

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Agenda
May 8, 2018**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The April 10, 2018 Regular Meeting Minutes

Documents:

[04102018 MINUTES.PDF](#)

Public Comments-

Unfinished Business:

1. Public Hearing And Second Reading 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 2ND READING MEMO RSA LDO AMEND.PDF](#)
[ORDINANCE 2018-010 LDO AMENDMENT \(RSA REGENTS\).PDF](#)
[ORDINANCE 2018-010 - EXHIBIT A .PDF](#)

New Business:

2. Request For Wastewater

- a. TriStar Energy
- b. Avenue Downs
- c. Town Center for Regent Homes
- d. Pleasant Creek

Documents:

[WASTEWATER REQUEST MEMO TRISTAR ENERGY.PDF](#)
[TRISTAR ENERGY.PDF](#)
[WASTEWATER REQUEST MEMO AVENUE DOWNS.PDF](#)
[AVENUE DOWNS DEVELOPMENT CONCEPT PRESENTATION.PDF](#)
[AVENUE DOWNS SEWER AVAILABILITY EXHIBIT 5-4-18.PDF](#)
[AVENUE SEWER REQ 4-20-18.PDF](#)
[WASTEWATER REQUEST MEMO TOWN CENTER - REGENT.PDF](#)
[TOWN CENTER BOMA SEWER AVAIABILITY REQUEST.PDF](#)
[TOWN CENTER FOR REGENT HOMES REQUEST LETTER 4-27-18.PDF](#)
[PLEASANT CREEK WASTEWATER REQUEST MEMO.PDF](#)
[PLEASANT CREEK WASTEWATER REQUEST.PDF](#)

3. First Reading Of Ordinance 2018-011: AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE WHICH AMENDS THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018

Documents:

[ORD 2018-011 FY18 BUDGET REVISION.PDF](#)

4. First Reading Of Ordinance 2018-012: AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019

Documents:

[FY2019 BUDGET MEMO.PDF](#)
[ORD 2018-012 FY19 BUDGET.PDF](#)

5. 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 ACQUIRE PROPERTY FOR CRITZ WIDENING PROJECT.PDF](#)
[RESOLUTION 2018-010 EXHIBIT ACQUISITION LIST.PDF](#)

6. Resolution 2018-011: A Resolution Of The Town Of Thompson's Station, Tennessee To Approve Change Orders With Parchman Construction Co., Inc. For The Realignment Of Critz Lane Project

Documents:

[CRITZ LANE CHANGE ORDER MEMO 2.PDF](#)
[RESOLUTION 2018-011 EXHIBIT B CHANGE ORDER 4.PDF](#)
[RESOLUTION 2018-011 CRITZ LANE REALIGNMENT PARCHMAN.PDF](#)
[RESOLUTION 2018-011 EXHIBIT A CRITZ LANE REALIGNMENT PAY REQUEST 5R1.PDF](#)

7. Discussion – Williamson County Circuit Court Case No. 2016-Cv-449

Announcements/Agenda Requests

Adjourn

Information Only:

Town Administrator Report

Documents:

[TA REPORT 05082018.PDF](#)
[BUILDING REPORT MAY 2018.PDF](#)

Finance Report

Documents:

[2018 05 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
April 10, 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 April 10, 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; Town Clerk Jennifer Jones and Town Attorney Todd Moore.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the March 13, 2018 regular meeting were presented.

Alderman Dilks requested that the minutes be amended to include "Aldermen Dilks and Shepard casting the dissenting votes due to motion not including proposed revisions by Alderman Shepard"

After discussion, Alderman Stover made a motion to approve the minutes of the March 13, 2018 with amendments as stated. The motion was seconded and approved by all.

Public Comments:

Mr. Bob Brentson submitted a video public comment.

Alderman Dilks made a motion to hear Mr. Brentson's video comment. The motion was seconded, and failed by a vote of 2 to 3 with Aldermen Bell and Stover and Mayor Napier casting the dissenting votes.

Larry Simmons - 3116 Hazelton - Appeared before the Board to give an update to Tollgate Village Development resident opinion poll.

BZA/DRC Appointments:

Mr. Cosentini reviewed the names of potential Members of both the Board of Zoning Appeals and the Design Review Committee.

After discussion, Alderman Stover made a motion to appoint the following members to the Board of Zoning Appeals:

Miriam Wiggins - Term expiration 2018

Mac Hughes - Term expiration 2019

Justin Wilson - Term expiration 2020

Mary Herring - Term expiration 2021

Jeff Risen - Term expiration 2022

The motion was seconded and carried by all.

After further discussion, Alderman Stover made a motion to appoint the following members to the Design Review Committee:

Charles Stark - Term expiration 2019

Sarah Alexander – Term expiration 2019
Steve Bennett – Expiration 2020
The motion was seconded and carried by all.

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)**

Mrs. Deats reviewed her report and 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.

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

After discussion, Alderman Stover made a motion to approve Second Reading of Ordinance 2018-007. The motion was seconded and carried by all.

- 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 amend Section 3.3.7 – Hillside and Steep Slope Standards within the Land Development Ordinance (File: LDO Amend 2018-003)**

Mrs. Deats reviewed her report and 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.

Mayor Napier then opened the floor for public comment.

Jake Rains – 113 Poplar St. – Came forward to speak on behalf on the modification being 32 foot from the front elevation or 32 foot and excluding basements.

Public Comment was then closed.

After discussion, Alderman Bell made a motion to approve Second reading of Ordinance 2018-008 with the amendment that the maximum height of structures at 32 feet and is measured from the highest point and the highest existing grade. The motion was seconded and carried by all.

- 3. Public Hearing and Second Reading 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)**

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Mrs. Deats reviewed her report and 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).

Mayor Napier then opened the floor for public comment.

Willis Gillam – 2104 Lewisburg Pk. – Voiced concern with drip fields/sewer expansion.

Mark Hosbach – 1810 Savannah Springs Dr. – Development concerns.

Public Comment was then closed.

Joshua Denton and Greg Gamble came forward to speak. The Developer stated no intention to have apartments and was unable to provide a breakout of maximum 375 total dwelling units in the plan other than to say there would be 144 condominiums in 8 condo buildings. The Developer also said his intention was to have a minimum of 20,000 square feet commercial

After discussion, Alderman Stover made a motion to approve second reading of Ordinance 2018-009. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes with Alderman Shepard's reasoning being against rezoning because Developer was unable to provide a breakout of single-family detached and townhomes in the 375 total residential products and because the Developer did not commit to any minimum amount of commercial square feet.

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 amend Table 4.4 (Permitted Uses); Section 4.6 (Building Placement Standards); Section 4.7 (Height Restriction); Table 4.13 (NC Lot Standards); Section 4.9.5 (Regulation Specific to the NC Zone) and Section 4.12.2 (Parking Standards) within the Land Development Ordinance (Zone Amend 2018-001)**

Mrs. Deats reviewed her report and 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.

Prior to discussion Alderman Dilks asked Alderman Bell to recuse himself due to conflict of interest reasons between his employer, Gresham Smith & Partners and Regent Homes; Alderman Bell did not.

Alderman Dilks asked Mayor Napier, Alderman Bell & Alderman Stover to provide reasons why they were for these zoning amendments and no reasons were given other than Alderman Stover declaring his opinion that the majority of Tollgate residents support it

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Mr. Dave McGowan with Regent Homes came forward to speak on behalf of the proposed Ordinance. Dave McGowan stated that he did not know Alderman Bell's boss at Gresham Smith & Partners.

After discussion, Alderman Bell made a motion to approve first reading of Ordinance 2018-010. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

- 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.**

Mr. Cosentini reviewed his report and recommended approval of Resolution 2018-009.

Matthew Johnson with Barge Solutions, Inc. appeared before the Board to discuss the proposal and scope of work.

After discussion, Alderman Stover made a motion to approve Resolution 2018-009. The motion was seconded and carried by all.

- 6. Dedication Request: Fields of Canterbury – Phases 1, 6, & 9**

Mr. Cosentini reviewed his report and recommended that BOMA 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.

After discussion, Alderman Dilks made a motion to approve the Dedication request of the Field of Canterbury Phase 1, with RDEC and Wastewater surety set at \$115,000, Phase 6 with RDEC and Wastewater surety set at \$65,000 & Phase 9 with RDEC and Wastewater surety set at \$133,000. The motion was seconded and carried by all.

- 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**

Item was removed from agenda.

Announcements/Agenda Items

Alderman Shepard made a motion for Town Staff to provide a "post mortem" report and presentation on the Critz Lane straightening project during the June 2018 meeting. The motion was seconded and carried by all.

Alderman Shepard made a motion to direct Town Staff put simultaneous annual compensation increases for Town employees on the agenda of the May BOMA meeting. The motion was seconded and carried by all.

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Alderman Dilks made a motion that the Town pledge to never build a wastewater plant on the Alexander property. The motion was seconded and failed by a vote of 2 to 3 with Mayor Napier, Alderman Bell & Alderman Stover casting the dissenting votes.

Adjourn

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

Corey Napier, Mayor

Jennifer Jones, Town Recorder



MEMO

DATE: May 1, 2018
TO: Board of Mayor and Aldermen
FROM: Wendy Deats, Town Planner
SUBJECT: 2nd Reading Ordinance 2018-010 (File: LDO 2018-001)

A request from Ragan Smith was submitted to amend the Land Development Ordinance. This revision included changes to 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.

On January 23, 2018, the Planning Commission deferred the request in order to hold a work session for more detailed discussion on the proposed amendments on February 12, 2018.

On February 27, 2018, the Planning Commission reviewed the amendments and deferred the request to the regular meeting in March in order for the development team to have a community open house on March 20, 2018 regarding the proposed project for the NC zone within the front of Tollgate Village.

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

Table 4.4 O2, G1, G2 Use Zones Land Use.

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 ~~16~~ 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.

On April 10, 2018, the Board reviewed these amendments and requested some modifications which include a two-car garage for any townhomes that have a five-foot driveway and the clarification that open space shall not be used in place of civic space which is accessible to all residents within a ¼ mile. Exhibit A attached to Ordinance 2018-010 is amended to reflect these changes requested by the Board during the first reading.

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: April 10, 2018

Passed Second Reading: _____

Submitted to Public Hearing on the 8th day of May, 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

EXHIBIT A – Ordinance 2018-010

Table 4.4 O2, G1, G2 Use Zones Land Use.

Permitted in the NC zone:

Condominium

Live-work unit

Townhome

Section 4.6 Building Placement Standards.

Correct the tables listed in Sections 4.6.1 – 4.6.5 from Table 4.6 through Table 4.16. Modify Section 4.6.5. Setbacks for principal buildings shall be as shown in Table 4.6 through 4.16. 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.

Building height is limited according to Table 4.6 through Table 4.16 measured as follows:

Table 4.13 NC Lot Standards.

Modify the following standards:

Under diagram

Street or civic space (residential only)

Lot Coverage – See 4.9.5 (b)

Lot Width 50 – 200 feet (non-residential)

Lot Width – 20 foot min (residential)

Correct Table 4.17 under Building Frontage

Section 4.9.5 Regulations Specific to the NC zone.

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 two-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 civic space. The additional civic space shall be located within a walking distance or 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.

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: May 4, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: **Wastewater Request – TriStar Energy**

The Town has received a request for four wastewater taps for a parcel located at the intersection of Critz Lane and Columbia Pike. The purpose of the request will be for the construction of a new Twice Daily convenience store and White Bison coffee shop. This project has been pending before the Town's Planning Commission and is ready for approval other than the lack of wastewater for the site.

In January, the BOMA voted to purchase 170 acres of land with a minimum of 90 acres to be used as future drip fields for the Regional Wastewater Facility. As a contingency to this land purchase, the BOMA voted not to approve new wastewater taps until an engineering study was completed and the needed repairs to Cell #1 were complete. The Town entered into a contract with Barge Design Solutions in April to begin the engineering study with a completion date of October 31, 2018. Our efforts to drain Cell #1 are ongoing and we anticipate having the repairs completed within the same timeframe as the Barge Design study.

