tennessee Agriculture Enhancement Grant Fund

2008 – Member of The University of Tennessee College of Agriculture Middle Tennessee Development Council. Serving alongside of eight fellow members charged with raising funds of approximately \$14 million to complete the 45 month goal of \$85 million.

2008 – Ex-officio President of the Tennessee Nursery and Landscape Association

2008 – Presented information about the Horticultural industry in Tennessee on two separate occasions before the Tennessee State House of Representatives Agricultural Committee on behalf of Tennessee Nursery and Landscape Association

2008 – Advisor to the Tennessee State University / USDA Nursery Research Center in McMinnville, Tennessee

2007 – 2008

President - Tennessee Nursery and Landscape Association Board of Directors. The TNLA is an association of 500 members from both the state of Tennessee and across the nation. The president presides over all board and business meetings of the association throughout the year as well as any trade show and educational programming. The 2007 term was extremely busy because of two natural disasters that affected our state, the late April freeze and the summer drought.

2007 – Called and facilitated a meeting in McMinnville, Tennessee following the April freeze of 2007 in which nursery producers of middle Tennessee were looking for guidance and answers from the insurance companies and the United States Department of Agriculture Risk Management Agency. As president of the Tennessee Nursery and Landscape Association I coordinated efforts to bring together nurseries and the RMA officials from the two southern region offices and from the headquarters office in Washington, D.C. to help producers learn more about the insurance claim and recovery process.

2007 – Coordinated and facilitated a meeting in McMinnville, Tennessee for seven nursery owners to have a face to face discussion with U.S. Senator Bob Corker as well as other federal, state and county officials about the freeze and drought disaster of 2007 and the shortcomings of insurance protection offered by private insurance companies and subsidized by USDA RMA.

2007 – Coordinated and facilitated a meeting in McMinnville, Tennessee for a group of 8 nursery owners to have a face to face discussion with Chairman of US House Agriculture committee Colin Peterson and Congressman Lincoln Davis to discuss freeze and drought disaster of 2007 and the shortcomings of insurance protection offered by private insurance companies and subsidized by USDA RMA.

2007 – Was asked to come to Washington, D.C. to a closed door meeting with USDA Risk Management Agency director Eldon Gould / Congressman Lincoln Davis. – Congressman Davis arranged a meeting with myself and one other nurseryman to discuss with Director Gould the USDA RMA policy for nursery and greenhouse crops and the misconceptions and lack of clarity written into the insurance policy for nursery and greenhouse products.

2006 – present

Southern Nursery Association Student Research conference committee – help coordinate annual meeting for college students around the world to present research papers and posters. After the conference the research materials are compiled into an SNA annual proceedings guide which is distributed around the world.

2006 – Trade show floor chairman for Southern Nursery Association coordinating with decorators and vendors of 1200 booths for the annual “World Showcase for Horticulture” trade show at the Georgia World Congress Center in Atlanta, Georgia. Responsible for all logistics for set up and

dismantling for all exhibitors as well as fielding questions and problems for the duration of the four day event

2005 – Assistant Trade show floor chairman for Southern Nursery Association coordinating with decorators and vendors out of 1200 booths for the annual “World Showcase for Horticulture” trade show at the Georgia World Congress Center in Atlanta, Georgia

2004 – Appointed by the Tennessee Farm Bureau Federation as one of 12 delegates on the Ag Nursery and Greenhouse committee from around the country for the American Farm Bureau Federation Commodities conference in Dallas, Texas. The committee met for 2 days and analyzed different issues affecting the industry and how they relate to American Farm Bureau policy

2003 – 2005

Selected as a member of The University of Tennessee Agriculture Alumni Advisory Council member for the Department of Agricultural Business

2003 – Appointed by the Tennessee Farm Bureau Federation as one of 12 delegates on the Ag Nursery and Greenhouse committee from around the country for the American Farm Bureau Federation Commodities conference in Washington, D.C.. The committee met for 2 days and analyzed different issues affecting the industry and how they relate to American Farm Bureau policy

2003 – present

Participated in Legislative actions with ANLA (American Nursery and Landscape Association) and TNLA (Tennessee Nursery and Landscape Association) - Traveled to Washington D.C. and Nashville, TN on many occasions both alone and with other nursery leaders and Farm Bureau officials talking to Senators and Congressmen about many types of legislation from diseases and insects to immigration and taxes. Worked closely with the Director of Governmental Affairs for ANLA on immigration legislation

2002 – present

Elected to the Tennessee Nursery and Landscape Association board of directors

2001 – present

Appointed to the Tennessee Farm Bureau Federation Horticultural Commodities committee

2000 – 2001

Served on the Faithwalk Nashville committee with five other people - bringing together CEO's and leaders of various groups and organizations around middle Tennessee for 2 leadership conferences 2 ½ days each with Ken Blanchard author of 'The One Minute Manager' and Phil Hodges co-author of 'Leadership by the Book' with Blanchard.

2000 – present

Chairman of TNLA legislative committee. This committee is responsible for reviewing legislation on the local, state and federal level and how it impacts the nursery industry in Tennessee. This committee tries to effectively communicate opinions of the TNLA to these political leaders in

various forms from telephone and letters to face to face meetings in Nashville, TN and in Washington, D.C.

1997 – present

Appointed to the Brentwood Baptist Church Master Planning Property Use Team, this team was responsible for land utilization, building, demographics and community growth studies forecasting 10 years and coordinating a capital campaign for funding. The first phase was a 19 million dollar building project followed by 2 smaller additions and now (2007 – 2008) another 20 million dollar addition is near complete

1997 – Received the Crystal Award (Outstanding Young Nurseryman of the Year) from the Tennessee Nursery and Landscape Association

1995 – Established relationship between Riverbend Nurseries and the National Arboretum in Washington, D.C.. Out of this relationship Riverbend has become a cooperator with the National Arboretum. As a cooperator we receive unreleased plant material in their breeding program to evaluate for several different traits. If released at a later date we are authorized to propagate them from stock plants we were evaluating.

1995 –2005

Participated with other nurseryman in 5 trade mission trips for horticultural sponsored by the Southern United States Trade Association. We displayed our products at the IPM exhibition in Essen Germany, one of the largest horticultural expositions in the world. This was the foundation for what has turned into a sister show relationship between the IPM show in Essen, Germany and the Southern Nursery Association show in Atlanta, GA. From the relationships formed since this time there have been many people from horticultural industry in Europe and around the world visit with U.S. nurseries and many people from the U.S. visit nurseries and garden centers all over Europe and around the world.

1994 - Participated with 5 other nurseryman in the first ever trade mission trip for horticulture sponsored by the Southern United States Trade Association. We display our products at the Horti Azur Exposition in Nice, France. After the show we traveled through southern France into Italy where we visited several nurseries from Milan, and Pistoia areas down to just below Rome.

WORK EXPERIENCE

1990-present General Manager and Partner Riverbend Nurseries, LLC – Thompson's Station, Tennessee

Founded Riverbend Nurseries in 1990 farming 80 acres of land growing approximately 50 varieties of trees and shrubs in the ground with 5 employees. Over the next few years we grew the operation to over 500 acres of land growing over 1500 varieties of plants with just under 50 employees. The nursery grows annuals, perennials, ornamental shrubs and trees making our nursery a one stop both in the ground and in containers. In 2008 the operation expanded into the retail nursery market by opening a landscape supply outlet.

1988 -1989 General Manager Raintree Farms – Franklin, Tennessee

I oversaw all aspects of the operation from propagation of starter plants through the sale of finished plants. Raintree Farms utilized approximately 750 acres of land growing over 1000 varieties of ornamental trees and shrubs.

1988 Inventory Control Manager Raintree Farms – Franklin, Tennessee

1987 Production Manager Raintree Farms – Franklin, Tennessee

1986 Propagation Manager Raintree Farms – Franklin, Tennessee

1985 Container Supervisor Raintree Farms – Franklin, Tennessee

1984 ConAgra sales for Agribasics division in Virginia and Tennessee

1983 UT Ag campus Animal Science Department - facility maintenance

1983 Little Green Gardens Garden Center - sales

1981 - 1983 Parker Bros Hardware - sales

1976 – 1978 Griffith Hardware - sales

1964 – 1979 – I grew up on a 250 acre family farm where my father and I grew soybeans, corn, wheat, fescue, nursery stock and cattle

EDUCATION

1979-1984 *BS –Agriculture Business* University of Tennessee - Knoxville, Tennessee

I studied a broad range of agriculture topics including Animal Science, Plant Science, Food Technology and Science and Ornamental Horticulture and Landscape Design. The main emphasis of my degree however focused in Agriculture business, management, economics, agriculture law, the futures markets and international banking.

OTHER SKILLS

- Good knowledge of MS Office
- Excellent interpersonal skills
- Skilled negotiator

REFERENCES

Available upon request.

Mary Herring
2666 Thompson Sta Rd E
Thompson's Station, TN 37179

Board of Mayor and Alderman
Town of Thompson's Station
PO Box 100
Thompson's Station, TN 37179

Board of Mayor and Alderman,

My term on the Board of Zoning Appeals expired on 12/2107 and I am interested in continuing my role on the board, having served since 2007.

I moved to Thompsons Station in 2004, along with my husband, Russ, and continue to enjoy our town and its residents.

Although serving on the board is not a time consuming role, I feel it is important to stay in touch with our town leaders, and keep up with the town's continuing growth and progress.

Please know that I am always willing to help, and appreciate the opportunity to serve my community.

Best Regards,

Mary Herring
615.423.4818

Mary Herring

2666 Thompson's Sta Rd E
Thompson's Station TN 37179
615.423.4818
herring.mary@gmail.com

Experience

Iron Solutions, Inc, A Trimble Company, Franklin, TN **2010 to Present**
Executive Assistant | Office Manager | Marketing Coordinator

- Serve as Executive Assistant to CEO, Office Manager and Marketing Coordinator in this office of 40 employees. Iron Solutions is a leading provider of Data as a Service (DaaS) and Software as a Service (SaaS) solutions for farm equipment dealerships across North America.

Affiliate Broker, Franklin Realtors, Franklin, TN **2007 to 2011**

- Represented buyers and sellers in residential sales in Williamson, Maury and Rutherford Counties.

Teacher, St. Augustine High School, Laredo, TX **1994 to 1998**

- Taught High School English, History and Yearbook. Implemented a debate team and sponsored the Rotary Club Interact Student Organization volunteering in Nuevo Laredo, Mexico.

Managing Editor, Lincoln County News, Chandler, OK **1990 to 1994**

- Editor, Writer and Photographer of this weekly newspaper.

Volunteer

- Town of Thompson's Station Board of Zoning Appeals **2007 to Present**
- Member and Chair, Williamson County Public Library Board of Trustees **2006 to 2010**
- Communications | PR Director, Friends of the Williamson County Public Library **2008 to 2010**
- Board Member, Williamson County Master Gardener's Association **2004 to 2008**
- Member and President, Chandler School Board of Education **1991 to 1994**

Education

Texas Tech University, Lubbock, Texas, 1978
Bachelor of Arts, Journalism and Photography

Texas A&M International University, Laredo, TX, 1998
Teacher Certification



MEMO

DATE: April 3, 2018
TO: Board of Mayor and Aldermen
FROM: Wendy Deats, Town Planner
SUBJECT: 2nd reading Ordinance 2018-007 (File: LDO Amend: 2018-002).

On January 23, 2018, the Planning Commission considered the addition of a definition and standards for golf course development.

On March 13, 2018, the Board of Mayor and Aldermen heard the proposed amendment and passed the amendment on first reading requesting that Staff specify the buffer requirement, incorporate requirements that cart paths be provided to each hole on the course and address lighting. Staff has specified in the standards that the buffer is type 3 and added a standard requiring cart paths. In addition, after consideration and due to the likelihood that golf course developments will be in proximity to residential uses and in order to protect existing and future residents from light trespass, Staff recommends a prohibition on lighting.

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

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 4.16 and shall include a Buffer Type 3 (semi opaque screen) 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.
6. Cart paths shall be provided to each hole on the golf course.
7. No lighting shall be permitted for the golf course.

RECOMMENDATION

The Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-007 amending Section 1.3 to include the definition for golf course and adopt the golf course standards as proposed in Section 4.11 within the Land Development Ordinance.

ATTACHMENT

Ordinance 2018-004

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: LDO 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 4.16 and shall include a Buffer Type 3 (semi opaque screen) 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.
6. Cart paths shall be provided to each hole on the golf course.
7. No lighting shall be permitted for the golf course.

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: March 13, 2018

Passed Second Reading: _____

Submitted to Public Hearing on the 10th day of April 2018, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 18th day of March 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

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: April 3, 2018
TO: Board of Mayor and Aldermen
FROM: Wendy Deats, Town Planner
SUBJECT: 2nd reading Ordinance 2018-008 (File: LDO Amend: 2018-003).

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.

On March 13, 2018, the Board of Mayor and Aldermen passed the ordinance to amend the height on first reading, however, requested Planning Commission consider how building height is measured prior to the second reading of the ordinance.

On March 27, 2018, the Planning Commission considered the measurement of height by lowest point of grade to highest point of the roof and by taking an average of the grade. After discussion, the Planning Commission recommended that the Board of Mayor and Aldermen incorporate measurement as the lowest point of grade to the highest point of the roof.

RECOMMENDATION

The Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-008 amending Section 3.37 to include a maximum height of structures at 32 feet measured from lowest point of the grade to the highest point of the roof within the Land Development Ordinance.

ATTACHMENT

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 - HILLSIDE AND STEEP SLOPE STANDARDS (FILE: LDO 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. Design 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 measured from the lowest point of grade to the highest point of the roof. 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: March 13, 2018

Passed Second Reading: _____

Submitted to Public Hearing on the 10th day of April 2018, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 18th day of March 2018.

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

APPROVED AS TO FORM AND LEGALITY:

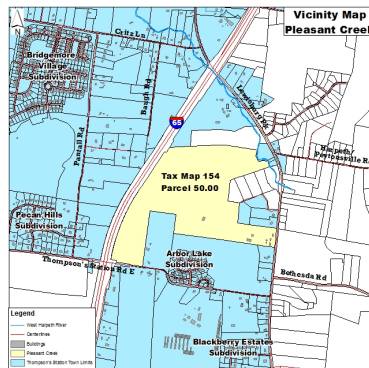
Todd Moore, Town Attorney



MEMO

DATE: April 4, 2018
TO: Board of Mayor and Aldermen
FROM: Wendy Deats, Town Planner
SUBJECT: Rezone for Pleasant Creek (Zone Amend: 2018-002)

The Planning Commission reviewed a proposal to rezone 212.93 acres located at 2816 Thompson's Station Road East to Transect Community (TC).



The land is located within the G1 – Controlled Growth sector of the General Plan and is currently 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 transect community is a district that is intended to allow multiple zoning options within a community that will define the physical form and character. The draft concept plan illustrates that the community type is a village which requires a minimum open space (or T1/T2 zones) of 40% within the village with the remaining land will be allocated into the remaining zones (T3, T4 and T5).

On February 27, 2018, the Planning Commission reviewed the request and determined that 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.

On March 13, 2018, the Board of Mayor and Aldermen passed on first reading Ordinance 2018-009 and set the second reading and public hearing for April 10, 2018.

RECOMMENDATION

The Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2018-009 amending the zoning map to designate this land (Tax Map 154, Parcel 50.00) as transect community (TC).

ATTACHMENT

Ordinance 2018-009
Rezone Map
Draft Transect Plan
Draft Concept 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) (ZONE AMEND 2018-002)

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 Town's General Plan goals and policies 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: March 13, 2018

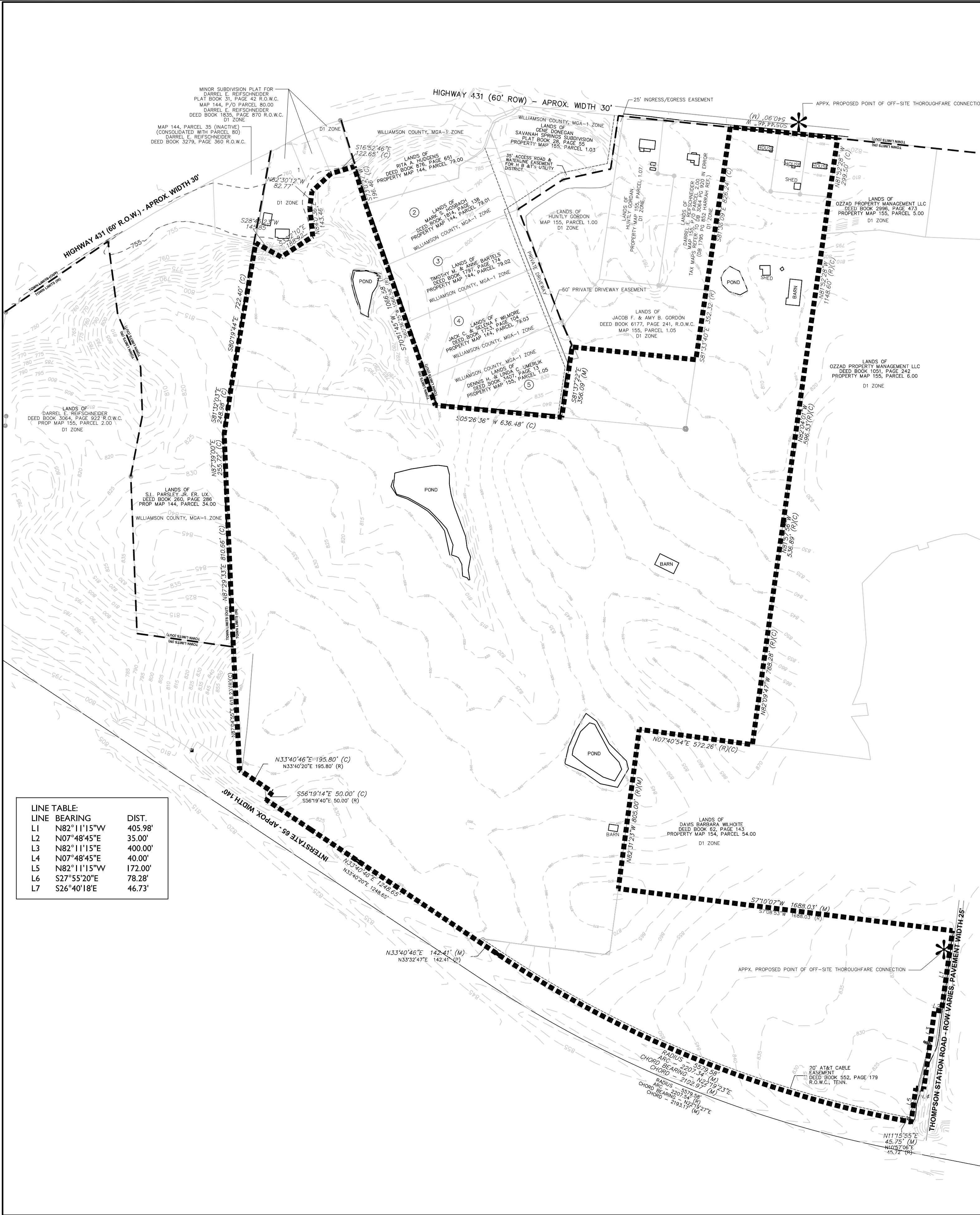
Passed Second Reading: _____

Submitted to Public Hearing on the 10th day of April 2018, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 18th day of March 2018.

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

APPROVED AS TO FORM AND LEGALITY:

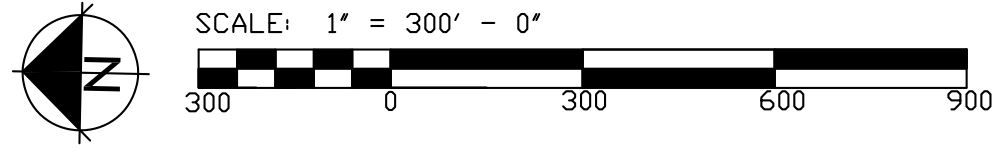
Todd Moore, Town Attorney



| LINE | BEARING | DIST. |
|------|-------------|---------|
| L1 | N82°11'15"W | 405.98' |
| L2 | N07°48'45"E | 35.00' |
| L3 | N82°11'15"E | 400.00' |
| L4 | N07°48'45"E | 40.00' |
| L5 | N82°11'15"W | 172.00' |
| L6 | S27°55'20"E | 78.28' |
| L7 | S26°40'18"E | 46.73' |

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 northwesterly 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 "[m]aintain 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



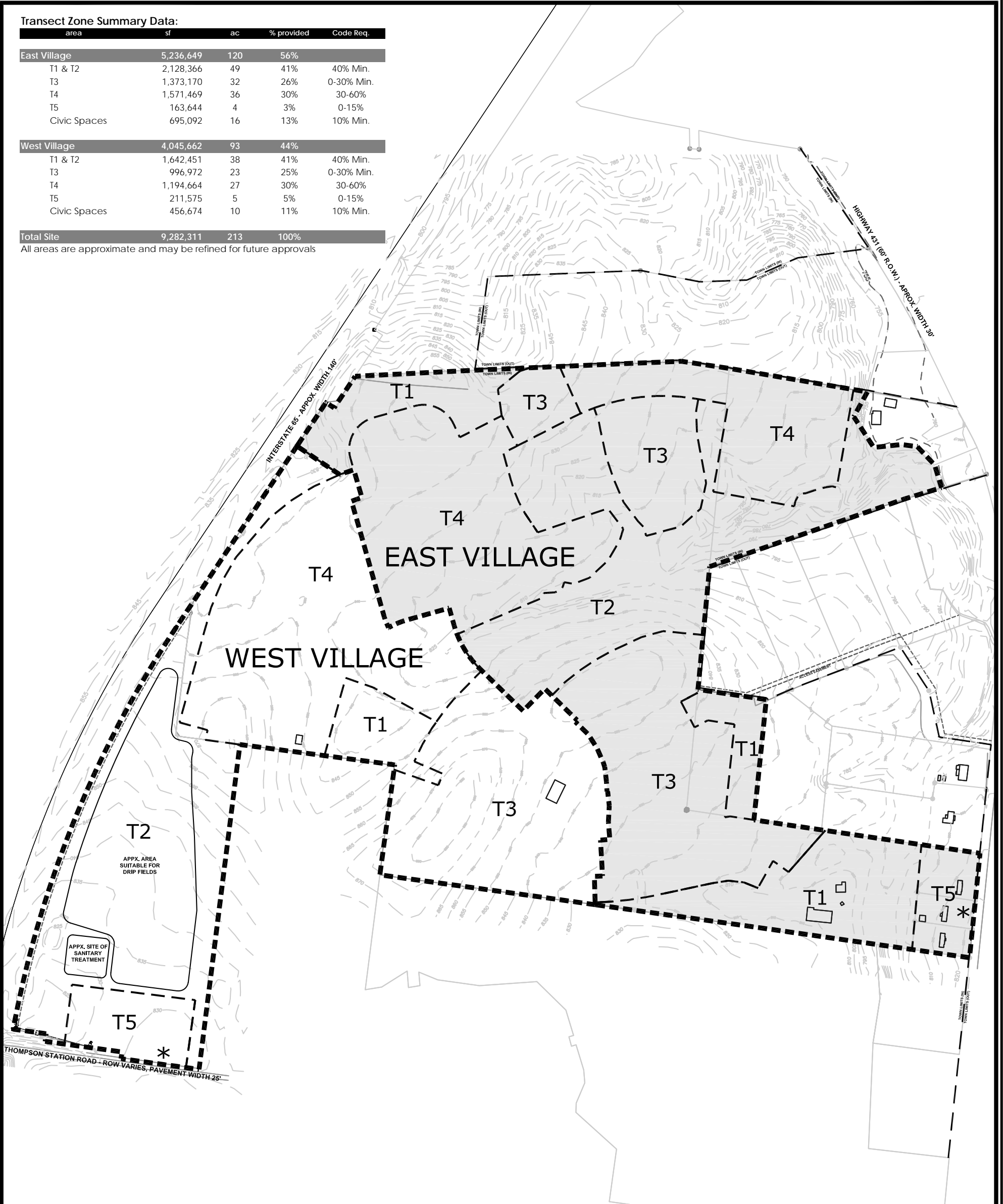
GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 greggambledesign@gmail.com
 615.975.5765