Recommendation:

Defer the request until the wastewater study is complete and the repairs are made to Cell #1

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

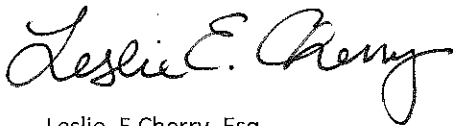
Dear Mr. Cosentini,

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

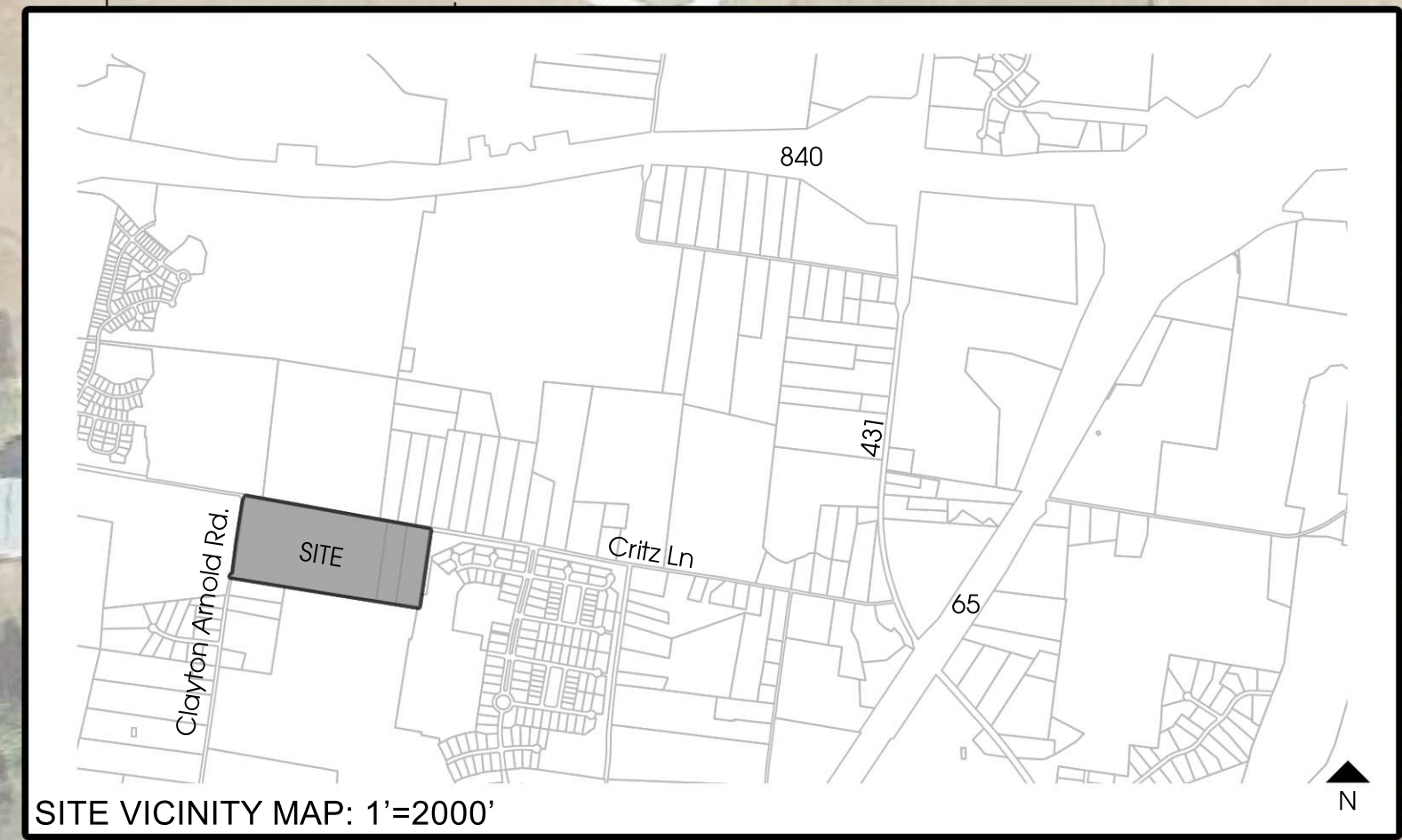
DATE: May 4, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: **Wastewater Request – Avenue Downs**

The Town has received a request for 69 wastewater taps by Ragan Smith Partners for a project known as Avenue Downs. The project is located at the intersection of Critz Lane and Clayton Arnold Road. The purpose of the request will be for the construction of a new subdivision containing 69 residential single-family structures. A concept plan for this project has been presented to the Town's Planning Commission and will need wastewater approval prior to proceeding toward preliminary plat approval. The proposed wastewater collection system will be integrated with the expansion of the Canterbury subdivision

In January, the BOMA voted to purchase 170 acres of land with a minimum of 90 acres to be used as future drip fields for the Regional Wastewater Facility. As a contingency to this land purchase, the BOMA voted not to approve new wastewater taps until an engineering study was completed and the needed repairs to Cell #1 were complete. The Town entered into a contract with Barge Design Solutions in April to begin the engineering study with a completion date of October 31, 2018. Our efforts to drain Cell #1 are ongoing and we anticipate having the repairs completed within the same timeframe as the Barge Design study.

Recommendation:

Defer the request until the wastewater study is complete and the repairs are made to Cell #1



SITE DATA:

PROPERTY INFORMATION:
 STREET ADDRESS: CLAYTON ARNOLD RD.
 TAX MAP: 145
 PARCELS: 6.02, 6.03, 6.04
 GROSS SITE AREA: 48.22± AC (2,100,679 SF)
 LESS PRESCRIPTIVE R.O.W. AREA: 1.81± AC.
 NET AREA: 46.41± AC.

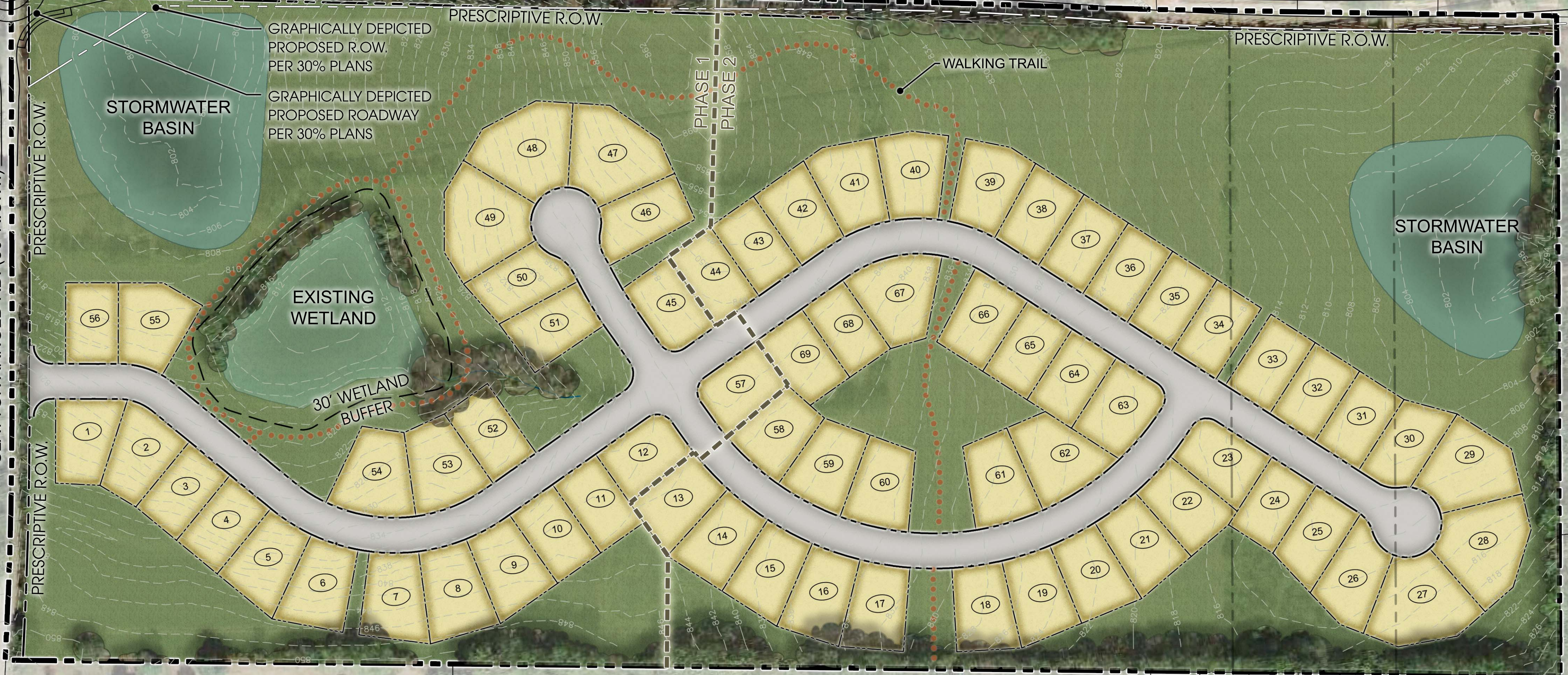
OWNER:
 AMBER LANE DEVELOPMENT
 1804 WILLIAMSON CT.
 SUITE 107
 BRENTWOOD, TN. 37027
 ATTN: JORDAN CLARK
 jordan@barlowbuilders.com

PROJECT PLANNER:
 RAGAN-SMITH ASSOCIATES, INC.
 315 WOODLAND STREET
 NASHVILLE, TN. 37206
 (615) 244-8591
 ATTN: BRETT SMITH, RLA
 bsmith@ragansmith.com

ZONING INFORMATION:
 ZONING: D2 (MEDIUM INTENSITY)
 DWELLING UNITS: 69 SINGLE FAMILY UNITS
 DENSITY ALLOWED: 1.5 UNITS/ACRE
 DENSITY PROPOSED: 1.49 UNITS/ACRE (69D.U./46.41 AC)
 OPEN SPACE REQUIRED: 45.0% (20.88 AC)
 OPEN SPACE PROVIDED: 47.0% (21.76 AC)
 MAX. BLOCK LENGTH ALLOWED: 1000'
 MAX. CUL-DE-SAC LENGTH ALLOWED: 500'

Site Development Notes

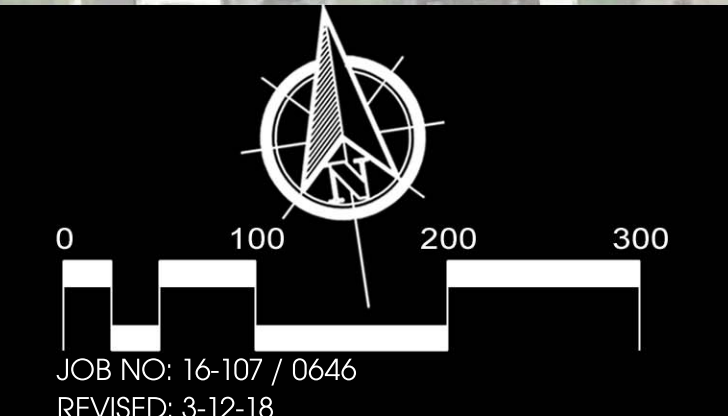
- Stormwater management facilities will be located as shown on the plan. The locations are in the northwest and northeast corners of the site, adjacent to the southerly margin of Critz Lane. A detailed hydrologic analysis will be prepared during the design phase of the project to determine the extent of stormwater detention measures warranted for the project. Water quality measures will be implemented as per best management practices recognized by Thompson's Station. An estimate of the total impervious area generated by the development of the property was determined by taking the proposed acreage occupied by proposed roadways and single family lots and applying a runoff coefficient of 0.75 as follows:
 $27.2 \text{ acres (roadways/lots)} \times 0.75 = 20.4 \text{ acres impervious area}$
- Water service to the project will be provided by the HB&TS Utility District via a connection to the existing 12" line in the easterly margin of Clayton Arnold Road. Existing HB&TS water system flows and pressures are assumed to adequately serve the proposed 69 single family lots. Design and subsequent approvals of the water system necessary to serve the project will be the responsibility of HB&TS.
- Sanitary sewer service to the project will be provided by Thompson's Station. Avenue Downs will require an internal 8" gravity collection system that will convey wastewater flows to the northwest corner of the site adjacent to Critz Lane and the easterly margin of the site adjacent to the Brigsmore Subdivision. A pumping station will be located at the easterly margin, in the area between the rear of Lots 29 and 30 and the proposed stormwater basin. The pumping station will convey flows via a force main to an onsite gravity manhole and on to the northwest corner of the site. Flows will then cross Critz Lane via a gravity arrangement and tie to the most accessible gravity manhole in the Evans North addition to The Fields of Canterbury. Wastewater flows from Avenue Downs will then be conveyed by gravity lines to a new pumping station that will be located within the Evans North addition. Flows from this pumping station will then be conveyed via a new force main to an existing manhole on the 10-inch line adjacent to the northerly margin of Critz Lane along the Canterbury project frontage. A detailed hydraulic analysis will be prepared during the design phase of the project to determine the specific nature of the proposed improvements required to serve the Avenue Downs lots.
- Technical studies addressing endangered species, natural and cultural resources, traffic impacts and geotechnical considerations have been prepared as applicable and will be supplemented as necessary pending evaluation of the Concept Plan submittal by Thompson's Station.
- A proposed phasing plan has been shown based upon the most logical and economical sequence of construction for the amended project.



RAGAN-SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 315 WOODLAND ST. P.O. BOX 60070
 NASHVILLE, TN. 37206 PH (615) 244-8591
 FAX (615) 244-8739 WWW.RAGANSMITH.COM

Avenue Downs

Development Concept Presentation



JOB NO: 16-107 / 0646
 REVISED: 3-12-18

April 20, 2018

HAND DELIVERED

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

**RE: AVENUE DOWNS
BOMA SEWER AVAILABILITY REQUEST
TOWN OF THOMPSON'S STATION
WILLIAMSON COUNTY, TENNESSEE**

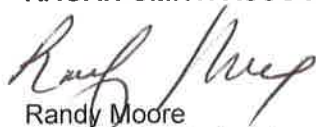
Dear Joe:

We are sending this letter to request to be placed on the May 8th BOMA agenda for sanitary sewer availability for the above referenced project. We have enclosed a copy of the development concept plan with site data and developer information for your reference. We anticipate a sewer demand of 24,150 gpd (69 SFU @ 350 GPD = 24,150).

Please contact Troy Gardner or me for any additional information you may need for this request.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.


Randy Moore
Engineering Technician

RM:ps

Enclosures

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: May 4, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: **Wastewater Request – Town Center for Regent Homes**

The Town has received a request for 47 wastewater taps by Ragan Smith Partners on behalf of Regent Homes for a commercial area located in the front of the Tollgate Village subdivision. The purpose of the request will be for the construction of three buildings with a proposed combined total of 25,036 sqft of commercial space and 7,364 sqft of residential space. A site plan for this project was presented and approved by the Town's Planning Commission in January where it was determined that the existing wastewater allocation for Tollgate Village was sufficient for the time being to cover this project. Future phases or commercial projects within Tollgate may have to obtain an additional wastewater allocation once a more complete concept plan is presented for the subdivision.