SUBMITTAL DATE:
 Date: JANUARY 19, 2018

Transect Zone Summary Data:

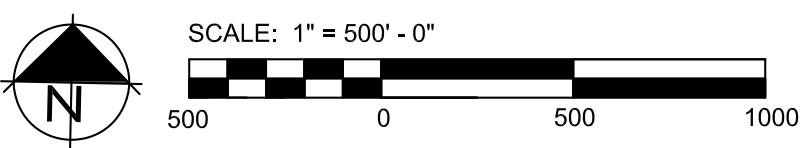
| area | sf | ac | % provided | Code Req. |
|---------------------|------------------|------------|------------|------------|
| East Village | 5,236,649 | 120 | 56% | |
| T1 & T2 | 2,128,366 | 49 | 41% | 40% Min. |
| T3 | 1,373,170 | 32 | 26% | 0-30% Min. |
| T4 | 1,571,469 | 36 | 30% | 30-60% |
| T5 | 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

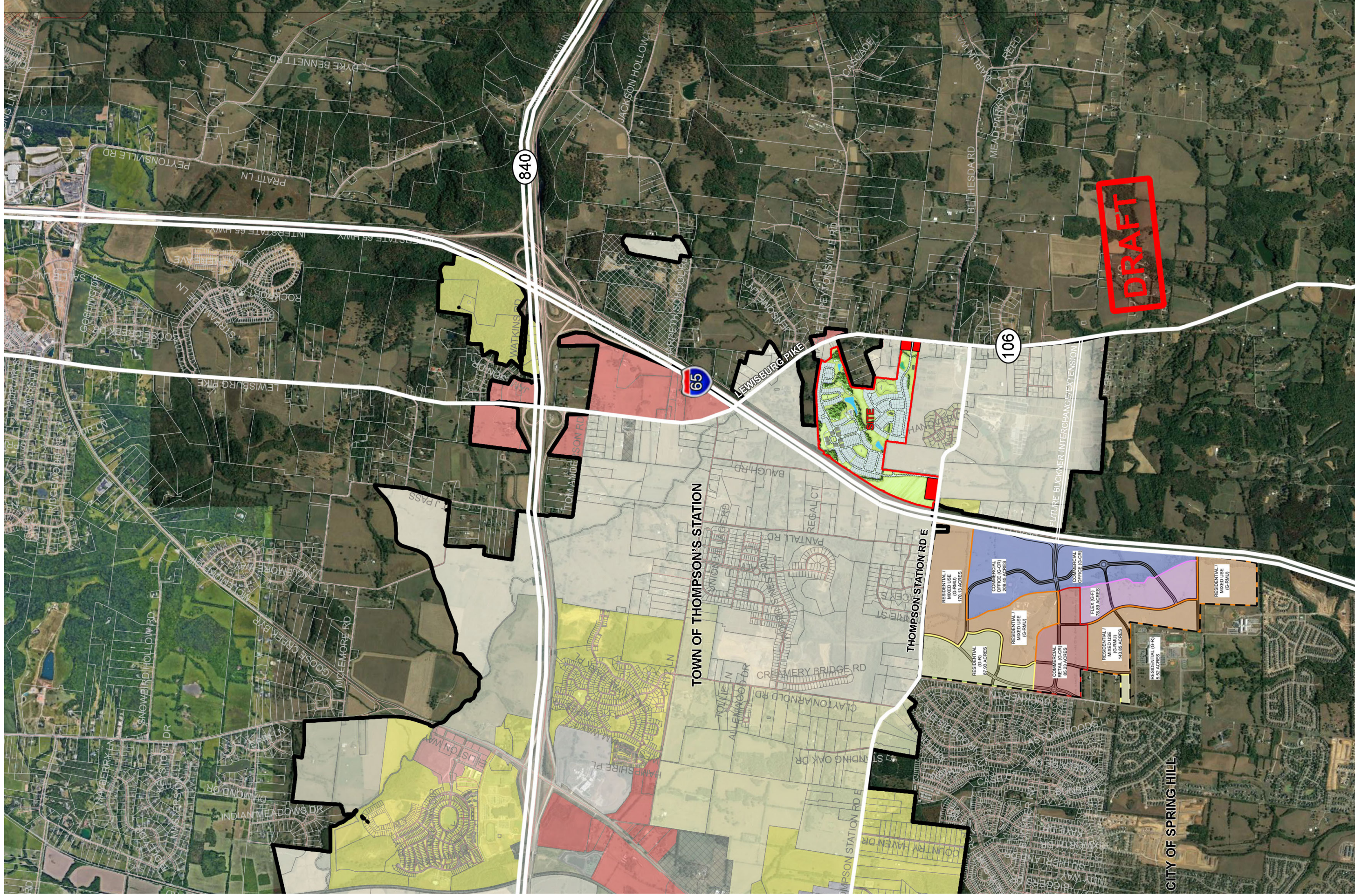


SHEET
 EXHIBIT 1

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





0 | PLEASANT CREEK - COMMUNITY REGIONAL CONTEXT



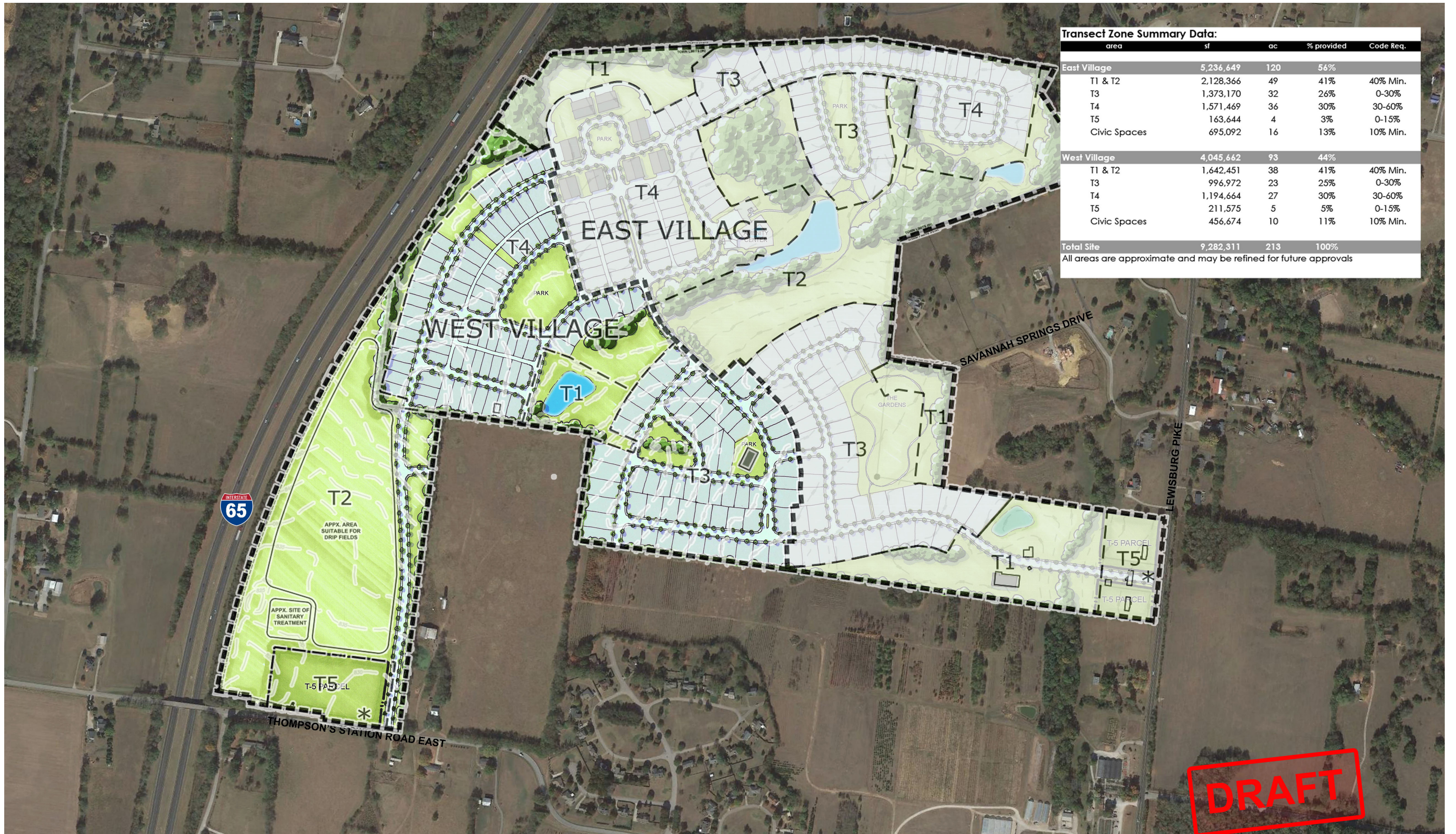
02 PLEASANT CREEK - COMMUNITY CHARACTER

VILLAGE TRANSECT DRAFT CONCEPT PLAN



03 PLEASANT CREEK - COMMUNITY CHARACTER

VILLAGE TRANSECT DRAFT CONCEPT PLAN



| 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% |
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| 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



05 PLEASANT CREEK - COMMUNITY CHARACTER

MULTIFAMILY CHARACTER



06 PLEASANT CREEK - COMMUNITY CHARACTER
T5 DRAFT COMMERCIAL CHARACTER SKETCH



07 PLEASANT CREEK - COMMUNITY CHARACTER
T5 DRAFT COMMERCIAL CHARACTER SKETCH

Thompson's Station Board of Mayor and Aldermen
April 10, 2018 (File: LDO Amend 2018-001)
Land Development Ordinance Amendments

PROJECT DESCRIPTION

A request from Ragan Smith to amend the Land Development Ordinance to revise Table 4.4 - Permitted Uses; Section 4.6 - Building Placement Standards; Section 4.7 Height Restrictions; Table 4.13 - NC lot standards; Section 4.9.5 – Regulations Specific to the NC zone; and Section 4.12.2 - Parking Standards. The request is presented to the Town to “facilitate development standards of the site based on the proven expertise of the same developer of similar successful form-based design, mixed use local projects” (Applicant Statement).

BACKGROUND

On January 23, 2018, the Planning Commission deferred the request for the proposed amendments to hold a work session to further discuss the amendments and how they relate to a proposed project.

On February 12, 2018, the Planning Commission held a work session to discuss the amendments and the future development of the front of Tollgate Village with the development team.

On February 27, 2018, the Planning Commission reviewed the amendments and deferred the request to the regular meeting in March. On March 20, 2018, the development team held a community open house to share the proposed project with the community.

On March 27, 2018, the Planning Commission reviewed the amendments and recommended the following amendments to the Board of Mayor and Aldermen:

PROPOSED REVISIONS

Table 4.4 O2, G1, G2 Use Zones Land Use (LDO page 78).

Add the following uses in the NC zone:

Condominium
Live-work unit
Townhome

Section 4.6 Building Placement Standards (LDO page 81).

Correct the tables listed in Sections 4.6.1 – 4.6.5 from Table 4.3 4.6 through Table 4.13 4.16. Modify Section 4.6.5. Setbacks for principal buildings shall be as shown in Table 4.36 through 4.136. Setbacks may be adjusted by up to 10% or as necessary to accommodate easements for utilities by administrative waiver to accommodate specific site conditions.

Section 4.7.1 Height Restrictions (LDO page 81).

Building height is limited according to Table 4.36 through Table 4.136 measured as follows:

Table 4.13 NC Lot Standards (LDO page 90).

Modify the following standards:

Under diagram

Street or civic space (residential only).

Lot Coverage 50%–See 4.9.5 (b)

Lot Width 50 – 200 feet (non-residential)

Lot Width ~~46~~ 20 foot min (residential)

Correct Table 4.147 under Building Frontage

~~Building Entry Requirements 1 per 50 feet of primary frontage and 1 per 80 feet of secondary frontage~~

Section 4.9.5 Regulations Specific to the NC zone (LDO page 99).

a. Driveways. Driveways may not exceed 150 feet in length without an approved turnaround unless reviewed and approved by the County Fire Marshall; 25 feet of driveway width for non-dedicated street or driveways within a lot for two-way traffic and 20 feet for one-way traffic (measured perpendicular to the direction of travel). Live/work and Townhome units shall have a 5' or 20' alley loaded driveway. Any live/work or townhome units with a 5' alley loaded driveway shall have a minimum of a one-car garage, and shall provide overflow parking at a rate of 1.5 space per unit. Any live/work or townhome unit with a 20' alley loaded driveway, shall have a minimum of a one-car garage, and shall provide overflow parking at a rate of .5 spaces per unit. Condominiums do not require driveways or garage parking, but shall provide parking at a rate of 2.0 space per unit. Parking for all residential uses may be provided by on street parking, nearby surface parking, or a combination of the two.

b. Lot coverage. Lot coverage for non residential is 50% maximum and for residential is 90% maximum. Residential lots exceeding 50% coverage shall provide an additional area, equal to or greater than the balance of 50%, in the form of open space or civic space. The additional open space or civic space shall be contiguous to or within a walking distance of ¼ mile of the subject units.

c. Live/Work, Townhome & Condominium locations. Live/Work, Townhome & Condominium units are permitted within the NC zone, but shall be setback a minimum of 600' from edge of right-of-way on an arterial.

d. Civic Space may not include a nature conservancy area. Civic space shall be a defined pedestrian area accessible to all residents.

Section 4.12.2 Parking Standards (LDO page 109).

All multi-family and non residential developments require a parking plan that will be submitted and reviewed with the site plan for development. The parking plan shall identify all parking areas, required landscaping, bicycle parking and loading areas throughout the project site. On street parking may be counted toward required parking along the subject frontage.

RECOMMENDATION

The Planning Commission recommends to the Board of Mayor and Aldermen adoption of an ordinance amending these sections as proposed within the Land Development Ordinance.

ORDINANCE NO. 2018-010

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND TABLE 4.4 (PERMITTED USES); SECTION 4.6 (BUILDING PLACEMENT STANDARDS); SECTION 4.7 (HEIGHT RESTRICTIONS); TABLE 4.13 (NC LOT STANDARDS); SECTION 4.9.5 (REGULATIONS SPECIFIC TO THE NC ZONE) AND SECTION 4.12.2 (PARKING STANDARDS) WITHIN THE LAND DEVELOPMENT ORDINANCE (LDO AMEND 2018-001)

WHEREAS, the several changes are proposed to the text of the Town's Land Development Ordinance ("LDO");

WHEREAS, the Planning Commission has reviewed these proposed amendments and is recommending the changes as proposed in Exhibit A (attached); and

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

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

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

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

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: _____

Passed Second Reading: _____

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

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

RESOLUTION NO. 2018-009

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
TO APPROVE A CONTRACT WITH BARGE DESIGN SOLUTIONS, INC. FOR
ENGINEERING AND CONSULTING SERVICES FOR THE WASTEWATER SYSTEM
MASTER PLAN AND TO AUTHORIZE THE MAYOR TO SIGN THE CONTRACT**

WHEREAS, the Town has publicly advertised and solicited a request for qualifications of services related to the development of a Wastewater System Master Plan (the "Project"); and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to approve a contract with Barge Design Solutions, Inc. to perform certain services related to the Project.

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

That the attached contract with Barge Design Solutions, Inc. is hereby approved, and the Mayor is authorized to sign the contract on behalf of the Town.

RESOLVED AND ADOPTED this ____ day of April 2018.

Corey Napier , Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

**CONTRACT FOR ENGINEERING AND CONSULTING SERVICES FOR WASTEWATER
SYSTEM MASTER PLAN , PHASE I**

THIS CONTRACT made this ____ day of _____ 2018, by and between **Barge Design Solutions, Inc.**, a Tennessee corporation (hereinafter "Contractor"), and the **Town of Thompson's Station**, a Tennessee municipal corporation (hereinafter "Town").

WHEREAS, the Town has advertised and received responses to Request for Qualifications ("RFQ") for an engineering firm to provide planning and consulting services for a wastewater system master plan (the "Project"); and

WHEREAS, the Town has selected Contractor for the Project.

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

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

The Scope of Work may be amended by approval of a new or additional Work Orders, provided that any such amendment that will require additional costs to the Town must be approved by Resolution of the Town's Board of Mayor and Aldermen. No additional or extra work shall be authorized without the prior written approval of the Town. The parties understand and agree that future projects involving additional services may require a new agreement.

Contractor shall not participate as a bidder or in concert with any potential bidder(s) for construction of the Project unless specifically requested and authorized by the Town as approved by the Board of Mayor and Aldermen.

Section 2. Compensation - The Contractor's fee for the Project shall not exceed **\$93,000.00**. The Town also agrees to pay Contractor for the following reimbursable expenses, at cost: printing services and out of area travel expenses in total amount not to exceed \$500.00. The Town shall not be liable for any charges for any additional work unless such work is authorized in writing by the Town. The Contractor is solely responsible for the payment of compensation to any subcontractors. In no event shall the Town be liable to any subcontractor related to this Project.

Section 3. Time of Completion - Completion of the work included in Exhibit A is to be substantially complete within six (6) months from the date of approval of this Contract. Contractor shall comply with said schedule except for good cause or delays caused by the Town.

Section 4. Ownership of Project Documents -- All documents, including but not limited to, all drawings, plans, design calculations, bid and construction documents, produced by the Town and/or Contractor, including any subcontractor, pursuant to this Contract shall be jointly owned by the Contractor and Town and each party may retain a copy of any documents upon completion of the Project. Both parties represent that it has the right to use all products or services furnished under this Contract and that such use does not infringe upon any copyright, trademark, service mark or patent. If the Town uses the documents on another project or makes any modification to the Contractor's designs, documents or work product without the prior written

authorization of the Contractor, the Town agrees, to the fullest extent permitted by law, to release the Contractor, its officers, directors, employees and subconsultants from all claims and causes of action arising from such uses.

Section 5. Insurance Requirements - The Contractor shall procure and maintain for the duration of the Contract, at its own expense, insurance as set forth in Exhibit B attached hereto, said document to be incorporated in this Contract by reference. The Town shall be named as an additional named insured on all policies.

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

Section 6. Compliance with Laws - The Contractor must comply with all applicable federal, state, and local laws.

Section 7. Indemnity Requirement - The Contractor agrees to protect, defend, and save the Town, its elected and appointed officials, agents, employees, and volunteers harmless from and against any and all claims, demands, and causes of action of any kind or character, including the cost of their defense, arising in favor of the Contractor's employees or third parties on account of bodily or personal injuries, death or damage to property arising out of or in any way resulting from the act or omissions of the Contractor and/or its agents, employees, subcontractors, representative or the Town under this Contract. Contractor shall also indemnify and hold harmless the Town for and against any claims of infringement of an intellectual property right.

Section 8. Independent Contractor - The relationship of Contractor to the Town will be that of an independent contractor. Contractor will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants and subcontractors done during the performance of the Contract.

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

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

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

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

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

and for any work necessary to compile and deliver the above documents to the Town.

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

(b) Severability. If any provision of this Contract is held unenforceable, the remaining portions shall remain in full force and effect.

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

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

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

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

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

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

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

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

federal or state law.

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

Town of Thompson 's Station

Barge Design Solutions, Inc.

BY _____

Corey Napier, Mayor

BY _____

EXHIBIT "A"
SCOPE OF WORK

EXHIBIT "B"

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

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

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

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

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

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

SCOPE OF SERVICES

WASTEWATER SYSTEM MASTER PLAN FOR TOWN OF THOMPSON'S STATION, TN

Project Description

The Town of Thompson's Station (Town) is interested in developing a master plan for their wastewater system. The current wastewater system is comprised of 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 tasks included in this scope of work have been divided into two phases. The first phase includes the components necessary to develop a sewer system master plan for use in developing a capital plan needed to support future growth and development of the Town. The second future, optional phase of this scope includes an analysis of the Town's wastewater utility rate structure and cost segregation.

Phase 1

1. Data collection and review
2. Model development
3. Wastewater system capacity and condition evaluation
4. Wastewater system master plan
5. Drip Field Evaluation
6. Public meetings support
7. Project administration

Phase 1 Estimated Fee: \$93,000

Scope of Work

PHASE 1

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, 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, 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 a wastewater system 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 the Town. 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). For areas which do not have available pump station information, dry-weather flows will be derived using accepted flow values for the existing number and type of development in the basins. 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 water billing records will be used to assign wastewater discharge volumes. Depending on the availability of existing data, wet weather flows will be calculated for each basin utilizing available pump station records or a wet weather peaking factor which accounts for inflow/infiltration.

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

- 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/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 utilized 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 utilized 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 utilized 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 5 months after project initiation. The final workshop and production of the final report will conclude approximately 1 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 the Town summarizing the analysis approach, results, and recommendations.

Task 5 – Disposal Evaluation.

- Barge will evaluate the results of the property soil suitability analysis for the three land application sites, identify alternatives to deliver flow to the properties, distribute flow within the properties, and achieve optimal system performance. A technical memo will be developed outlining these alternatives with a recommendation for which alternative would be best suited for the Town.
- The draft memorandum will be reviewed with the Town during a workshop. Any changes which result from this meeting will be incorporated into the memo before it is finalized. A final memorandum incorporating comments from the workshop will be provided to the Town.

Task 6 – Public Meetings Support. During the project:

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

Task 7 – 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.