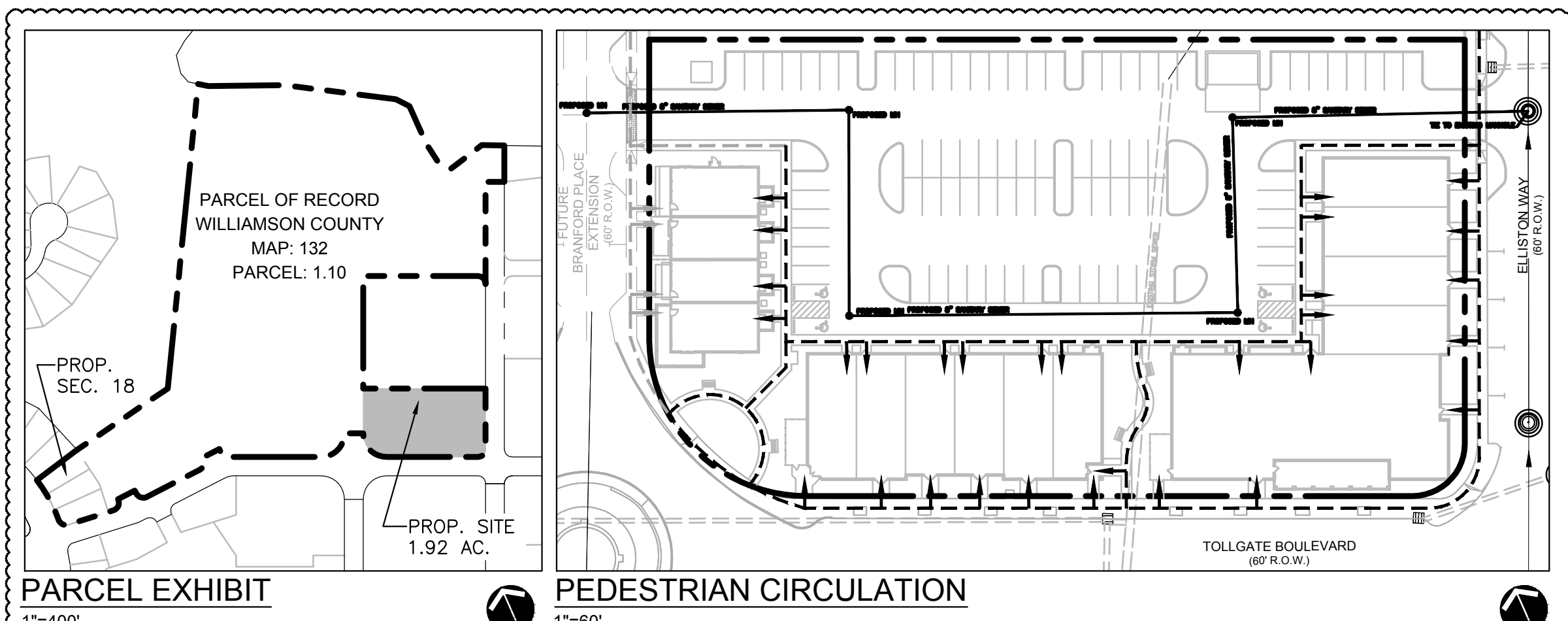
In addition, in January, the BOMA voted to purchase 170 acres of land with a minimum of 90 acres to be used as future drip fields for the Regional Wastewater Facility. As a contingency to this land purchase, the BOMA voted not to approve new wastewater taps until an engineering study was completed and the needed repairs to Cell #1 were complete. The Town entered into a contract with Barge Design Solutions in April to begin the engineering study with a completion date of October 31, 2018. Our efforts to drain Cell #1 are ongoing and we anticipate having the repairs completed within the same timeframe as the Barge Design study.

Recommendation:

Allow for the existing allocation of wastewater for Tollgate to be used for this project.



LOCATION MAP
N.T.S.



Uses	M-F		Sat. & Sun.		Peak Hour
	8am-5pm	6pm-12am	8am-5pm	6pm-12am	
Residential	60%	100%	100%	80%	100%
Lodging	70%	100%	100%	70%	100%
Office	100%	20%	5%	5%	5%
Retail	90%	80%	5%	100%	70%
Restaurant	70%	100%	100%	70%	100%
Theater	40%	80%	10%	80%	100%
Entertainment	40%	100%	10%	80%	100%
Institutional	100%	20%	5%	10%	10%
Religious	20%	20%	5%	100%	50%
	94.4	102	69.6	88.85	96.25
					69.6
					119 Raw Maximum
					102 Shared Maximum
					17 Savings

SHARED PARKING CALCULATIONS

SITE DATA:
PROPERTY INFORMATION:
 ADDRESS: TOLLGATE BLVD & BRANFORD DRIVE & ELLISTON WAY
 LOCAL JURISDICTION: TOWN OF THOMPSON'S STATION
 COUNTY: WILLIAMSON
 TAX MAP: 132
 PARCEL: PORTION OF PARCEL 1.10
 PROPOSED SITE AREA: 1.92 ACRES (SEE PARCEL EXHIBIT - THIS SHEET)

ZONING INFORMATION:
 EXISTING ZONING: NC (NEIGHBORHOOD COMMERCIAL)

PROJECT CONTACT INFORMATION:
 PROJECT REPRESENTATIVE: MBSC
 BRIAN ROWE
 312 S GAY ST, SUITE 200
 KNOXVILLE, TN, 37402
 BRIAN.ROWE@HENRYANDWALLACE.COM

ARCHITECT:
 SMITH GEE STUDIO
 MEREDITH BUCHER
 209 10TH AVE SOUTH
 NASHVILLE, TN, 37203
 615-739-5555
 MBUCHER@SMITHGEESTUDIO.COM

CIVIL ENGINEER:
 RAGAN-SMITH AND ASSOCIATES, INC
 BOB NICHOLS, PE
 315 WOODLAND ST, NASHVILLE, TN 37206
 615-244-8591
 BNICHOLS@RAGANSMITH.COM

LANDSCAPE ARCHITECT/PLANNER:
 RAGAN-SMITH AND ASSOCIATES, INC
 BRETT SMITH, RLA, AICP
 315 WOODLAND ST, NASHVILLE, TN 37206
 615-244-8591
 BSMITH@RAGANSMITH.COM

RAGAN-SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA
 148 COWARD STREET
 NASHVILLE, TN 37203
 (615) 244-8591
 www.ragan-smith.com

FOR BOMA MEETING AVAILABILITY REQUEST ONLY

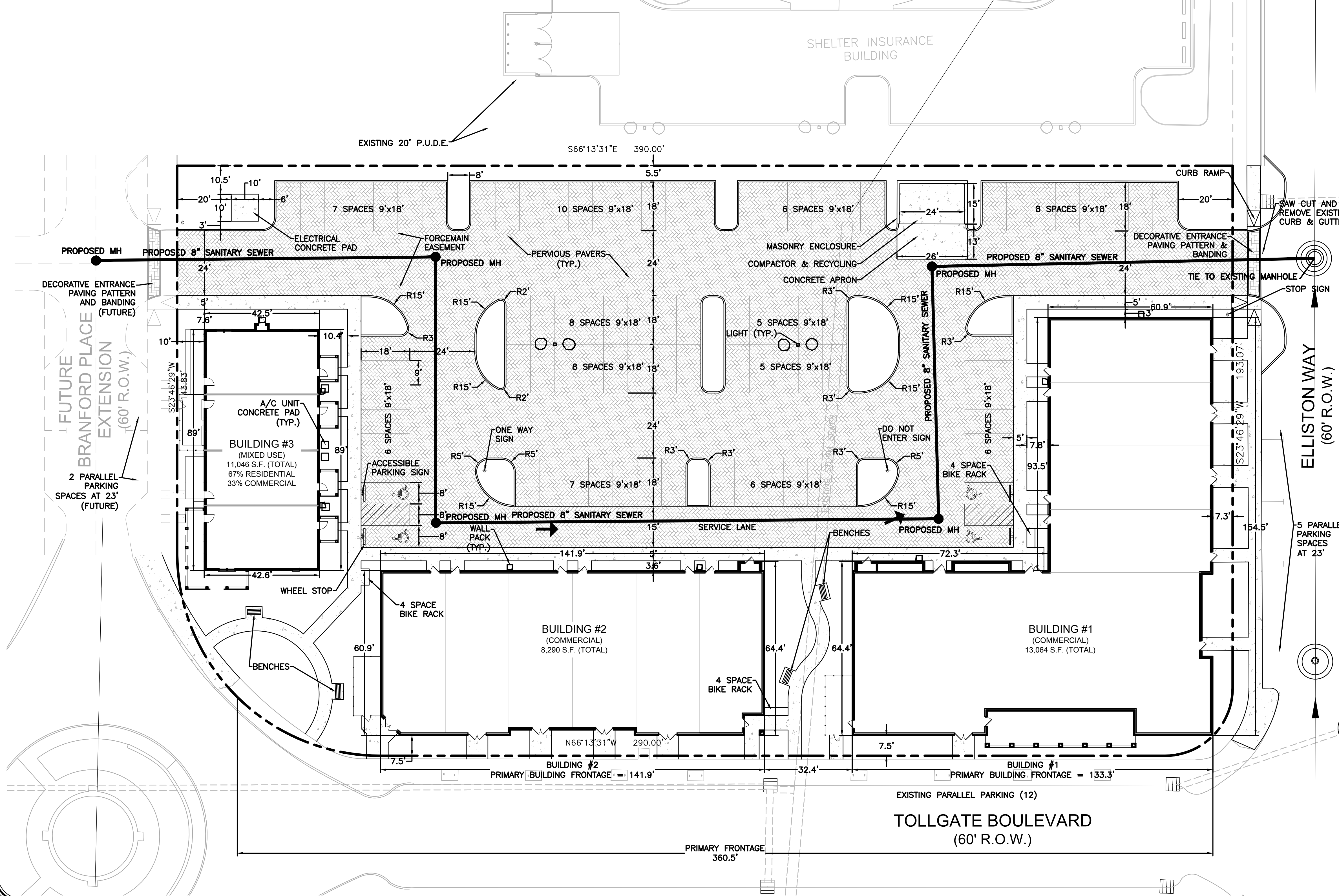
SPECIFIC PLAN PROJECT INFORMATION:

BUILDING #1:	13,064 S.F. (TOTAL)
8,900 S.F. RESTAURANT	4,051 S.F. RETAIL
1,013 S.F. OFFICE	
BUILDING #2:	8,290 S.F. (TOTAL)
6,632 S.F. RETAIL	1,658 S.F. OFFICE
BUILDING #3:	11,046 S.F. (TOTAL)
2,946 S.F. RETAIL	736 S.F. OFFICE
7,364 S.F. RESIDENTIAL (4 DWELLING UNITS)	
TOTAL BY USE:	8,000 S.F. RESTAURANT
	13,629 S.F. RETAIL
	3,407 S.F. OFFICE
	7,364 S.F. RESIDENTIAL (4 DWELLING UNITS)
TOTAL PARKING REQUIRED:	8,000 S.F. RESTAURANT:
	63 SP. (1 PER 4 SEATS)
	13,629 S.F. RETAIL:
	41 SP. (3 PER 1,000 S.F.)
	3,407 S.F. OFFICE:
	11 SP. (1 PER 300 S.F.)
	4 DWELLING UNITS:
	4 SP. (1 PER UNIT)
TOTAL SPACES REQUIRED:	119
TOTAL SHARED PARKING REQUIRED:	102*
PARKING SUMMARY:	9'x18' (TYPICAL)
SIZE REQUIREMENT:	86 SPACES (82 STD SPACES, 4 ACC. SPACES)
SURFACE PARKING:	19 (12 EXISTING, 5 PROPOSED, 2 FUTURE)
PARALLEL PARKING (ON STREET):	105
TOTAL PARKING:	12
BIKE SPACES:	12
LOT COVERAGE:	32.9% (27,543 S.F. / 83,706 S.F.)
FRONTAGE PERCENTAGE:	76% (275.2 L.F. / 360.5 L.F.)

*SEE SHARED PARKING CALCULATIONS - THIS SHEET.

TOWN CENTER SITE PLANS FOR

 THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE



- NOTES:**
- STORMWATER MANAGEMENT ACCOMMODATIONS WILL BE ACCOMPLISHED VIA THE USE OF PERVIOUS PAVERS AS SHOWN IN THE PROPOSED DRIVEWAY ACCESS AND PARKING AREAS ON THE SITE PLAN. WATER QUALITY TREATMENT MEASURES WILL BE SATISFIED BY THIS METHOD WITH THE EXTENT OF ANY STORMWATER DETENTION CONSIDERATIONS THAT MAY BE WARRANTED DETERMINED BY A DETAILED HYDROLOGIC ANALYSIS PREPARED DURING THE DETAILED DESIGN PHASE OF THE PROJECT. THE TOTAL AREA OF THE SITE UNDER CONSIDERATION IS 1.92 ACRES OR 83,636 FT². OF THIS TOTAL, IT IS ESTIMATED THAT 21,045 FT² OR 0.48 ACRES IS COMPRISED OF PERVIOUS AREA WITH 62,590 FT² OR 1.44 ACRES BEING IMPERVIOUS AREA. THIS EQUATES TO A TOTAL SITE BREAKDOWN OF APPROXIMATELY 75% IMPERVIOUS TO 25% PERVIOUS.
 - WATER SERVICE TO THE PROJECT WILL BE PROVIDED BY THE HB&TS UTILITY DISTRICT. THERE IS CURRENTLY AN EXISTING 12" WATER LINE IN THE NORTHERLY MARGIN OF TOLLGATE BOULEVARD. SERVICE TO THE THREE PROPOSED BUILDINGS WILL BE PROVIDED VIA A TIE TO THE EXISTING LINE WITH AN 8" EXTENSION ALONG THE WESTERLY MARGIN OF ELLISTON WAY AND A 12" EXTENSION ALONG THE WESTERLY MARGIN OF BRANFORD PLACE. AN 8" LOOP INTERNAL TO THE SITE WILL RUN FROM THE NEWLY INSTALLED 12" LINE IN BRANFORD PLACE TO THE NEWLY INSTALLED 8" LINE IN ELLISTON WAY. EXISTING HB&TS WATER SYSTEM FLOWS AND PRESSURES ARE ASSUMED TO BE ADEQUATE TO SERVE THE THREE BUILDINGS. DESIGN AND SUBSEQUENT APPROVALS OF THE WATER SYSTEM NECESSARY TO SERVE THE PROJECT WILL BE THE RESPONSIBILITY OF HB&TS.
 - SANITARY SEWER SERVICE TO THE PROJECT WILL BE PROVIDED BY THOMPSON'S STATION. BUILDING 1 WILL BE SERVED BY THE EXTENSION OF AN 8" GRAVITY LINE TYING TO AN EXISTING MANHOLE IN ELLISTON WAY - BUILDINGS 2 AND 3 WILL BE SERVED BY THE EXTENSION OF AN 8" GRAVITY LINE TYING TO AN EXISTING MANHOLE IN THE INTERSECTION OF ELLISTON WAY AND THE SECONDARY ACCESS ROADWAY TO THE OVERALL TOLLGATE PROJECT. THE 8" EXTENSION WILL RUN ALONG THE NORTHERLY AND WESTERLY MARGINS OF THE SHELTER INSURANCE SITE TO THE BRANFORD PLACE ACCESS POINT TO THE PROPOSED SITE. ALL WASTEWATER FLOWS FROM THE SITE WILL BE CONVEYED VIA PROPOSED AND EXISTING 8" GRAVITY LINES TO THE COMMERCIAL AREA PUMP STATION LOCATED AT THE NORTHEAST CORNER OF THE TOLLGATE DEVELOPMENT.
 - TECHNICAL STUDIES ADDRESSING ENDANGERED SPECIES, NATURAL AND CULTURAL RESOURCES, AND GEOTECHNICAL CONSIDERATIONS WILL BE PREPARED AS APPLICABLE PENDING EVALUATION OF THE SITE PLAN SUBMITTAL BY THOMPSON'S STATION.
 - THE PROJECT WILL BE DEVELOPED AS A SINGLE PHASE.