PHASE 2 – Future Optional Services

Task 8 – Wastewater Utility Rate Study. Once the Wastewater System Master Plan is finalized, perform an analysis of the Town’s wastewater utility rates:

- 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.
- Obtain financial audits for the last 5 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 5 years without any proposed capital improvements and perform analysis to determine adequacy of existing wastewater rate structure.
- Conduct workshop with Town staff to discuss proposed capital expenditures for next 5 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 9 – Cost Segregation Analysis. Perform a cost segregation analysis of the Town’s wastewater system assets concurrently with Task 8:

- Identify the elements of the wastewater system assets which may be reclassified in order to shorten the depreciation schedules of those elements which are applicable. In conjunction with the presentation of results from Task 8, 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.

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 the Town.
- 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 the results of the property suitability analysis and any preliminary plans or layouts for the land application system for the proposed land application site.
- The Town will provide applicable financial data including financial audits, existing rate structures, outstanding bond and loan data, etc.

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: April 4, 2017
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Fields of Canterbury Phases 1, 6 & 9

The developer of the Fields of Canterbury subdivision has requested the Town's acceptance of all infrastructure within phases 1, 6 and 9. All necessary improvements have been completed and installation requirements have been met. The developer has submitted all as-built documents and has followed all testing and inspection procedures for dedication. Our wastewater operators and engineer have evaluated the phases and are comfortable with the infrastructure being accepted.

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

These phases have been reviewed and recommended maintenance surety should be set at the following levels:

| | |
|----------------------------------|-----------|
| Phase 1 – RDEC and Wastewater | \$115,000 |
| Phase 6 – RDEC and Wastewater | \$65,000 |
| Phase 9 – RDEC and Wastewater | \$133,000 |

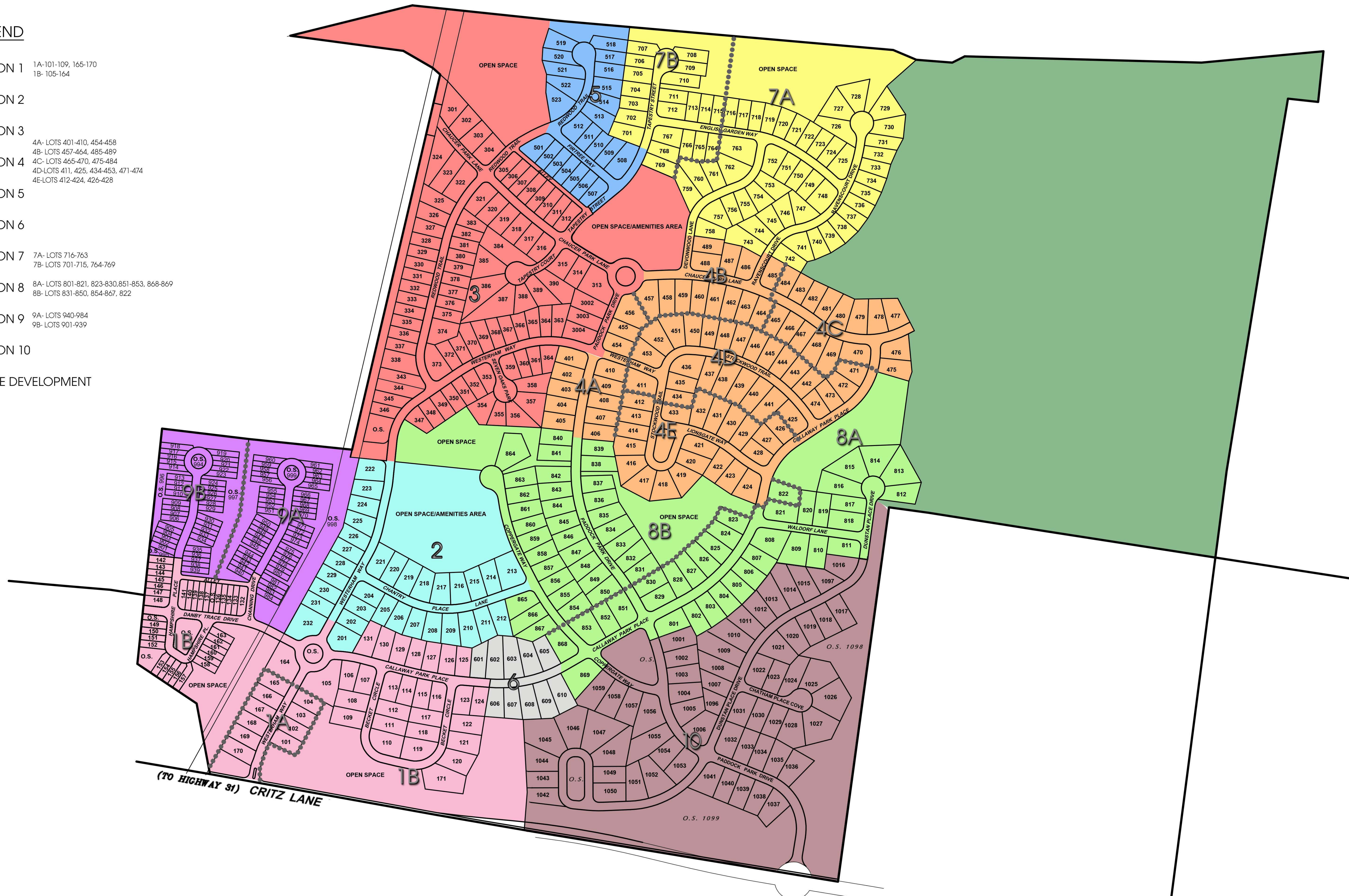
These amounts will be held in place for one year.

BOMA Action:

Approve the request for acceptance of the roads, alleys, sidewalks, storm drains, and wastewater facilities in Phases 1, 6 and 9 in the Fields of Canterbury subdivision and set maintenance surety amounts as recommended.

LEGEND

- SECTION 1 1A- LOTS 101-109, 165-170
1B- 105-164
- SECTION 2
- SECTION 3 4A- LOTS 401-410, 454-458
4B- LOTS 457-464, 485-489
4C- LOTS 465-470, 475-484
4D- LOTS 411, 425, 434-453, 471-474
4E- LOTS 412-424, 426-428
- SECTION 5
- SECTION 6
- SECTION 7 7A- LOTS 716-763
7B- LOTS 701-715, 764-769
- SECTION 8 8A- LOTS 801-821, 823-830, 851-853, 868-869
8B- LOTS 831-850, 854-867, 822
- SECTION 9 9A- LOTS 940-984
9B- LOTS 901-939
- SECTION 10
- FUTURE DEVELOPMENT



The Fields of Canterbury

RESOLUTION NO. 2018-010

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
AUTHORIZING THE ACQUISITION OF PROPERTY BY NEGOTIATION OR
CONDEMNATION FOR THE WIDENING AND IMPROVEMENTS TO CRITZ LANE**

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to widen and make other improvements to Critz Lane ("the Project"); and

WHEREAS, it is necessary to acquire real property, right-of-way and easements from several property owners along Critz Lane to complete the Project: and

WHEREAS, the Town has entered into an agreement the R&D Enterprises, Inc. for property, right-of-way and easement acquisition and negotiation services for the Project; and

WHEREAS, the Town has the power of eminent domain to extend public infrastructure and roads and to acquire easements and right-of-way necessary for such improvements and that the above uses are public uses and will benefit the health, safety and welfare of the residents of the Town; and

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

THAT, the Town Administrator and R&D Enterprises, Inc. are authorized to negotiate for the acquisition of the necessary property, right-of-way and easements for the Project and may enter into agreements with property owners with respect to the compensation to be paid for such property, right-of-way and easements, so long as such amounts are supported by a qualified appraisal. A list of all parcels and property owners from which property, right-of-way or easements are needed have been provided by Barge Design Solution and are attached hereto by reference as Exhibit A. If necessary, the Town Attorney is authorized to initiate condemnation proceedings to acquire the necessary property, right-of-way and easements. The Mayor is hereby authorized to execute all documents necessary to acquire such property, right-of-way and easements.

RESOLVED AND ADOPTED this _____ day of _____, 2018.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

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



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

DATE: April 5, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: TA Report 04/10/2018

Critz Lane Re-alignment:

Excavation work has taken longer than anticipated due to the amount of unsuitable soils and wet weather. The closure of Critz had to be extended to accommodate the delay. Installation of the subgrade stone has begun with the goal of being to base course early next week and paving late next week. Staff will provide additional information as it is received from the contractor.

Wastewater Engineering:

It is anticipated that the BOMA will approve the wastewater study contract with Barge Design Solutions. Staff expects to receive several wastewater requests in the next few months including for the front of Tollgate Village and the Twice Daily proposed at Critz and Columbia Pike. When the BOMA voted to purchase the land for drip fields it was conditioned on a wastewater study being completed and that no new taps were going to be approved until the study was complete. If this is still the goal of the BOMA, staff will prepare a specific resolution to be considered at the next BOMA meeting.

In addition, there has been a request for a letter or resolution regarding the BOMA's commitment to not construct a wastewater plant on the property recently acquired adjacent to Canterbury.

Development Discussions:

Town staff has met with representative regarding the front of Tollgate Village and associated Land Development Ordinance amendment requests, Pearlstreet Partners has inquired about the Lutheran Church Property and the potential connection to the Regional Facility, and Tri Star Energy (Twice Daily) has contacted the Town regarding their frustration with the lack of wastewater availability and their desire for conditional approval of the proposed site plan (letter attached).

Work sessions:

Our next work session will be held on Monday, April 23 @ 7PM. The topic will be the FY2019 budget with follow-up on the impact fee discussion from our meeting in March.

March 20, 2018

VIA Email & Federal Express

Mr. Joe Cosentini
Town Administrator
Town of Thompson's Station
1550 Thompson's Station Road – West
Thompson's Station, Tennessee 37179

Re: Request for Information on Sewer Taps Approval Process at 4570 Columbia Pike

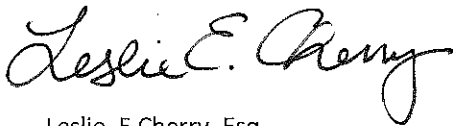
Dear. Mr. Cosentini,

We are in the process of obtaining site plan approval from the Town to construct a new Twice Daily convenience store and White Bison coffee shop. One of the biggest hurdles that we have encountered to date is the lack of sewer capacity and refusal of the Town to allow the transfer of sewer taps despite having allowed others to transfer sewer taps. Charlton Bell, our Senior Vice President of Facilities, and his team have spent the last two years attempting to work with the Town to move the Twice Daily project at Critz Lane forward but have been unsuccessful in getting clear information or assistance from the Town. Unfortunately, our emails have often been ignored by the Town and his team has repeatedly been told they are wasting their time until sewer waste water access is approved for the site. At this point, we are making a formal request of the Town to provide us with information on the status of the new sewer project and information on the application process to purchase four (4) sewer taps for 4570 Columbia Pike.

Tri Star has submitted a revised set of plans for the Town's consideration and approval that address the issues identified after the last submittal. The goal is to be placed on the next planning commission and design review committee agenda for conditional approval. Just as the Town has done for other companies, we are seeking conditional approval of the plans contingent upon obtaining the necessary sewer capacity needed for the project. Further, we need you to provide clarity on the sewer capacity approval process. You can imagine our frustration and confusion with no defined timeline and seeing other third parties obtaining conditional approval (Thompson Machinery) and sewer taps being approved in the same planning commission where we were rejected in late 2017.

The courtesy of a reply with the requested information would be greatly appreciated.