811
 Know what's below.
 Call before you dig.

10-081
 WK ORDER: 9260
 DESIGNED: B. SMITH
 DRAWN: D. SIEBERG
 SCALE: 1"=20'
 DATE: DECEMBER 15, 2017

LAYOUT PLAN FOR SEWER REQUEST

C1.1

April 27, 2018

HAND DELIVERED

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

**RE: TOWN CENTER FOR REGENT HOMES
BOMA SEWER AVAILABILITY REQUEST
TOWN OF THOMPSON'S STATION
WILLIAMSON COUNTY, TENNESSEE**

Dear Joe:

We are sending this letter to request to be placed on the May 8th BOMA agenda for sanitary sewer availability for the above referenced project. We have enclosed a copy of the layout plan with site data and developer information for your reference. We anticipate a sewer demand of 16,445 gpd.

Please contact Troy Gardner or me for any additional information you may need for this request.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.



Randy Moore
Engineering Technician

RM:ps

Enclosures

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



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

M

EMO

DATE: May 4, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Pleasant Creek Development Wastewater Request

The Town has received a wastewater request for a mixed-use subdivision located on Lewisburg Pike and Thompson's Station Road East. The request is to deviate from the Town's "system of choice" and construct an onsite sequencing batch reactor (SBR) plant manufactured by Aqua Aerobics, Inc.

The ability of the Board to consider the request falls under the Town's Water and Sewers ordinance which states the following:

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

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

The request includes cost estimates for the construction of the proposed 120,000gpd SBR system, annual operating costs, and sludge production. The concept shows a need for approximately 14 acres of drip fields onsite which will have to be verified through the preliminary engineering process when submitted to the Tennessee Department of Environment and Conservation (TDEC) for the State Operating Permit (SOP).

Aqua Aerobics is a well-known name in the wastewater industry and has been researched by the Town in the past during similar wastewater requests. Staff is comfortable with the requested technology and, if BOMA agrees, would recommend allowing the applicant to proceed with developing a preliminary engineering report for staff review and submittal to TDEC for obtaining a state operating permit.

Recommendation:

Approve the requested technology and allow staff to work with the applicant on the preparation and submittal of a state operating permit application.



Engineering Report

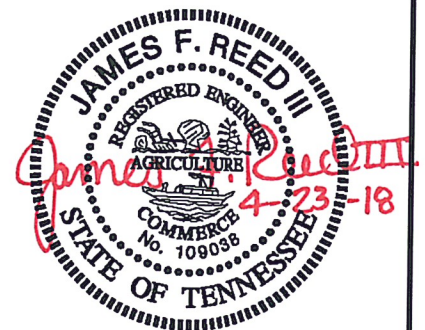
Pleasant Creek Wastewater Treatment Facility

Gravity Sanitary Sewer Collection,
Sequential Batch Reactor Treatment & Land Drip Dispersal
System

for

Pleasant Creek Investments LLC
Thompson Station, TN

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901
WWW.SEC-CIVIL.COM

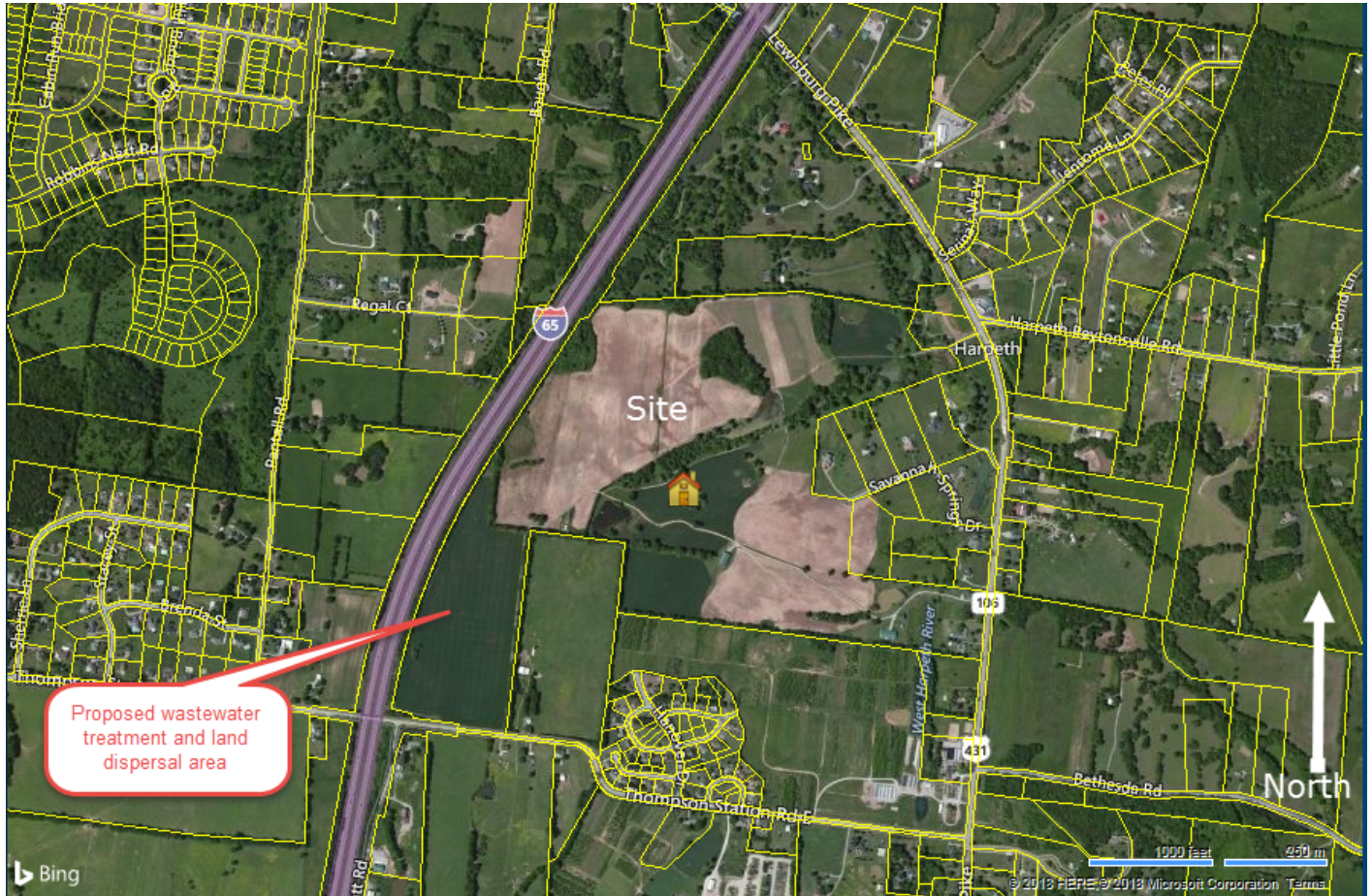


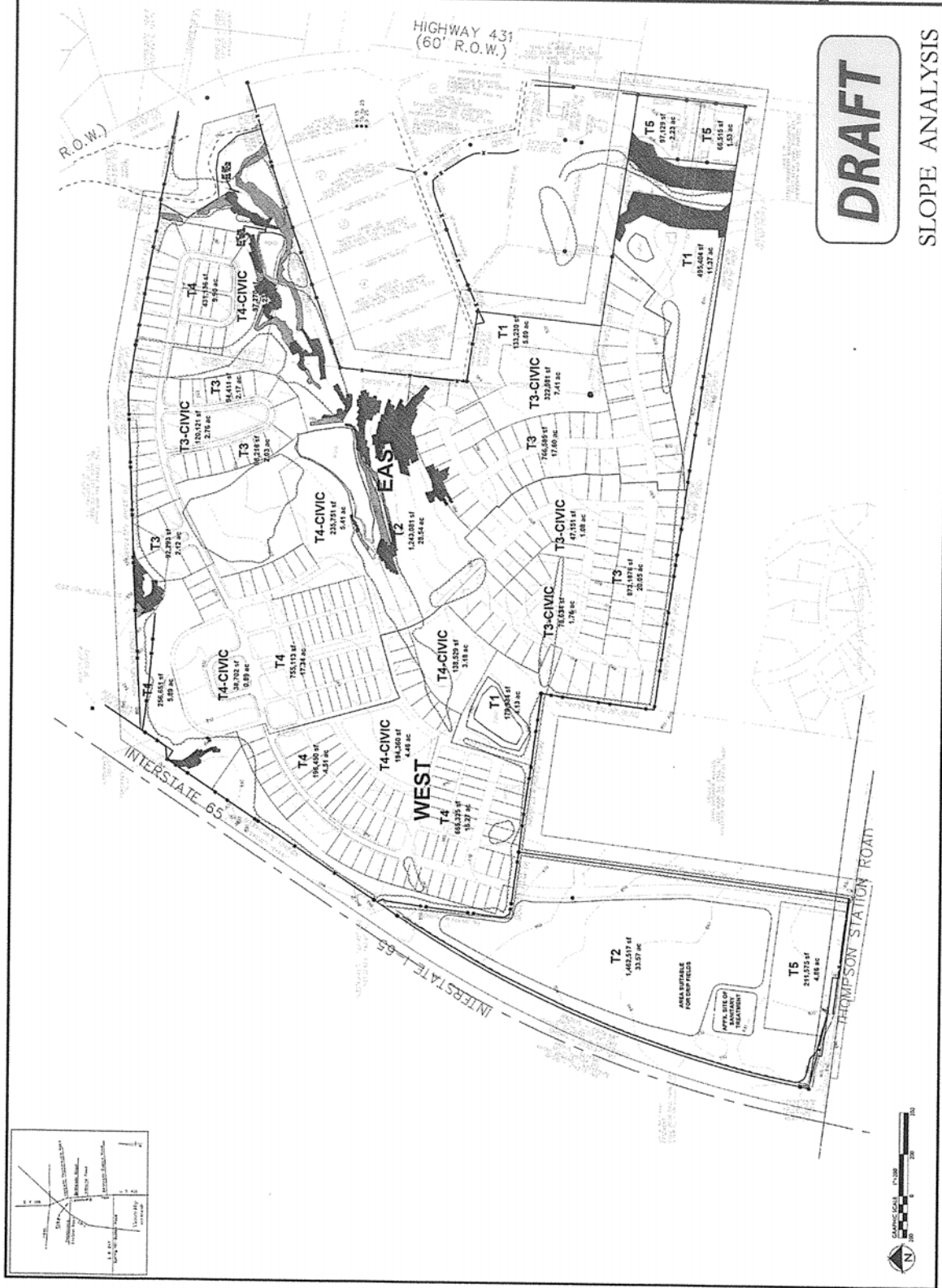
Section Index

- 1 General Information of Wastewater Treatment Options
- 2 Wastewater Effluent Calculations
- 3 Wastewater Treatment
- 4 Effluent Disposal
- 5 Effluent Storage
- 6 Summary of Opinion of Projected Cost

1 General Information of Wastewater Treatment Options

Site Location





DRAFT

SLOPE ANALYSIS

Pleasant Creek Wastewater Treatment System
TDEC SOP No
Thompson Station, Tennessee

The proposed Pleasant Creek Wastewater Treatment Facility is located at 2816 Thompson Station Road East. This report will outline wastewater treatment effluent flow of 120,000 gpd. SBR Sequential Batch Reactor was selected as the wastewater treatment option for this area due to the nature of wide range of variable treatment. (IE solids handling, meeting TDEC limits, ease of operation, and minimum sludge volumes). In addition, the manufacturer and equipment are local to the Tennessee service area.

SBR wastewater treatment: (Effluent flow 120,000gpd)

Domestic Wastewater Flow (120,000gpd)

18,600 gal Pre Equalization Tank (20' x 16')
128,400 gal AquaSBR (33' x 26')
28,200 gal Post Equalization Tank (20' x 16')
30,500 gal Digester basin (20' x 17')
5,000 gal Final Dose Tank
Ultra Violet Disinfection Building

- The equalization basin and digester basin are designed to be common-walled with the SBR basin.
- The pre-equalization basin is designed to hold flows during non-fill period of the cycle (react, settle, decant)
- 3 post restrained mooring was used in the pre-equalization, digester and post-equalization basins, along with AquaJet aerators to provide complete mixing.
- The SBR basin utilizes retrievable coarse bubble (RCB) diffusers along with Aerzen blowers.
- The digester basin has a SRT of 28 days.

The wastewater (effluent) at each home will drain to a common gravity collection line. The wastewater is then collected from Pleasant Creek Subdivision ultimately discharging into a common settling tank (headworks). At this point of the pre equalization the solids will react, settle, and decant. The effluent then flows through the SBR tank for the retrievable coarse bubble (RCB) diffusers and then into the post equalization basin. The effluent is then pumped from the final dose tanks through ultra violet disinfection. Once disinfection has taken place, the effluent is pumped to suitable land for underground drip dispersal for land application for the final treatment of the wastewater. The land application area includes 28 drip dispersal zones @ 4,290 LF per zone. In addition, this site will contain reserve area approximately 20.66 acres. Drip dispersal is designed for 120,000 gpd.

2 Wastewater Effluent Calculations

}

Daily Flow

Number of 3-BR Buildable Residential Lots	400 lots
Daily Flow for 3-BR	300 gpd/lot
Daily Flow	120000 gpd

Land Application Area

Land Application Area	0.2 gal/sf/day*
Total Area Required	600000 s.f.
or	13.77 acres

* assumed soil absorption rate

Number of Required Zones

Length per zone (@ 4' o.c.)	4290 L.F.
Number of Zones	35.0 Zones

Land Reserve Area

Area per lot	50% S.F./lot
Total Area Required	300000 S.F.
or	6.89 acres

Total Soils Area Required (Land Application + Reserve)

900000 s.f.	20.66 acres
-------------	-------------

The land application area includes 35 drip dispersal zones @ 4,290 LF per zone. The site will also contain 50% reserve area approximately 6.89 acres. In addition, there will be a 10 day storage pond installed adjacent to drip dispersal fields. Drip dispersal is designed for 120,000 gpd.

3 Wastewater Treatment

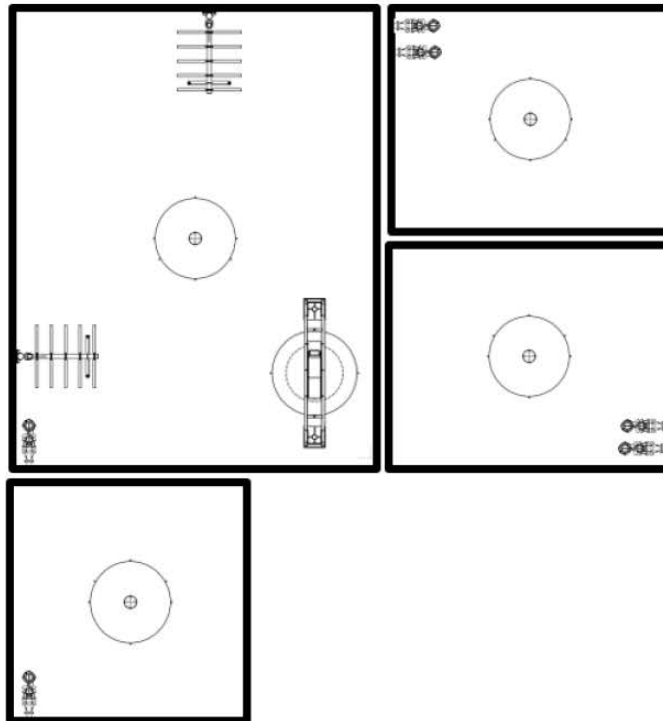
Sequential Batch Reactors (SBR)

120,000 gpd design



AQUA-AEROBIC SYSTEMS, INC.
A Metawater Company

Preliminary Layout Sketch Pleasant Creek Subdivision, Tennessee Design #151825



Post-Equalization (20' x 16')

- Two (2) transfer pumps (1+1)
- AquaJet® aerator with 3-post mooring

SBR (33' x 26')

- Two (2) 10-Tube retrievable coarse bubble diffusers (RCB)
- One (1) 5 HP mixer with 4-point mooring
- One (1) 6x4 Decanter

Post-Equalization (20' x 16')

- Two (2) transfer pumps (1+1)
- AquaJet® aerator with 3-post mooring

Aerobic Digester (20' x 17')

- One (1) 5 HP Aerator
- One (1) Transfer Pump



AQUA-AEROBIC SYSTEMS, INC.
A Metawater Company



Process Design Report

PLEASANT CRK SUBDIVISION TN

Design# 151825

Option: Preliminary Design (w/ Digester)

AquaSBR®

Sequencing Batch Reactor



April 20, 2018

Designed By: Jakob Nowicki

Design Notes

Pre-SBR

- Elevated concentration of Hydrogen Sulfide can be detrimental to both civil and mechanical structures. If anaerobic conditions exist in the collection system, steps should be taken to eliminate Hydrogen Sulfide prior to the treatment system.
- Neutralization is recommended/required ahead of the SBR if the pH is expected to fall outside of 6.5-8.5 for significant durations.
- Coarse solids removal/reduction is recommended prior to the SBR.
- Flow equalization is required ahead of the SBR to provide interruption of flow during the non-fill phases (React, Settle and Decant).

SBR

- The decanter performance is based upon a free-air discharge following the valve and immediately adjacent to the basin. Actual decanter performance depends upon the complete installation including specific liquid and piping elevations and any associated field piping losses to the final point of discharge. Modification of the high water level, low water level, centerline of discharge, and / or cycle structure may be required to achieve discharge of full batch volume based on actual site installation specifics.

Aeration

- The aeration system has been designed to provide 1.25 lbs. O₂/lb. BOD₅ applied and 4.6 lbs. O₂/lb. TKN applied at the design average loading conditions.
- Depending on the actual yard piping from the blowers to the diffuser system and the heat losses associated with the yard piping, additional provisions for cooling of the air (i.e. incorporating heat exchangers) and/or modification of in-basin piping and/or diffuser sleeve material may be required. Aqua-Aerobic Systems, Inc. may need to modify the following equipment offering to ensure compatibility of all in-basin components with actual air temperatures.

Process/Site

- An elevation has been given, or assumed as displayed on the design.
- The anticipated effluent total nitrogen requirement is predicated upon an influent waste temperature of 12.2° C or greater. While lower temperatures may be acceptable for a short-term duration, nitrification and denitrification below 10° C can be unpredictable, requiring special operator attention.
- Sufficient alkalinity is required for nitrification, as approximately 7.1 mg alkalinity (as CaCO₃) is required for every mg of NH₃-N nitrified. If the raw water alkalinity cannot support this consumption, while maintaining a residual concentration of 50 mg/l, supplemental alkalinity shall be provided (by others).
- The maximum flow has been assumed to be equal to the average flow.
- To achieve the effluent monthly average total phosphorus limit, the biological process and chemical feed systems need to be designed to facilitate optimum performance.
- A minimum of twelve (12) daily composite samples per month (both influent and effluent) shall be obtained for total phosphorus analysis.
- Influent to the biological system is a typical municipal wastewater application with a TP range of 6–8 mg/l. Influent TP shall be either in a particle associated form or in a reactive soluble phosphate form or in a soluble form that can be converted to reactive phosphorus in the biological system. Soluble hydrolyzable and organic phosphates are not removable by chemical precipitation with metal salts. A water quality analysis is required to determine the phosphorus speciation with respect to soluble and insoluble reactive, acid hydrolyzable and total phosphorus at the system influent, point(s) of chemical addition, and final effluent.
- Chemical feed lines (i.e. metal salts) shall be furnished to each reactor, aerobic digester and dewatering supernatant streams as necessary. Metal salts shall be added to each reactor during the React phase of the cycle.
- pH monitoring of the biological reactor is required when adding metal salts.

- The cloth media filter will only remove TP that is associated with the TSS removed by the filter. Solids include both biological and chemical solids. Since only insoluble, particle-associated phosphorous is capable of being removed by filtration with tertiary filtration technology, phosphorous speciation shall be provided by the owner to substantiate the concentrations of soluble and insoluble phosphorous in the filter influent. If the proportions of soluble (unfilterable) and insoluble phosphorous are such that removal to achieve the desired effluent limit is not practical, the owner will provide for proper conditioning of the wastewater, upstream of the filter system, to allow for the required removal.

Post-SBR

- Effluent flow equalization follows the AquaSBR process.
- Provisions should be made for a post-equalization basin overflow. (by others)

Equipment

- The basin dimensions reported on the design have been assumed based upon the required volumes and assumed basin geometry. Actual basin geometry may be circular, square, rectangular or sloped with construction materials including concrete, steel or earthen.
- Rectangular or sloped basin construction with length to width ratios greater than 1.5:1 may require alterations in the equipment recommendation.
- The basins are not included and shall be provided by others.
- Influent is assumed to enter the reactor above the waterline, located appropriately to avoid proximity to the decanter, splashing or direct discharge in the immediate vicinity of other equipment.
- If the influent is to be located submerged below the waterline, adequate hydraulic capacity shall be made in the headworks to prevent backflow from one reactor to the other during transition of influent.
- A minimum freeboard of 2.0 ft is recommended for diffused aeration.
- A minimum freeboard of 3.0 ft. is recommended for Aqua-Jet aeration.
- Scope of supply includes freight, installation supervision and start-up services.
- The control panel does not include motor starters or VFDs, which should be provided in a separate MCC (by others).
- Aqua-Aerobic Systems, Inc. is familiar with various "Buy American" Acts (i.e. AIS, ARRA, Federal FAR 52.225, EXIM Bank, USAid, PA Steel Products Act, etc.). As the project develops Aqua-Aerobic Systems can work with you to ensure full compliance of our goods with various Buy American provisions if they are applicable/required for the project. When applicable, please provide us with the specifics of the project's "Buy American" provisions.

Pre-Equalization - Design Summary

PRE-EQUALIZATION DESIGN PARAMETERS

Avg. Daily Flow:	= 0.12 MGD	= 454 m ³ /day
Max. Daily Flow:	= 0.12 MGD	= 454 m ³ /day
No. of SBR Reactors:	= 1	
No. of Cycles/Day/Basin (Ncpd):	= 4.0	
Duration of Non-Fill/cycle (Tnf):	= 3.0 Hours/Cycle	
Influent Production Period (Tp):	= 24 Hours/Day	
Storage Retention (Tr):	= 3.0 Hours	

PRE-EQUALIZATION VOLUME DETERMINATION

The storage retention time (Tr) required for equalization has either been given to Aqua Aerobic Systems, Inc. or has been assumed with the data provided. The volume required for equalization/storage (Vs) shall be provided between the high and low water levels of the basins(s) listed above and has been specifically selected such that it will allow interruption of flow to a single basin SBR during its scheduled non-filling phases (React, Settle, and Decant). The storage volume (Vs) has been determined by the following:

$$V_s = (\text{MDF} \times \text{Tnf} \times 60) / 1440 = 15,000 \text{ gal} = (2,005.3 \text{ ft}^3) = (56.8 \text{ m}^3)$$

The volumes determined in this summary reflect the minimum volumes necessary to achieve the desired results based upon the input provided to Aqua. If other hydraulic conditions exist that are not mentioned in this design summary or associated design notes, additional volume may be warranted.

PRE-EQUALIZATION BASIN DESIGN VALUES

No./Basin Geometry:	= 1 Rectangular Basin(s)		
Length of Basin:	= 20.0 ft	= (6.1 m)	
Width of Basin:	= 16.0 ft	= (4.9 m)	
Min. Water Depth:	= 1.5 ft	= (0.5 m)	Min. Basin Vol. Basin: = 3,590.5 gal = (13.6 m ³)
Max. Water Depth:	= 7.8 ft	= (2.4 m)	Max. Basin Vol. Basin: = 18,590.5 gal = (70.4 m ³)

PRE-EQUALIZATION EQUIPMENT CRITERIA

Mixing Energy with Aerators:	= 30 HP/MG	= (5.9 W/m ³)
NPHP Provided:	= 1	= (0.7 kW)
Max. Flow Rate Required Basin:	= 167 gpm	= (0.631 m ³ /min)
Avg. Power Required:	= 25.9 kW-hr/day	

AquaSBR - Sequencing Batch Reactor - Design Summary

DESIGN INFLUENT CONDITIONS

Avg. Design Flow = 0.12 MGD = 454 m3/day
 Max Design Flow = 0.12 MGD = 454 m3/day

<u>DESIGN PARAMETERS</u>	Influent	mg/l	Effluent			
			Required	<= mg/l	Anticipated	<= mg/l
Bio/Chem Oxygen Demand:	BOD5	250	BOD5	10	BOD5	10
Total Suspended Solids:	TSS	200	TSS	10	TSS	10
Total Kjeldahl Nitrogen:	TKN	40	--	--	--	--
Total Nitrogen:	--	--	TN	5	TN	5
Phosphorus:	Total P	8	Total P	1	Total P	1

SITE CONDITIONS

	Maximum		Minimum		Design		Elevation (MSL)
Ambient Air Temperatures:	85 F	29.4 C	30 F	-1.1 C	85 F	29.4 C	600 ft
Influent Waste Temperatures:	72 F	22.2 C	54 F	12.2 C	72 F	22.2 C	182.9 m

SBR BASIN DESIGN VALUES

		Water Depth		Basin Vol./Basin	
		Min	Max	Min	Max
No./Basin Geometry:	= 1 Rectangular Basin(s)	Min	= 13.3 ft = (4.1 m)	Min	= 0.086 MG = (323.8 m ³)
Freeboard:	= 2.0 ft = (0.6 m)	Avg	= 18.0 ft = (5.5 m)	Avg	= 0.116 MG = (437.3 m ³)
Length of Basin:	= 33.0 ft = (10.1 m)	Max	= 18.0 ft = (5.5 m)	Max	= 0.116 MG = (437.3 m ³)
Width of Basin:	= 26.0 ft = (7.9 m)				