Sincerely,



Leslie. E Cherry, Esq.
General Counsel

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

March 27, 2018

Tri Star Energy
Attn: Leslie Cherry, General Counsel
1740 Ed Temple Blvd.
Nashville, TN 37208

Re: Sewer Taps Approval Process at 4570 Columbia Pike

Leslie,

The Town is in receipt of your letter dated March 20, 2018. Our wastewater issues and lack of capacity have been explained on several occasions to Mr. Bell and/or his development team. The Town's wastewater facility is limited to existing allocations made to specific developments in 2006. The Town's Board of Mayor and Aldermen must approve all other connections to the Town's wastewater system. The "transfer" that is referenced in your letter is likely referring to a property that was included in these previously mentioned agreements and was also approved by the BOMA. If your client is claiming that his property should be included in these agreements, then please provide the documentation supporting that claim. We did receive a request from Bucky Ingram, owner of a current tap allocation, in May, 2017 requesting a transfer of taps to your client's property. The request was withdrawn by Mr. Ingram, but the matter was discussed at our Board meeting in June, 2017 where the Board made it clear that a tap transfer would not be approved.

Thompson's Station has recently completed a land purchase that will eventually allow us to offer additional capacity for new projects. However, the Board voted unanimously to hold off on approving any new allocations until a wastewater study evaluating the long-term sustainability of our treatment plant can be completed. The Board will be approving the start of this study at their regularly scheduled Board meeting in April with an anticipated completion date by the end of 2018.

The site plan for Twice Daily is scheduled for the April, 2018 Planning Commission meeting where there will likely be a request for conditional approval. Given the above information, I can schedule a wastewater request for our next Board of Mayor and Aldermen meeting if your client wishes to be heard though approval is unlikely. Please feel free to contact me if you need anything else regarding this request. I can be reached at jcosentini@thompsons-station.com or at 615-794-4333.

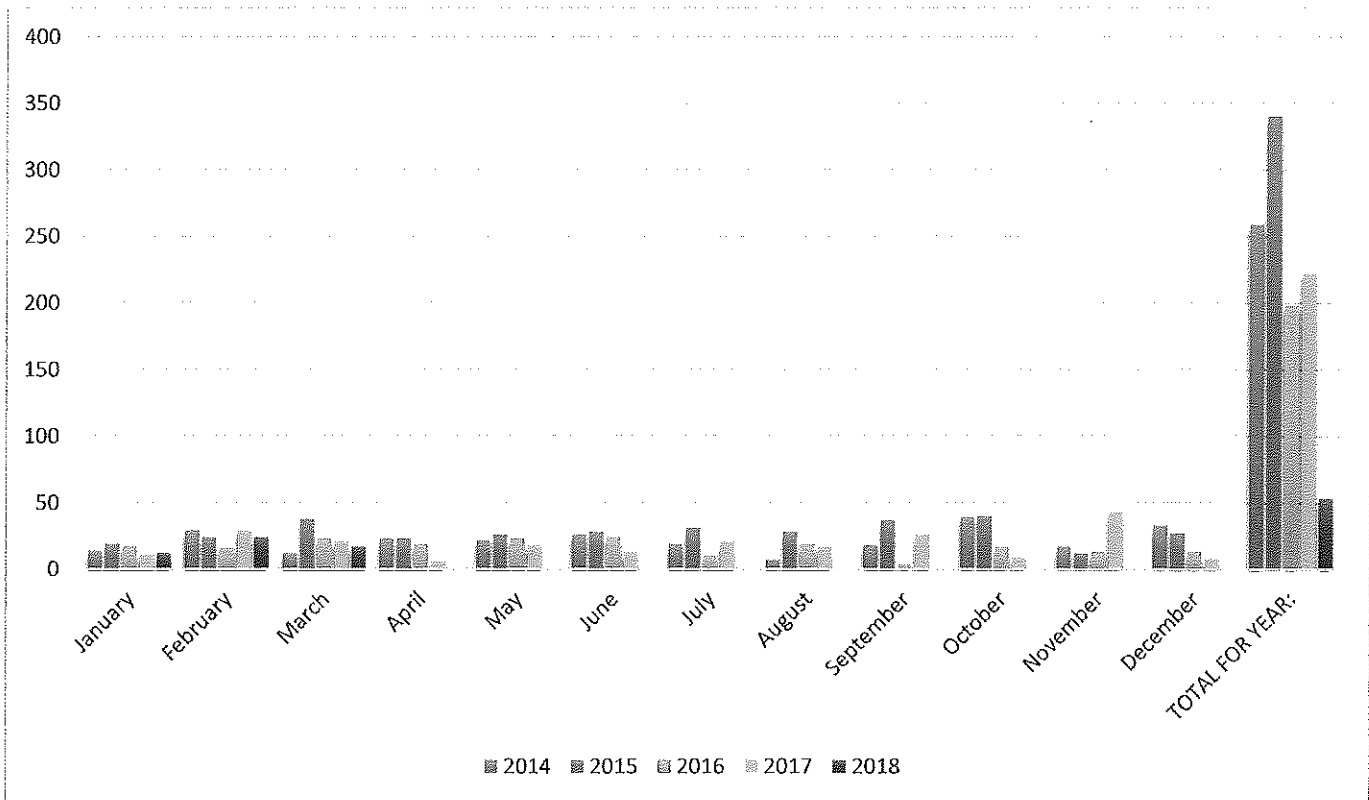
Sincerely,

Joe Cosentini
Town Administrator
Thompson's Station TN

New Residential Permits Issued 2014 -2018

Monthly Comparison

| | <u>2014</u> | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> |
|------------------------|-------------------|-------------------|-------------------|-------------------|------------------|
| January | 14 | 19 | 17 | 11 | 12 |
| February | 29 | 24 | 16 | 29 | 24 |
| March | 12 | 38 | 23 | 21 | 17 |
| April | 23 | 23 | 19 | 6 | |
| May | 22 | 26 | 23 | 18 | |
| June | 26 | 28 | 24 | 13 | |
| July | 19 | 31 | 10 | 21 | |
| August | 7 | 28 | 19 | 17 | |
| September | 18 | 37 | 4 | 26 | |
| October | 39 | 40 | 17 | 9 | |
| November | 17 | 12 | 13 | 43 | |
| December | 33 | 27 | 13 | 8 | |
| TOTAL FOR YEAR: | <u>259</u> | <u>340</u> | <u>198</u> | <u>222</u> | <u>53</u> |
| SFR: | <u>191</u> | <u>284</u> | <u>153</u> | <u>181</u> | <u>45</u> |
| TWN: | <u>63</u> | <u>49</u> | <u>39</u> | <u>33</u> | <u>6</u> |
| OTHER: | <u>5</u> | <u>7</u> | <u>6</u> | <u>8</u> | <u>2</u> |



| Permit # | Issue Date | Issued To | Type | Res./ | New/Acc. | Sq Ft | Lot # | Subdivision | Address |
|----------|------------|------------------------------|------|-------|----------|-------|----------|-------------|-------------------------------|
| 1803 | 3/8/2018 | Cornerstone Construction Co. | SFR | RES | NEW | 5,138 | LOT 6013 | Bridgemore | 3549 Creamery Bridge Rd. |
| 1804 | 3/8/2018 | Tennessee Valley Homes | SFR | RES | NEW | 4,606 | LOT 8009 | Bridgemore | 3157 Pleasantville Bridge Rd. |
| 1805 | 3/9/2018 | Lennar Homes | SFR | RES | NEW | 4,028 | LOT 1206 | Tollgate | 3198 Natoma Circle |
| 1806 | 3/9/2018 | Lennar Homes | SFR | RES | NEW | 3,134 | LOT 1546 | Tollgate | 3383 Vinemont Dr. |
| 1807 | 3/13/2018 | Summit Pro Contracting | SFR | RES | NEW | 5,022 | LOT 2056 | Bridgemore | 2900 Butchers Mill Bridge Ct. |
| 1808 | 3/13/2018 | Jim Lane | SFR | RES | ADDITION | 906 | NA | Bridgemore | 3580 Robbins Nest Rd |
| 1809 | 3/14/2018 | Shaw Enterprises | SFR | RES | NEW | 4,391 | LOT 5021 | Bridgemore | 3716 Ronstadt Rd. |
| 1810 | 3/19/2018 | Shaw Enterprises | SFR | RES | NEW | 4,309 | LOT 7003 | Bridgemore | 3226 Pleasantville Bridge Rd. |
| 1811 | 3/19/2018 | Legacy Homes of TN, LLC | SFR | RES | NEW | 5,701 | LOT 6037 | Bridgemore | 3628 Ronstadt Rd. |
| 1812 | 3/19/2018 | Lennar Homes | SFR | RES | NEW | 3,119 | LOT 1549 | Tollgate | 3372 Vinemont |
| 1813 | 3/19/2018 | Lennar Homes | SFR | RES | NEW | 3,630 | LOT 1532 | Tollgate | 3327 Vinemont |
| 1814 | 3/19/2018 | Willow Branch Partners | SFR | RES | NEW | 4,409 | LOT 1033 | Canterbury | 2722 Paddock Park Dr. |
| 1815 | 3/21/2018 | Lennar Homes | SFR | RES | NEW | 3,830 | LOT 1531 | Tollgate | 3323 Vinemont Dr. |
| 1816 | 3/21/2018 | Lennar Homes | SFR | RES | NEW | 3,861 | LOT 1548 | Tollgate | 3376 Vinemont Dr. |
| 1817 | 3/22/2018 | Lennar Homes | SFR | RES | NEW | 3,317 | LOT 1530 | Tollgate | 3319 Vinemont Dr. |
| 1818 | 3/22/2018 | Collier Homes of TN | SFR | RES | NEW | 4,229 | LOT 7002 | Bridgemore | 3232 Pleasantville Bridge Rd. |
| 1819 | 3/22/2018 | Lennar Homes | SFR | RES | NEW | 3,838 | LOT 1521 | Tollgate | 3283 Vinemont Dr. |

SFR: 16
TWN: 1
OTHER: 0
TOTAL: 17



**Town of Thompson's Station
Cash Balance Report
As of March 31, 2018**

| | February 2018 | March 2018 |
|--------------------------------------------------------------------------------|--------------------------|-----------------------|
| General Fund: | | |
| Checking Account | 217,353 | 114,024 |
| Money Market Investment Accounts | 3,644,481 | 5,371,605 |
| Total General Fund Cash | 3,861,833 | 5,485,629 |
| Less: Developer Cash Bonds Held | (169,300) | (169,300) |
| Less: County Mixed Drink Tax Payable | (2,419) | - |
| Less: Debt Principal and Interest Payments Due within 12 Months | (115,300) | (311,944) |
| Less: Hall Tax Refund Owed to State | (250,653) | (247,153) |
| Less: Adequate Schools Facilities Receipts (ITD starting Dec'07) | (289,241) | (294,465) |
| 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) | (390,568) | (389,521) |
| Critz Lane Redesign (596,000) | (171,280) | (152,585) |
| Clayton Arnold / T. S. Rd E Intersection (38,750) | (2,900) | (2,900) |
| Parks (265,000) | (118,923) | (107,453) |
| Cash Available - General Fund | 2,321,629 | 3,780,687 |
| Wastewater Fund: | | |
| Checking Account | 96,104 | 92,656 |
| Money Market Investment Accounts | 3,346,009 | 3,472,146 |
| Total Wastewater Fund Cash | 3,442,113 | 3,564,802 |
| Less: Lagoon Clean Out (Professional Fees) (419,580+236,700) | (120,206) | (120,206) |
| Less: Debt Principal and Interest Payments Due within 12 Months | (111,111) | (123,928) |
| Less: Hood Development Prepaid System Dev. And Access Fees | (1,116,000) | (1,116,000) |
| Cash Available - Wastewater Fund | 2,094,796 | 2,204,668 |
| Total Cash Available | 4,416,425 | 5,985,355 |