Number of Cycles: = 4 per Day/Basin (advances cycles beyond MDF)
 Cycle Duration: = 6.0 Hours/Cycle
 Food/Mass (F/M) ratio: = 0.078 lbs. BOD5/lb. MLSS-Day
 MLSS Concentration: = 4500 mg/l @ Min. Water Depth
 Hydraulic Retention Time: = 0.963 Days @ Avg. Water Depth
 Solids Retention Time: = 17.1 Days
 Est. Net Sludge Yield: = 0.711 lbs. WAS/lb. BOD5
 Est. Dry Solids Produced: = 177.9 lbs. WAS/Day = (80.7 kg/Day)
 Est. Solids Flow Rate: = 40 GPM (2133 GAL/Day) = (8.1 m³/Day)
 Decant Flow Rate @ MDF: = 462.0 GPM (as avg. from high to low water level) = (29.1 l/sec)
 LWL to CenterLine Discharge: = 1.0 ft = (0.3 m)
 Lbs. O2/lb. BOD5 = 1.25
 Lbs. O2/lb. TKN = 4.60
 Actual Oxygen Required: = 497 lbs./Day = (225.4 kg/Day)
 Air Flowrate/Basin: = 494 SCFM = (14.0 Sm³/min)
 Max. Discharge Pressure: = 8.4 PSIG = (58 KPA)
 Avg. Power Required: = 174.0 KW-Hrs/Day

Post-Equalization - Design Summary

POST-SBR EQUALIZATION DESIGN PARAMETERS

Avg. Daily Flow (ADF):	= 0.12 MGD	= (454 m ³ /day)
Max. Daily Flow (MDF):	= 0.12 MGD	= (454 m ³ /day)
Decant Flow Rate from (Qd):	= 462 gpm	= (1.7 m ³ /M)
Decant Duration (Td):	= 65 min	
Number Decants/Day:	= 4	
Time Between Start of Decants:	= 360 min	

POST-SBR EQUALIZATION VOLUME DETERMINATION

The volume required for equalization/storage shall be provided between the high and the low water levels of the basin(s). This Storage Volume (Vs) has been determined by the following:

$$V_s = [(Q_d - (MDF \times 694.4)) \times T_d] = 24,613 \text{ gal} = (3,290.6 \text{ ft}^3) = (93.2 \text{ m}^3)$$

The volumes determined in this summary reflect the minimum volumes necessary to achieve the desired results based upon the input provided to Aqua. If other hydraulic conditions exist that are not mentioned in this design summary or associated design notes, additional volume may be warranted.

Based upon liquid level inputs from each SBR reactor prior to decant, the rate of discharge from the Post-SBR Equalization basin shall be pre-determined to establish the proper number of pumps to be operated (or the correct valve position in the case of gravity flow). Level indication in the Post-SBR Equalization basin(s) shall override equipment operation.

POST-SBR EQUALIZATION BASIN DESIGN VALUES

No./Basin Geometry:	= 1 Rectangular Basin(s)		
Length of Basin:	= 20.0 ft	= (6.1 m)	
Width of Basin:	= 16.0 ft	= (4.9 m)	
Min. Water Depth:	= 1.5 ft	= (0.5 m)	Min. Basin Vol. Basin: = 3,590.4 gal = (13.6 m ³)
Max. Water Depth:	= 11.8 ft	= (3.6 m)	Max. Basin Vol. Basin: = 28,203.7 gal = (106.8 m ³)

POST-SBR EQUALIZATION EQUIPMENT CRITERIA

Mixing Energy with Aerators:	= 15 HP/MG	= (3 W/m ³)
NPHP Provided:	= 1	= (0.7 kW)
Max. Flow Rate Required Basin:	= 83 gpm	= (0.315 m ³ /min)
Avg. Power Required:	= 25.9 kW-hr/day	

Aerobic Digester - Design Summary

AEROBIC DIGESTER DESIGN PARAMETERS

Sludge Flowrate to the Digester	= 2,133.0 gal/day	= (8.1 m ³ /day)
Inlet Sludge Concentration	= 1.00%	
Solids Loading to the Digester	= 177.9 lb/day	= (80.7 kg/day)
Inlet Volatile Solids Fraction	= 74.6%	

AEROBIC DIGESTER BASIN DESIGN VALUES

No./Basin Geometry:	= 1 Rectangular Basin(s)		
Length of Basin:	= 20 ft	= (6.1 m)	
Width of Basin:	= 17 ft	= (5.2 m)	
Min. Water Depth:	= 8.4 ft	= (2.6 m)	Min. Basin Vol. Basin: = 21,362.9 gal = (80.9 m ³)
Max. Water Depth:	= 12 ft	= (3.7 m)	Max. Basin Vol. Basin: = 30,518.4 gal = (115.5 m ³)

AEROBIC DIGESTER PROCESS DESIGN PARAMETERS

Solids Retention Time:	= 28.6 days	
Digester Design Temperature:	= 22 C	
Volatile Solids Destruction:	= 43%	
Digester Solids Concentration:	= 2%	
Oxygen Supplied for Digestion:	= 2.00 lbs O ₂ per lb VSS Destroyed	
Oxygen Distribution Per Basin:	= 100.0%	
Actual Oxygen Required:	= 114.1 lb/day	= (51.8 kg/day)
Volatile Percentage After Digestion:	= 62.6%	
Estimated Dry Solids to be Removed:	= 120.8 lb/day	= (54.8 kg/day)
Volume of Solids to be Removed:	= 724.4 gal/day	= (2.74 m ³ /day)
Estimated Supernatant Volume:	= 9,155.5 gal/basin	= (34.66 m ³ /basin)
Assumed Supernatant Duration:	= 180 minutes	
Calculated Supernatant Flow:	= 50.9 gpm	= (3.2 l/sec)

1. The Volatile Solids Destruction listed above shall be used for determination of the oxygen demand during summer conditions. It should be noted that the actual VSS destruction will be dependant upon digester inlet condition, temperature, and operating conditions.
2. The Digester Solids Concentration is reflected as an average concentration, assuming the operations include frequent settling and supernating practices.

AEROBIC DIGESTER EQUIPMENT CRITERIA

Mixing Energy with Aerators:	= 140 HP/MG	= (27.58 W/m ³)
NPHP Provided:	= 5.0	= (3.7 kW)
Max. Flow Rate Required Basin:	= 40 gpm	= (0.151 m ³ /min)
Avg. Power Required:	= 82.38 kW-hr/day	

Equipment Summary

AquaSBR: Pre-Equalization

Transfer Pumps/Valves

2 Submersible pump assembly(ies) consisting of the following items:

- 3 HP Submersible Pump(s) with painted cast iron pump housing, discharge elbow, and multi-conductor electrical cable.
- Manual plug valve(s).
- Check valve(s).
- Galvanized steel slide rail assembly(ies).
- Sewage service air/vacuum valve(s).

Aerators

1 AquaJet Aerator(s) will be provided as follows:

- 1 HP Model FSS Aqua-Jet Aerator(s) including electrical cable.

Aerator Mooring

1 Aerator Restrained Mooring Assembly(ies) consisting of:

- Galvanized steel restrained mooring frame(s).
- #12 AWG-four conductor electrical service cable(s).
- Vinyl electrical cable float(s).
- Electrical cable strain relief grip(s), 2 eye, wire mesh.
- 4" Schedule 40 galvanized restrained mooring post(s) with base plate.

Level Sensor Assemblies

1 Pressure Transducer Assembly(ies) each consisting of:

- Submersible pressure transducer(s).
- Mounting bracket weldment(s).
- Transducer mounting pipe weldment(s).

1 Level Sensor Assembly(ies) will be provided as follows:

- Float switch(es).
- Float switch mounting bracket(s).
- Stainless steel anchors.

AquaSBR

Mixers

1 AquaDDM Direct Drive Mixer(s) will be provided as follows:

- 5 HP Aqua-Aerobic Systems Endura Series Model FSS DDM Mixer(s).

Mixer Mooring

1 Mixer Cable Mooring System(s) consisting of:

- #12 AWG-four conductor electrical service cable(s).
- Aerial support tie(s).
- Electrical cable strain relief grip(s), 2 eye, wire mesh.
- 304 stainless steel mooring cable(s).
- Maintenance mooring cable loop(s).
- Stainless steel mooring spring(s).

Decanters

1 Decanter assembly(ies) consisting of:

- 6x4 Aqua-Aerobics decanter(s) with fiberglass float, 304 stainless steel weir, galvanized restrained mooring frame, and painted steel power section with #14-10 conductor power cable wired into a NEMA 4X stainless steel junction box with terminal strips for the single phase, 60 hertz actuator and limit switches.
- 6 inch diameter decant hose assembly.
- 4" schedule 40 galvanized restrained mooring post(s) with base plate.
- 6 inch electrically operated butterfly valve(s) with actuator.

Transfer Pumps/Valves

1 Submersible pump assembly(ies) consisting of the following items:

- 2.4 HP Submersible Pump(s) with painted cast iron pump housing, discharge elbow, and multi-conductor electrical cable.
- Manual plug valve(s).
- 3 inch diameter swing check valve.
- Galvanized steel slide rail assembly(ies).

Retrievable Coarse Bubble Diffusers

2 Retrievable Coarse Bubble 10 Tube Diffuser Assembly(ies) consisting of:

- 316 L stainless steel wide band coarse bubble diffusers with Schedule 80 3/4" NPT male pipe thread connection with integral hex head nut.
- Galvanized manifold assembly.
- Galvanized vertical support beam.
- Galvanized upper vertical beam and pulley assembly with manual winch.
- Galvanized top support bracket.
- 3" EPDM flexible air line with ny-glass quick disconnect end fittings.
- Galvanized threaded flange.
- 3" manual isolation butterfly valve with cast iron body, EPDM seat, aluminum bronze disk and one-piece steel shaft.
- Ny-glass quick disconnect cam lock adapter.
- 304 stainless steel adhesive anchors.

Positive Displacement Blowers

3 Positive Displacement Blower Package(s), with each package consisting of:

- Aerzen 20HP Rotary Positive Displacement Blower(s).
- 4" manual butterfly valve(s).

Level Sensor Assemblies

1 Pressure Transducer Assembly(ies) each consisting of:

- Submersible pressure transducer(s).
- Mounting bracket weldment(s).
- Transducer mounting pipe weldment(s).

1 Level Sensor Assembly(ies) will be provided as follows:

- Float switch(es).
- Float switch mounting bracket(s).
- Stainless steel anchors.

Instrumentation

1 Dissolved Oxygen Assembly(ies) consisting of:

- Thermo Fisher RDO dissolved oxygen probe with electric cable. Probe includes stainless steel stationary bracket and retrievable pole probe mounting assembly. One (1) probe per basin.
- Thermo Fisher AV38 controller and display module(s).

AquaSBR: Post-Equalization

Transfer Pumps/Valves

2 Submersible pump assembly(ies) consisting of the following items:

- 2.4 HP Submersible Pump(s) with painted cast iron pump housing, discharge elbow, and multi-conductor electrical cable.
- Manual plug valve(s).
- 3 inch diameter swing check valve.
- Galvanized steel slide rail assembly(ies).

Aerators

1 AquaJet Aerator(s) will be provided as follows:

- 1 HP Model FSS Aqua-Jet Aerator(s) including electrical cable.

Aerator Mooring

1 Aerator Restrained Mooring Assembly(ies) consisting of:

- Galvanized steel restrained mooring frame(s).
- #12 AWG-four conductor electrical service cable(s).
- Vinyl electrical cable float(s).
- Electrical cable strain relief grip(s), 2 eye, wire mesh.
- 4" Schedule 40 galvanized restrained mooring post(s) with base plate.

Level Sensor Assemblies

1 Pressure Transducer Assembly(ies) each consisting of:

- Submersible pressure transducer(s).
- Mounting bracket weldment(s).
- Transducer mounting pipe weldment(s).

1 Level Sensor Assembly(ies) will be provided as follows:

- Float switch(es).
- Float switch mounting bracket(s).
- Stainless steel anchors.

AquaSBR: Aerobic Digester

Transfer Pumps/Valves

1 Submersible pump assembly(ies) consisting of the following items:

- 2.4 HP Submersible Pump(s) with painted cast iron pump housing, discharge elbow, and multi-conductor electrical cable.
- Manual plug valve(s).
- 3 inch diameter swing check valve.
- Galvanized steel slide rail assembly(ies).

Aerators

1 AquaJet Aerator(s) will be provided as follows:

- 5 HP Model FSS Aqua-Jet Aerator(s) including electrical cable.

1 Draft Tube Assembly(ies) will be provided as follows:

- 3 ft. 304 stainless steel draft tube assembly with 304 stainless steel fasteners.

Aerator Mooring

1 Aerator Restrained Mooring Assembly(ies) consisting of:

- Galvanized steel restrained mooring frame(s).
- #12 AWG-four conductor electrical service cable(s).
- Vinyl electrical cable float(s).
- Electrical cable strain relief grip(s), 2 eye, wire mesh.
- 4" Schedule 40 galvanized restrained mooring post(s) with base plate.

Level Sensor Assemblies

1 Pressure Transducer Assembly(ies) each consisting of:

- Submersible pressure transducer(s).
- Mounting bracket weldment(s).
- Transducer mounting pipe weldment(s).

1 Level Sensor Assembly(ies) will be provided as follows:

- Float switch(es).
- Float switch mounting bracket(s).
- Stainless steel anchors.

Controls

Controls wo/Starters

1 Controls Package(s) will be provided as follows:

- NEMA 12 panel enclosure suitable for indoor installation and constructed of painted steel.
- Fuse(s) and fuse block(s).
- Compactlogix Processor.
- Operator interface(s).
- Remote Access Ethernet Modem.

4 Effluent Disposal

The effluent will be treated by SBR, continuing with ultraviolet disinfection, and pumped to drip dispersal fields. In the SBR, the effluent receives the majority of its treatment. The effluent passes through the SBR before it is pumped through a disc filter and ultraviolet light / disinfection, effectively destroying bacteria and viruses before releasing it in a subsurface drip irrigation system. At this point, the soil continues to provide treatment on an already cleaned effluent.

Daily Flow

Number of 3-BR Buildable Residential Lots	400 lots
Daily Flow for 3-BR	300 gpd/lot
Daily Flow	120000 gpd

Land Application Area

Land Application Area	0.2 gal/sf/day*
Total Area Required	600000 s.f.
or	13.77 acres

* assumed soil absorption rate

Number of Required Zones

Length per zone (@ 4' o.c.)	4290 L.F.
Number of Zones	35.0 Zones

Land Reserve Area

Area per lot	50% S.F./lot
Total Area Required	300000 S.F.
or	6.89 acres

Total Soils Area Required (Land Application + Reserve)

900000 s.f.	20.66 acres
-------------	-------------

The USDA soils map on following pages references the soils area for the above 20.66 acres required for the 120,000 gpd design.

Soil Map—Williamson County, Tennessee
(Pleasant Creek Sd)



Wastewater treatment
and land dispersal area

Wastewater Treatment and Land Application Area
Land Application Area only for 120,000 gpd design

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
ArB	Amour silt loam, 2 to 5 percent slopes	2.8	8.1%
ArB2	Amour silt loam, 2 to 5 percent slopes, eroded	2.5	7.1%
DnB2	Donerail silt loam, 2 to 5 percent slopes, eroded	2.3	6.5%
DoC2	Donerail silt loam, concretionary, 5 to 12 percent slopes, eroded	6.2	17.6%
Hu	Huntington silt loam, phosphatic	4.9	14.0%
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	1.3	3.8%
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	6.0	17.0%
SIB2	Stiversville silt loam, 2 to 5 percent slopes	6.2	17.7%
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded	2.9	8.2%
Totals for Area of Interest		35.1	100.0%

5 Effluent Storage

Tennessee Department of Environment and Conservation (TDEC) require 24 hours of storage volume for drip dispersal. With drip dispersal as the effluent disposal, the project would not be required to have additional effluent storage unlike spray irrigation.

In addition, we will provide a 10 day holding storage pond for additional wastewater capacity for emergencies.

120,000 gal Effluent Storage

SBR REQUIRED STORAGE	
Domestic	120000 gpd
Required Storage	120000 gal.

PROVIDED STORAGE	
10 day storage pond	1,200,000 gal.
Pre EQ tank	18,600 gal.
Aqua SBR Tank	128,400 gal.
Post EQ tank	28,200 gal.
Dose Tank Size	5,000 gal.
Storage Provided	1,380,200 gal.
EXCESS STORAGE	
	1260200 gal.

6 Summary of Opinion of Projected Cost

SBR Sequential Batch Reactor:

- I. **120,000 gal system projected cost as follows:**
- a. The cost to build a 120,000 gpd system is approximately **\$ 1,965,000**
Which includes (\$365,000 parts /start up, \$1,000,000 concrete tankage, and \$600,000 grading, plumbing, electric etc) excluded from the total cost is the land application via (drip irrigation, pumps, tankage and ultra violet disinfection)
- b. The projected operation cost per year is approximate **\$8,218/year**
(\$8,030 electric + \$ 188 1st year maintenance) = \$8,218 not included is man hours
Estimated man hours are as follows:
- hours per week for 52 weeks/year at \$30/hour = \$10,920 / year
 - \$8,030 electric + \$ 188 1st year maintenance = \$8,218
 - Total estimated \$8218 + \$10,920 = **\$19,138 / year**
- c. Estimated dry solids (sludge) to be hauled off is approximately **120 lbs/day**
From the solids holding tank

ORDINANCE 2018-011

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
WHICH AMENDS THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING
JULY 1, 2017 AND ENDING JUNE 30, 2018.**

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

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

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

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

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

- a. Real Property Tax Revenue is increased from \$228,000 to \$270,000
- b. Local Sales Tax – Trustee is increased from \$850,000 to \$900,000
- c. Wholesale Beer Tax is decreased from \$100,000 to \$95,000
- d. Wholesale Liquor Tax is increased from \$10,000 to \$15,000
- e. Adequate School Facilities Tax is increased from \$65,000 to \$70,000
- f. Beer Permits are increased from \$500 to \$600
- g. Building Permits are increased from \$300,000 to \$400,000
- h. TVA Payments in Lieu of Taxes is increased from \$30,000 to \$50,000
- i. Local Sales Tax – State is increased from \$330,000 to \$350,000
- j. SSA –Motor Fuel Tax is increased from \$75,000 to \$80,000
- k. Interest Earned – Invest. Accts is increased from \$20,000 to \$25,000
- l. Parks Revenue is increased from \$20,000 to \$25,000
- m. Transfer from Reserves is decreased from \$3,137,891 to \$2,830,231
- n. Capital Outlay Note Proceeds is increased from \$0 to \$1,550,000
- o. Memberships & Subscriptions are increased from \$3,700 to \$4,000
- p. Prof. Fees – Auditor is decreased from \$18,000 to \$16,000
- q. Prof. Fees – Other is increased from \$20,000 to \$25,000
- r. Parks & Recreation Expense is increased from \$40,000 to \$50,000
- s. Repairs & Maintenance – Buildings is decreased from \$30,000 to \$20,000
- t. Repairs & Maintenance – Roads is increased from \$793,470 to \$1,053,850

- u. SSA – Street Repair Expense is increased from \$115,000 to \$125,000
- v. Retirement is decreased from \$28,580 to \$28,000
- w. Office Expense is decreased from \$40,000 to \$25,000
- x. Insurance – Worker’s Comp is decreased from \$13,000 to \$7,500
- y. Trustee Commission is increased from \$6,000 to \$7,000
- z. Bank Charges is decreased from \$2,000 to \$500
- aa. Capital Projects is decreased from \$3,394,660 to \$2,000,000
- bb. Acquisition of Public Use Property is increased from \$0 to \$2,640,000
- cc. Capital Outlay Note Payment is decreased from \$140,000 to \$137,000

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

- a. Other Income is increased from \$0 to \$26,000
- b. Payroll Expense is decreased from \$140,000 to \$125,000
- c. Permits & Fees Expense is decreased from \$7,500 to \$5,000
- d. Laboratory Water testing is decreased from \$5,000 to \$2,500
- e. Repairs & Maint. Expense is decreased from \$82,000 to \$70,000
- f. Postage, Freight & Express Charges is decreased from \$8,000 to \$7,000
- g. Utilities – Electric is decreased from \$100,000 to \$85,000
- h. Utilities – Water is decreased from \$5,000 to \$4,000
- i. Telecommunications is decreased from \$2,500 to \$0
- j. Insurance – Employee Medical is decreased from \$20,000 to \$15,000
- k. Prof. Fees – Auditor is decreased from \$2,000 to \$750
- l. Payroll Taxes – FICA is decreased from \$10,000 to \$7,500
- m. Payroll Taxes – SUTA is decreased from \$3,600 to \$500
- n. Employee Retirement Expense is decreased from \$7,500 to \$6,500
- o. Depreciation Expense is increased from \$315,000 to \$360,000
- p. Interest Income – Invest Accts is increased from \$5,000 to \$10,000
- q. Capital Expenditures is increased from \$45,000 to \$482,000

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

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

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

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

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

SECTION 8: This ordinance shall take effect July 1, 2017, the public welfare requiring it.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Submitted to Public Hearing on June 12, 2018 at 7:00 p.m. after publication of notice of public hearing by advertisement in the Williamson A.M. newspaper on Sunday, May 13, 2018.

Passed 1st Reading: _____

Passed 2nd Reading: _____



Town of Thompson's Station
General Fund Budget Revision - Revenue
As of April 30, 2018

	April 2018 Actual	FY18 Current Budget	FY18 Proposed Budget	Proposed Budget Revision
General Government Revenues:				
31111 Real Property Tax Revenue	266,673	228,000	270,000	42,000
31310 Interest & Penalty Revenue	285	-	-	-
31610 Local Sales Tax - Trustee	767,947	850,000	900,000	50,000
31710 Wholesale Beer Tax	79,885	100,000	95,000	(5,000)
31720 Wholesale Liquor Tax	12,276	10,000	15,000	5,000
31810 Adequate School Facilities Tax	59,640	65,000	70,000	5,000
31900 CATV Franchise Fee Income	21,378	25,000	25,000	-
32000 Beer Permits	600	500	600	100
32200 Building Permits	369,104	300,000	400,000	100,000
32230 Submittal & Review Fees	28,525	30,000	30,000	-
32245 Miscellaneous Fees	1,355	2,000	2,000	-
32260 Business Tax Revenue	18,087	75,000	75,000	-
33320 TVA Payments in Lieu of Taxes	40,193	30,000	50,000	20,000
33510 Local Sales Tax - State	300,988	330,000	350,000	20,000
33530 State Beer Tax	2,205	2,000	2,000	-
33535 Mixed Drink Tax	9,622	12,000	12,000	-
33552 State Streets & Trans. Revenue	7,249	8,000	8,000	-
33553 SSA - Motor Fuel Tax	68,330	75,000	80,000	5,000
33554 SSA - 1989 Gas Tax	10,911	12,000	12,000	-
33555 SSA - 3 Cent Gas Tax	20,222	20,000	20,000	-
33556 SSA - 2017 Gas Tax	17,333	20,000	20,000	-
36120 Interest Earned - Invest. Accts	21,167	20,000	25,000	5,000
37746 Parks Revenue	21,964	20,000	25,000	5,000
37747 Parks Deposit Return	(3,700)	(5,000)	(5,000)	-
37990 Other Revenue	8,675	10,000	10,000	-
Total general government revenue	2,150,913	2,239,500	2,491,600	252,100
Non-Operating Income:				
32300 Impact Fees	553,399	550,000	550,000	-
38000 Transfer from Reserves	998,999	3,137,891	2,830,231	(307,660)
39995 Capital Outlay Note Proceeds	1,550,000	-	1,550,000	1,550,000
Total non-operating revenue	3,102,398	3,687,891	4,930,231	1,242,340
Total revenue	5,253,311	5,927,391	7,421,831	1,494,440



Town of Thompson's Station
General Fund Budget Revision - Expenditures
As of April 30, 2018

	April 2018 Actual	FY18 Current Budget	FY18 Proposed Budget	Proposed Budget Revision
General Government Expenditures:				
41110 Salaries	470,074	586,000	586,000	-
41141 FICA	29,048	38,250	38,250	-
41142 Medicare	6,794	8,500	8,500	-
41147 SUTA	1,894	4,000	4,000	-
41161 General Expenses	277	1,000	1,000	-
41211 Postage	666	1,000	1,000	-
41221 Printing, Forms & Photocopy	4,662	10,000	10,000	-
41231 Legal Notices	1,765	3,000	3,000	-
41235 Memberships & Subscriptions	3,741	3,700	4,000	300
41241 Utilities - Electricity	9,449	12,000	12,000	-
41242 Utilities - Water	1,845	2,500	2,500	-
41244 Utilities - Gas	1,472	2,000	2,000	-
41245 Telecommunications Expense	4,048	7,000	7,000	-
41252 Prof. Fees - Legal Fees	124,673	150,000	150,000	-
41253 Prof. Fees - Auditor	15,740	18,000	16,000	(2,000)
41254 Prof. Fees - Consulting Engineers	30,199	45,000	45,000	-
41259 Prof. Fees - Other	24,567	20,000	25,000	5,000
41264 Repairs & Maintenance - Vehicles	1,966	10,000	10,000	-
41265 Parks & Recreation Expense	36,226	40,000	50,000	10,000
41266 Repairs & Maintenance - Buildings	11,669	30,000	20,000	(10,000)
41268 Repairs & Maintenance - Roads	70,475	793,470	1,053,850	260,380
41269 SSA - Street Repair Expense	-	115,000	125,000	10,000
41270 Vehicle Fuel & Oil	9,587	15,000	15,000	-
41280 Travel	-	2,500	2,500	-
41285 Continuing Education	1,816	5,500	5,500	-
41289 Retirement	22,861	28,580	28,000	(580)
41291 Animal Control Services	3,919	4,000	4,000	-
41300 Economic Development	7,390	7,500	7,500	-
41311 Office Expense	14,548	40,000	25,000	(15,000)
41511 Insurance - Property	3,518	3,600	3,600	-
41512 Insurance - Workers Comp.	7,229	13,000	7,500	(5,500)
41513 Insurance - Liability	5,227	5,300	5,300	-
41514 Insurance - Medical	75,976	90,000	90,000	-
41515 Insurance - Auto	2,061	2,100	2,100	-
41516 Insurance - E & O	10,963	11,000	11,000	-
41551 Trustee Commission	5,905	6,000	7,000	1,000
41691 Bank Charges	10	2,000	500	(1,500)
41800 Emergency Services	68,041	93,000	93,000	-
41899 Other Expenses	5,039	10,000	10,000	-
Total general government expenditures	1,095,337	2,239,500	2,491,600	252,100
General government change in net position	1,055,576	-	-	-
Non-Operating Expenditures:				
41940 Capital Projects	1,332,875	3,394,660	2,000,000	(1,394,660)
41943 Acquisition of Public Use Prop.	2,633,226	-	2,640,000	2,640,000
41944 Capital Projects - Parks	55,222	153,231	153,231	-
48000 Transfer to Reserves	-	-	-	-
49030 Capital Outlay Note Payment	136,650	140,000	137,000	(3,000)
Total non-operating expenditures	4,157,974	3,687,891	4,930,231	1,242,340
Non-operating change in net position	(1,055,576)	-	-	-
Total expenditures	5,253,311	5,927,391	7,421,831	1,494,440
Change in Net Position	(0)	-	-	-

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

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EMO

DATE: May 4, 2018
TO: Board of Mayor and Aldermen
FROM: Joe Cosentini, Town Administrator
SUBJECT: FY2019 Budget

The Budget:

The budget is intended to be our financial plan moving the Town toward the achievement of our stated goals. We are generally conservative with our revenue projections and tend to overestimate expenses in order to ensure that our year end numbers remain positive.