**Town of Thompson's Station
General Fund Revenue Analysis
As of March 31, 2018**

**Year to Date
Budget versus Actual**

| | February 2018 | March 2018 | Budget | % of Budget | Comment |
|-----------------------------------------|--------------------------|-----------------------|------------------|--------------------|----------------|
| General Government Revenues: | | | | | |
| 31111 Real Property Tax Revenue | 175,950 | 232,854 | 228,000 | 102% | |
| 31310 Interest & Penalty Revenue | 228 | 228 | - | | |
| 31610 Local Sales Tax - Trustee | 628,824 | 707,616 | 850,000 | 83% | |
| 31710 Wholesale Beer Tax | 66,289 | 72,421 | 100,000 | 72% | |
| 31720 Wholesale Liquor Tax | 9,783 | 11,218 | 10,000 | 112% | |
| 31810 Adequate School Facilities Tax | 47,616 | 52,841 | 65,000 | 81% | |
| 31900 CATV Franchise Fee Income | 21,378 | 21,378 | 25,000 | 86% | |
| 32000 Beer Permits | 600 | 600 | 500 | 120% | |
| 32200 Building Permits | 289,877 | 327,099 | 300,000 | 109% | |
| 32230 Submittal & Review Fees | 23,353 | 24,103 | 30,000 | 80% | |
| 32245 Miscellaneous Fees | 1,270 | 1,335 | 2,000 | 67% | |
| 32260 Business Tax Revenue | 9,092 | 15,335 | 75,000 | 20% | |
| 33320 TVA Payments in Lieu of Taxes | 26,795 | 26,795 | 30,000 | 89% | |
| 33510 Local Sales Tax - State | 241,474 | 271,017 | 330,000 | 82% | |
| 33530 State Beer Tax | 1,193 | 1,193 | 2,000 | 60% | |
| 33535 Mixed Drink Tax | 7,312 | 8,594 | 12,000 | 72% | |
| 33552 State Streets & Trans. Revenue | 5,663 | 6,456 | 8,000 | 81% | |
| 33553 SSA - Motor Fuel Tax | 55,370 | 61,898 | 75,000 | 83% | |
| 33554 SSA - 1989 Gas Tax | 8,865 | 9,903 | 12,000 | 83% | |
| 33555 SSA - 3 Cent Gas Tax | 16,431 | 18,355 | 20,000 | 92% | |
| 33556 SSA - 2017 Gas Tax | 13,475 | 15,421 | 20,000 | 77% | |
| 36120 Interest Earned - Invest. Accts | 16,745 | 18,870 | 20,000 | 94% | |
| 37746 Parks Revenue | 17,430 | 20,306 | 20,000 | 102% | |
| 37747 Parks Deposit Return | (3,100) | (3,200) | (5,000) | 64% | |
| 37990 Other Revenue | 6,740 | 7,790 | 10,000 | 78% | |
| Total general government revenue | 1,688,655 | 1,930,426 | 2,239,500 | | |
| Non-Operating Income: | | | | | |
| 32300 Impact Fees | 433,575 | 487,922 | 550,000 | 89% | |
| 38000 Transfer from Reserves | 2,746,080 | 1,083,482 | 3,137,891 | | |
| 39995 Capital Outlay Note Proceeds | - | 1,550,000 | - | | |
| Total non-operating revenue | 3,179,655 | 3,121,404 | 3,687,891 | | |
| Total revenue | 4,868,310 | 5,051,830 | 5,927,391 | | |



Town of Thompson's Station
General Fund Revenue Analysis
As of March 31, 2018

Month to Month
Trend Analysis

| | February 2018 | March 2018 | Current Change | Comment |
|---------------------------------------|--------------------------|-----------------------|---------------------------|--------------------------------------|
| General Government Revenues: | | | | |
| 31111 Real Property Tax Revenue | 14,983 | 56,903 | 41,920 | Property taxes |
| 31310 Interest & Penalty Revenue | - | - | - | |
| 31610 Local Sales Tax - Trustee | 137,755 | 78,792 | (58,963) | Dec17 sales tax received Feb18 |
| 31710 Wholesale Beer Tax | 6,812 | 6,132 | (680) | |
| 31720 Wholesale Liquor Tax | 1,205 | 1,435 | 230 | |
| 31810 Adequate School Facilities Tax | 6,054 | 5,224 | (830) | |
| 31900 CATV Franchise Fee Income | 7,356 | - | (7,356) | Bellsouth and Charter received Feb18 |
| 32000 Beer Permits | - | - | - | |
| 32200 Building Permits | 45,911 | 37,222 | (8,689) | |
| 32230 Submittal & Review Fees | 1,375 | 750 | (625) | |
| 32242 Miscellaneous Fees | 30 | 65 | 35 | |
| 32260 Business Tax Revenue | 992 | 6,242 | 5,250 | |
| 33320 TVA Payments in Lieu of Taxes | - | - | - | |
| 33510 Local Sales Tax - State | 41,852 | 29,544 | (12,308) | Dec17 sales tax received Feb18 |
| 33520 State Income Tax | - | - | - | |
| 33530 State Beer Tax | - | - | - | |
| 33535 Mixed Drink Tax | 1,378 | 1,282 | (96) | |
| 33552 State Streets & Trans. Revenue | 793 | 793 | - | |
| 33553 SSA - Motor Fuel Tax | 7,449 | 6,528 | (920) | |
| 33554 SSA - 1989 Gas Tax | 1,188 | 1,038 | (150) | |
| 33555 SSA - 3 Cent Gas Tax | 2,202 | 1,923 | (278) | |
| 33556 SSA - 2017 Gas Tax | 2,221 | 1,946 | (276) | |
| 36120 Interest Earned - Invest. Accts | 1,828 | 2,124 | 296 | |
| 37746 Parks Revenue | 1,265 | 2,876 | 1,611 | |
| 37747 Parks Deposit Return | (300) | (100) | 200 | |
| 37990 Other Revenue | 1,500 | 1,050 | (450) | |
| Total general government revenue | <u>283,848</u> | <u>241,770</u> | <u>(42,079)</u> | |
| Non-Operating Income: | | | | |
| 32300 Impact Fees | 71,031 | 54,347 | (16,684) | |
| 38000 Transfer from Reserves | 2,746,080 | (1,662,598) | (4,408,678) | |
| 39995 Capital Outlay Note Proceeds | - | 1,550,000 | 1,550,000 | Capital Note proceeds received |
| Total non-operating revenue | <u>2,817,111</u> | <u>(58,251)</u> | <u>(2,875,362)</u> | |
| Total revenue | <u>3,100,959</u> | <u>183,519</u> | <u>(2,917,441)</u> | |



**Town of Thompson's Station
General Fund Expenditure Analysis
As of March 31, 2018**

**Year to Date
Actual versus Budget**

| | February 2018 | March 2018 | Budget | % of Budget | Comment |
|--------------------------------------------------|--------------------------|-----------------------|------------------|--------------------|----------------|
| General Government Expenditures: | | | | | |
| 41110 Salaries | 362,407 | 422,009 | 586,000 | 72% | |
| 41141 FICA | 22,392 | 26,079 | 38,250 | 68% | |
| 41142 Medicare | 5,237 | 6,099 | 8,500 | 72% | |
| 41147 SUTA | 1,648 | 1,725 | 4,000 | 43% | |
| 41161 General Expenses | 274 | 277 | 1,000 | 28% | |
| 41211 Postage | 466 | 481 | 1,000 | 48% | |
| 41221 Printing, Forms & Photocopy | 3,906 | 4,284 | 10,000 | 43% | |
| 41231 Legal Notices | 1,414 | 1,549 | 3,000 | 52% | |
| 41235 Memberships & Subscriptions | 3,699 | 3,720 | 3,700 | 101% | |
| 41241 Utilities - Electricity | 7,087 | 8,032 | 12,000 | 67% | |
| 41242 Utilities - Water | 1,099 | 1,319 | 2,500 | 53% | |
| 41244 Utilities - Gas | 1,128 | 1,312 | 2,000 | 66% | |
| 41245 Telecommunications Expense | 3,227 | 3,638 | 7,000 | 52% | |
| 41252 Prof. Fees - Legal Fees | 97,909 | 119,233 | 150,000 | 79% | |
| 41253 Prof. Fees - Auditor | 14,740 | 15,740 | 18,000 | 87% | |
| 41254 Prof. Fees - Consulting Engineers | 22,470 | 25,629 | 45,000 | 57% | |
| 41259 Prof. Fees - Other | 6,975 | 24,475 | 20,000 | 122% | |
| 41264 Repairs & Maintenance - Vehicles | 1,874 | 1,929 | 10,000 | 19% | |
| 41265 Parks & Recreation Expense | 33,166 | 35,022 | 40,000 | 88% | |
| 41266 Repairs & Maintenance - Buildings | 8,719 | 9,567 | 30,000 | 32% | |
| 41268 Repairs & Maintenance - Roads | 61,022 | 67,963 | 793,470 | 9% | |
| 41269 SSA - Street Repair Expense | - | - | 115,000 | 0% | |
| 41270 Vehicle Fuel & Oil | 7,542 | 8,523 | 15,000 | 57% | |
| 41280 Travel | - | - | 2,500 | 0% | |
| 41285 Continuing Education | 1,541 | 1,666 | 5,500 | 30% | |
| 41289 Retirement | 17,913 | 20,887 | 28,580 | 73% | |
| 41291 Animal Control Services | 3,919 | 3,919 | 4,000 | 98% | |
| 41300 Economic Development | 7,390 | 7,390 | 7,500 | 99% | |
| 41311 Office Expense | 12,721 | 13,598 | 40,000 | 34% | |
| 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 | 59,643 | 67,979 | 90,000 | 76% | |
| 41515 Insurance - Auto | 2,061 | 2,061 | 2,100 | 98% | |
| 41516 Insurance - E & O | 10,963 | 10,963 | 11,000 | 100% | |
| 41551 Trustee Commission | 4,090 | 5,228 | 6,000 | 87% | |
| 41691 Bank Charges | - | 10 | 2,000 | 1% | |
| 41800 Emergency Services | 68,041 | 68,041 | 93,000 | 73% | |
| 41899 Other Expenses | 314 | 380 | 10,000 | 4% | |
| Total general government expenditures | 872,970 | 1,006,697 | 2,239,500 | | |
| General government change in net position | 815,685 | 923,729 | - | | |
| Non-Operating Expenditures: | | | | | |
| 41940 Capital Projects | 1,200,292 | 1,220,034 | 3,394,660 | 36% | |
| 41943 Acquisition of Public Use Prop. | 2,633,226 | 2,633,226 | - | | |
| 41944 Capital Projects - Parks | 43,752 | 55,222 | 153,231 | 36% | |
| 48000 Transfer to Reserves | - | - | - | 0% | |
| 49030 Capital Outlay Note Payment | 126,801 | 136,650 | 140,000 | 98% | |
| Total non-operating expenditures | 4,004,072 | 4,045,133 | 3,687,891 | | |
| Non-operating change in net position | (824,417) | (923,729) | - | | |
| Total expenditures | 4,877,042 | 5,051,830 | 5,927,391 | | |
| Change in Net Position | (8,732) | (0) | - | | |



Town of Thompson's Station
General Fund Expenditure Analysis
As of March 31, 2018

Month to Month
Trend Analysis

| | February 2018 | March 2018 | Current Change | Comment |
|-----------------------------------------|--------------------------|-----------------------|---------------------------|-------------------------------------|
| General Government Expenditures: | | | | |
| 41110 Salaries | 43,516 | 59,602 | 16,086 | Three pay periods in March18 |
| 41141 FICA | 2,692 | 3,687 | 994 | |
| 41142 Medicare | 630 | 862 | 233 | |
| 41147 SUTA | 408 | 77 | (330) | |
| 41161 General Expenses | - | 3 | 3 | |
| 41211 Postage | 59 | 15 | (44) | |
| 41221 Printing, Forms & Photocopy | 540 | 378 | (162) | |
| 41231 Legal Notices | 355 | 135 | (220) | |
| 41235 Memberships & Subscriptions | 289 | 21 | (268) | |
| 41241 Utilities - Electricity | 1,018 | 945 | (74) | |
| 41242 Utilities - Water | 154 | 220 | 66 | |
| 41244 Utilities - Gas | 319 | 184 | (136) | |
| 41245 Telecommunications Expense | 100 | 410 | 310 | |
| 41252 Prof. Fees - Legal Fees | 9,363 | 21,324 | 11,961 | |
| 41253 Prof. Fees - Auditor | - | 1,000 | 1,000 | |
| 41254 Prof. Fees - Consulting Engineers | 4,163 | 3,159 | (1,004) | |
| 41259 Prof. Fees - Other | - | 17,500 | 17,500 | Municipal Advisor Fee, Note Counsel |
| 41264 Repairs & Maintenance - Vehicles | 242 | 54 | (187) | |
| 41265 Parks & Recreation Expense | 928 | 1,856 | 928 | |
| 41266 Repairs & Maintenance - Buildings | 980 | 848 | (132) | |
| 41268 Repairs & Maintenance - Roads | 3,623 | 6,940 | 3,318 | |
| 41269 SSA - Street Repair Expense | - | - | - | |
| 41270 Vehicle Fuel & Oil | 1,009 | 981 | (27) | |
| 41280 Travel | - | - | - | |
| 41285 Continuing Education | - | 125 | 125 | |
| 41289 Retirement | 2,166 | 2,973 | 807 | |
| 41291 Animal Control Services | - | - | - | |
| 41300 Economic Development | 52 | - | (52) | |
| 41311 Office Expense | 581 | 877 | 296 | |
| 41511 Insurance - Property | - | - | - | |
| 41512 Insurance - Workers Comp. | - | - | - | |
| 41513 Insurance - Liability | - | - | - | |
| 41514 Insurance - Medical | 7,996 | 8,337 | 340 | |
| 41515 Insurance - Auto | - | - | - | |
| 41516 Insurance - E & O | - | - | - | |
| 41551 Trustee Commission | 299 | 1,138 | 839 | |
| 41691 Bank Charges | - | 10 | 10 | |
| 41800 Emergency Services | - | - | - | |
| 41899 Other Expenses | 25 | 66 | 41 | |
| Total general government expenditures | <u>81,506</u> | <u>133,727</u> | <u>52,221</u> | |
| Non-Operating Expenditures: | | | | |
| 41940 Capital Projects | 470,862 | 19,742 | (451,120) | Critz ROW in Feb18 |
| 41943 Acquisition of Public Use Prop. | 2,633,226 | - | (2,633,226) | Land Purchase in Feb18 |
| 41944 Captial Projects - Parks | - | 11,470 | 11,470 | Amphitheater design |
| 48000 Transfer to Reserves | (75,902) | - | 75,902 | |
| 49030 Capital Outlay Note Payment | - | 9,849 | 9,849 | |
| Total non-operating expenditures | <u>3,028,186</u> | <u>41,061</u> | <u>(2,987,126)</u> | |
| Total expenditures | <u>3,109,692</u> | <u>174,788</u> | <u>(2,934,905)</u> | |



Town of Thompson's Station
General Fund Capital Expenditures Report
Fiscal Year to Date as of March 31, 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 | 884,579 | 1,274,100 |
| a | Critz Lane Redesign | 305,155 | 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 |
| d | Parks | 55,222 | 153,231 |
| Total Capital Improvements | | 3,908,482 | 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 | 1,047 | | | | 884,579 |
| a Critz Lane Redesign | | 67,200 | 44,800 | 44,800 | 71,420 | 22,400 | 22,400 | 13,440 | 18,695 | | | | 305,155 |
| 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 |
| d Parks | | | 9,000 | 20,950 | | | 13,802 | | 11,470 | | | | 55,222 |
| Total Capital Improvements | 250 | 67,200 | 80,700 | 67,750 | 373,950 | 23,941 | 159,391 | 3,104,088 | 31,212 | - | - | - | 3,908,482 |

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

- a 41940 Capital Projects
- b 41942 Capital Projects - Grants
- c 41943 Acquisition of Public Use Prop.
- d 41944 Capital Projects - Parks



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of March 31, 2018

Year to Date
Actual versus Budget

| | <u>February 2018</u> | <u>March 2018</u> | <u>Budget</u> | <u>% of Budget</u> | <u>Comment</u> |
|----------------------------------------|--------------------------|-----------------------|------------------|--------------------|----------------|
| Revenues: | | | | | |
| 3100 Wastewater Treatment Fees | 624,701 | 698,527 | 925,000 | 76% | |
| 3101 Septage Disposal Fees | 5,700 | 6,500 | 10,000 | 65% | |
| 3105 Late Payment Penalty | 9,448 | 10,649 | - | | |
| 3109 Uncollectible Accounts | - | - | (5,000) | | |
| 3500 Other Income | - | 1,852 | - | | |
| 4009 Returned Check Charges | - | - | - | | |
| Total revenues | <u>639,849</u> | <u>717,529</u> | <u>930,000</u> | | |
| Operating Expenses: | | | | | |
| Supply and Operations: | | | | | |
| 4010 Payroll Expense | 75,739 | 89,077 | 140,000 | 64% | |
| 4210 Permits & Fees Expense | 4,021 | 4,021 | 7,500 | 54% | |
| 4220 Laboratory Water Testing | 1,462 | 1,624 | 5,000 | 32% | |
| 4230 Supplies Expense | 2,335 | 2,448 | 5,000 | 49% | |
| 4240 Repairs & Maint. Expense | 34,800 | 53,629 | 82,000 | 65% | |
| 4250 Postage, Freight & Express Chgs | 4,166 | 4,734 | 8,000 | 59% | |
| 4280 Billing Charges | 7,416 | 8,406 | 12,000 | 70% | |
| 4310 Utilities - Electric | 53,396 | 60,070 | 100,000 | 60% | |
| 4320 Utilities - Water | 1,957 | 2,164 | 5,000 | 43% | |
| 4350 Telecommunications | | | 2,500 | 0% | |
| 4390 Insurance Expense | 20,642 | 20,642 | 21,000 | 98% | |
| 4395 Insurance - Employee Medical | 9,304 | 10,541 | 20,000 | 53% | |
| 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 | 4,683 | 5,508 | 10,000 | 55% | |
| 4720 Payroll Taxes - Medicare | 1,095 | 1,288 | 2,200 | 59% | |
| 4730 Payroll Taxes - SUTA | 279 | 297 | 3,600 | 8% | |
| 4789 Employee Retirement Expense | 3,742 | 4,407 | 7,500 | 59% | |
| 4800 Bank Charges | 70 | 100 | 500 | 20% | |
| 4900 Other Expense | 153 | 153 | 1,000 | 15% | |
| Total supply and operations | <u>342,334</u> | <u>386,183</u> | <u>701,500</u> | | |
| Depreciation | | | | | |
| 4990 Depreciation Expense | <u>207,744</u> | <u>233,712</u> | <u>315,000</u> | <u>74%</u> | |
| Total operating expenses | <u>550,078</u> | <u>619,895</u> | <u>1,016,500</u> | | |
| Operating result | 89,771 | 97,633 | (86,500) | | |
| Non-Operating Income (Expense): | | | | | |
| 3300 Tap Fees | 378,510 | 421,136 | 550,000 | 77% | |
| 3902 Interest Income - Invest Accts | 6,117 | 7,254 | 5,000 | 145% | |
| 4100 Capital Expenditures | (481,450) | (481,450) | (45,000) | 1070% | |
| 4994 Interest Expense | (10,404) | (11,513) | (15,000) | 77% | |
| Total non-operating income | <u>(107,228)</u> | <u>(64,574)</u> | <u>495,000</u> | | |
| Change in Net Position | <u>(17,458)</u> | <u>33,060</u> | <u>408,500</u> | | |



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of March 31, 2018

Month to Month
Trend Analysis

| | February 2018 | March 2018 | Current Change | Comment |
|------------------------------------------|--------------------------|-----------------------|---------------------------|----------------------------------------|
| Revenues: | | | | |
| 3100 Wastewater Treatment Fees | 71,974 | 73,827 | 1,852 | Feb = 27 day cycle; Mar = 28 day cycle |
| 3101 Septage Disposal Fees | 800 | 800 | - | |
| 3105 Late Payment Penalty | 1,147 | 1,201 | 53 | |
| 3109 Uncollectible Accounts | - | - | - | |
| 3500 Other Income | - | 1,852 | 1,852 | Sale of surplus supplies |
| 4009 Returned Check Charges | - | - | - | |
| Total revenues | 73,922 | 77,680 | 3,758 | |
| Operating Expenses: | | | | |
| Supply and Operations: | | | | |
| 4010 Payroll Expense | 10,922 | 13,338 | 2,415 | Three payrolls in March 2018 |
| 4210 Permits & Fees Expense | - | - | - | |
| 4220 Laboratory Water Testing | - | 163 | 163 | |
| 4230 Supplies Expense | - | 113 | 113 | |
| 4240 Repairs & Maint. Expense | 4,005 | 18,830 | 14,825 | UV Equipment repair |
| 4250 Postage, Freight & Express Chgs | 621 | 568 | (53) | |
| 4280 Billing Charges | 1,813 | 989 | (824) | |
| 4310 Utilities - Electric | 6,859 | 6,674 | (184) | |
| 4320 Utilities - Water | 245 | 207 | (38) | |
| 4390 Insurance Expense | - | - | - | |
| 4395 Insurance - Employee Medical | 1,332 | 1,237 | (95) | |
| 4400 Prof. Fees-Consulting Engineers | - | - | - | |
| 4420 Prof. Fees - Auditor | - | - | - | |
| 4490 Prof. Fees - Other | - | - | - | |
| 4710 Payroll Taxes - FICA | 676 | 825 | 149 | |
| 4720 Payroll Taxes - Medicare | 158 | 193 | 35 | |
| 4730 Payroll Taxes - SUTA | 106 | 17 | (89) | |
| 4789 Employee Retirement Expense | 545 | 665 | 120 | |
| 4800 Bank Charges | 10 | 30 | 20 | |
| 4900 Other Expense | - | - | - | |
| Total supply and operations | 27,292 | 43,849 | 16,557 | |
| Depreciation | | | | |
| 4990 Depreciation Expense | 25,968 | 25,968 | - | |
| Total operating expenses | 53,260 | 69,817 | 16,557 | |
| Operating result | 20,662 | 7,863 | (12,799) | |
| Non-Operating Income (Expense): | | | | |
| 3300 Tap Fees | 60,126 | 42,626 | (17,500) | |
| 3902 Interest Income - Invest Accts | 783 | 1,137 | 354 | |
| 4100 Capital Expenditures | (370,000) | - | 370,000 | Land purchase |
| 4994 Interest Expense | (1,248) | (1,108) | 140 | |
| Total non-operating income | (310,340) | 42,655 | 352,994 | |
| Change in Net Position | (289,678) | 50,517 | 340,195 | |