The Big Revenues:

1. Property Tax
 - a. This tax is collected by Williamson County and remitted to the Town.
 - b. Property tax is a consistent reliable revenue from year to year.
 - c. Our estimate for next FY is \$270,000 which is a 32% increase from our current FY due to the increase in the number residential lots added to the tax rolls. (Note: **Our tax rate has not changed.**)
2. Sales Tax
 - a. This category is related to all retail sales operations within the Town.
 - b. We have seen increases this category over the last few years and are increasing the proposed collections for FY19 to \$900,000 (17% increase).
3. Building Permit Fees
 - a. The residential market in Thompson's Station continues to be strong. Our permit totals per year have been steady around the 200 – 220 per year.
 - b. The proposed budget anticipates 220 new building permits being issued in FY 2019 (Flat from FY 2018).
4. Impact Fees
 - a. Impact fees are collected on both residential and commercial buildings.
 - b. Given our estimate for new building permits we are projecting impact fee revenues at the same amount from FY 2018 at \$550,000.
 - c. Impact fee revenues should be used for capital projects and not general operating expenses.
5. TVA Payments, Local Sales Tax – State, and SSA Revenue
 - a. Each of these categories are collected and distributed by the State of Tennessee and are allocated based on population.
 - b. We have increased these categories slightly from last year as we will see the full impact of the last census.

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The Big Expenses:

1. Payroll

We have increased payroll for FY 2019 by 3% to accommodate merit based salary increases. We also have one position that remains budgeted from FY 2018 that we plan on filling in the next few months.

2. Repairs & Maintenance – Roads

This category is usually used for road resurfacing. We anticipate work to begin on Critz Lane in FY2019 and will use these funds to support that project. We will still have money to re-pave a road or two if the need arises.

3. Donations

The donations category was eliminated last FY and the funds were added to the “Emergency Services” expense for the Sheriff and Rescue Squad contributions. The Sheriff’s Office has increased the Thompson’s Station patrol from a part-time officer to a full-time officer and the Emergency Services expense has been increase (\$68,000 to \$100,000) to recognize this change. In addition, as a result of the new Rescue Squad Station #24, we have increased our donation amount from \$25,000 to \$45,000.

Wastewater:

We are being conservative on the wastewater treatment fee revenue and keeping it at \$925,000. Salaries are being increased by 3% to accommodate merit increases and includes one full-time position that is anticipated to be filled in the coming months. Professional Fees – Other will have to be adjusted once we have a firm price on the repair work for Cell #1. Tap fee revenue is being kept in line with anticipated building starts from the General Fund.

ORDINANCE 2018-012

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR
BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2019.**

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

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

WHEREAS, the Board of Mayor and Aldermen has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

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 governing body estimates anticipated revenues of the municipality from all sources to be as follows for fiscal year 2018:

General Fund	FY 2016-2017 Actual	FY 2017-2018 Estimated	FY 2018-2019 Proposed
Local taxes	\$1,313,717	\$1,375,000	\$1,375,000
Licenses and Permits	923,971	982,600	872,600
Intergovernmental	912,587	489,000	489,000
Other Revenue	87,801	1,605,000	45,000
Total Revenues	3,238,076	4,451,600	2,781,600
Beginning Fund Balance	5,733,091	6,048,081	3,202,850
Total Available Funds	\$8,971,167	\$10,499,681	\$5,984,450

State Street Aid Fund	FY 2016-2017 Actual	FY 2017-2018 Estimated	FY 2018-2019 Proposed
Intergovernmental	\$79,621	\$140,000	\$140,000
Total Revenues	79,621	140,000	140,000
Beginning Fund Balance	15,638	20,259	55,518
Total Available Funds	\$95,259	\$160,259	\$195,518

Wastewater Fund	FY 2016-2017 Actual	FY 2017-2018 Estimated	FY 2018-2019 Proposed
Wastewater Fees	\$859,353	\$930,000	\$930,000
Tap Fees	849,914	550,000	550,000
Other Revenue	2,771,143	36,000	5,000
Total Revenues	4,480,410	1,516,000	1,485,000
Beginning Fund Balance	13,274,019	16,630,816	18,650,666
Total Available Funds	\$17,754,429	\$18,146,816	\$20,135,666

SECTION 2: That the governing body appropriates from these anticipated revenues and unexpended and unencumbered funds as follows:

General Fund	FY 2016-2017 Actual	FY 2017-2018 Estimated	FY 2018-2019 Proposed
Government Administrative	\$1,216,782	\$1,312,750	\$1,412,300
Streets	326,921	1,053,850	819,300
Capital Outlay	1,217,717	4,640,000	6,050,000
Parks	21,721	153,231	0
Debt Service	139,945	137,000	312,000
Total Appropriations	2,923,086	7,296,831	8,593,600
Surplus/(Deficit)	314,990	(2,845,231)	(5,812,000)
Ending Fund Balance	\$6,048,081	\$3,202,850	\$172,450

State Street Aid Fund	FY 2016-2017 Actual	FY 2017-2018 Estimated	FY 2018-2019 Proposed
Streets	\$75,000	\$125,000	\$140,000
Total Appropriations	75,000	125,000	140,000
Surplus/(Deficit)	4,621	35,259	0
Ending Fund Balance	\$20,259	\$55,518	\$55,518

Wastewater Fund	FY 2016-2017 Actual	FY 2017-2018 Estimated	FY 2018-2019 Proposed
Wastewater Department	\$1,105,810	\$997,150	\$930,000
Debt Service	17,803	15,000	13,000
Total Appropriations	1,123,613	1,012,150	943,000
Surplus/(Deficit)	3,356,797	503,850	542,000
Ending Fund Balance	\$16,630,816	\$18,650,666	\$20,677,666

SECTION 3: At the end of the current fiscal year the governing body estimates balances/ (deficits) as follows:

General Fund	\$3,202,850
State Street Aid Fund	\$55,518
Wastewater Fund	\$18,650,666

SECTION 4: That the governing body recognizes that the municipality has bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Debt Principal	Interest Requirements	Debt Authorized and Unissued	Principal Outstanding at June 30
Bonds	\$0	\$0	\$0	\$0
Notes	\$2,672,796	\$78,781	\$0	\$2,672,796
Capital Leases	\$0	\$0	\$0	\$0
Other Debt	\$0	\$0	\$0	\$0

SECTION 5: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 T.C.A. Section 6-56-208. In addition, no appropriation may be made in excess of available funds except for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Section 6-56-205 of the *Tennessee Code Annotated*.

SECTION 6: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Section 6-56-206, *Tennessee Code Annotated* will be attached.

SECTION 7: There is hereby levied a property tax of \$.103 per \$100 of assessed value on all real and personal property.

SECTION 8: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval if the Town has notes issued pursuant to Title 9, Chapter 21, *Tennessee Code Annotated* or

loan agreements with a public building authority issued pursuant to Title 12, Chapter 10, *Tennessee Code Annotated* approved by the Comptroller of the Treasury or Comptroller's Designee within fifteen (15) days of its adoption. This budget shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller's Designee in accordance with Title 9, Chapter 21, *Tennessee Code Annotated* (the "Statutes".) If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes, or as directed by the Comptroller of the Treasury or Comptroller's Designee. If the Town does not have such debt outstanding, it will file this annual operating budget and capital budget ordinance and supporting documents with the Comptroller of the Treasury or Comptroller's Designee.

SECTION 9: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 10: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 11: If any section, clause, provision of this ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not affect any other section, clause, provision of this ordinance.

SECTION 12: This ordinance shall take effect July 1, 2018, the public welfare requiring it.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Submitted to Public Hearing on June 12, 2018 at 7:00 p.m. after publication of notice of public hearing by advertisement in the Williamson A.M. newspaper on Sunday, May 13, 2018.

Passed 1st Reading: _____

Passed 2nd Reading: _____



Town of Thompson's Station
General Fund Proposed Budget
Fiscal Year 2019 - Revenues

	FY17 Actual	FY18 Current	FY19 Proposed
General Government Revenues:			
31111 Real Property Tax Revenue	226,792	228,000	270,000
31310 Interest & Penalty Revenue	245	-	-
31610 Local Sales Tax - Trustee	918,033	850,000	900,000
31710 Wholesale Beer Tax	100,998	100,000	95,000
31720 Wholesale Liquor Tax	9,048	10,000	15,000
31810 Adequate School Facilities Tax	40,883	65,000	70,000
31900 CATV Franchise Fee Income	17,718	25,000	25,000
32000 Beer Permits	600	500	600
32200 Building Permits	347,250	300,000	300,000
32230 Submittal & Review Fees	46,569	30,000	20,000
32245 Miscellaneous Fees	6,374	2,000	2,000
32260 Business Tax Revenue	96,591	75,000	75,000
33320 TVA Payments in Lieu of Taxes	30,250	30,000	50,000
33510 Local Sales Tax - State	222,196	330,000	350,000
33530 State Beer Tax	1,295	2,000	2,000
33535 Mixed Drink Tax	13,105	12,000	12,000
33552 State Streets & Trans. Revenue	5,415	8,000	8,000
33553 SSA - Motor Fuel Tax	50,907	75,000	80,000
33554 SSA - 1989 Gas Tax	8,158	12,000	12,000
33555 SSA - 3 Cent Gas Tax	15,141	20,000	20,000
33556 SSA - 2017 Gas Tax	-	20,000	20,000
36120 Interest Earned - Invest. Accts	22,111	20,000	20,000
37746 Parks Revenue	13,649	20,000	20,000
37747 Parks Deposit Return	(7,275)	(5,000)	(5,000)
37990 Other Revenue	63,460	10,000	10,000
Total general government revenue	2,249,513	2,239,500	2,371,600
Non-Operating Income:			
32300 Impact Fees	523,178	550,000	550,000
33725 Greenways & Trails Grant	538,249	-	-
38000 Transfer from Reserves	-	3,137,891	5,812,000
39995 Capital Outlay Note Proceeds	-	-	-
Total non-operating revenue	1,061,427	3,687,891	6,362,000
Total revenue	3,310,940	5,927,391	8,733,600



**Town of Thompson's Station
General Fund Proposed Budget
Fiscal Year 2019 - Expenditures**

	FY17 Actual	FY18 Current	FY19 Proposed
General Government Expenditures:			
41110 Salaries	537,005	586,000	600,000
41141 FICA	34,561	38,250	37,200
41142 Medicare	7,881	8,500	8,700
41147 SUTA	2,256	4,000	2,400
41161 General Expenses	892	1,000	1,000
41211 Postage	1,024	1,000	1,000
41221 Printing, Forms & Photocopy	7,102	10,000	7,500
41231 Legal Notices	2,283	3,000	3,000
41235 Memberships & Subscriptions	3,274	3,700	4,000
41241 Utilities - Electricity	10,304	12,000	12,000
41242 Utilities - Water	2,477	2,500	2,500
41244 Utilities - Gas	1,443	2,000	2,000
41245 Telecommunications Expense	3,844	7,000	5,000
41252 Prof. Fees - Legal Fees	172,197	150,000	100,000
41253 Prof. Fees - Auditor	11,500	18,000	16,000
41254 Prof. Fees - Consulting Engineers	42,383	45,000	50,000
41259 Prof. Fees - Other	36,050	20,000	40,000
41264 Repairs & Maintenance - Vehicles	3,402	10,000	5,000
41265 Parks & Recreation Expense	21,721	40,000	40,000
41266 Repairs & Maintenance - Buildings	15,398	30,000	20,000
41268 Repairs & Maintenance - Roads	326,921	793,470	819,300
41269 SSA - Street Repair Expense	75,000	115,000	140,000
41270 Vehicle Fuel & Oil	9,841	15,000	15,000
41280 Travel	968	2,500	2,500
41285 Continuing Education	2,589	5,500	5,000
41289 Retirement	25,658	28,580	30,000
41291 Animal Control Services	3,289	4,000	7,500
41300 Economic Development	6,867	7,500	7,500
41311 Office Expense	18,865	40,000	100,000
41511 Insurance - Property	2,474	3,600	3,600
41512 Insurance - Workers Comp.	7,266	13,000	13,000
41513 Insurance - Liability	4,298	5,300	5,300
41514 Insurance - Medical	91,807	90,000	90,000
41515 Insurance - Auto	1,620	2,100	2,100
41516 Insurance - E & O	10,695	11,000	11,000
41551 Trustee Commission	5,139	6,000	5,500
41691 Bank Charges	66	2,000	2,000
41800 Emergency Services	92,909	93,000	145,000
41899 Other Expenses	34,155	10,000	10,000
Total general government expenditures	1,637,423	2,239,500	2,371,600
General government change in net position	612,090	-	-
Non-Operating Expenditures:			
41940 Capital Projects	1,149,108	3,394,660	6,050,000
41943 Acquisition of Public Use Prop.	-	-	-
41944 Capital Projects - Parks	68,609	153,231	-
48000 Transfer to Reserves	315,855	-	-
49030 Capital Outlay Note Payment(s)	139,945	140,000	312,000
Total non-operating expenditures	1,673,517	3,687,891	6,362,000
Non-operating change in net position	(612,090)	-	-
Total expenditures	3,310,939	5,927,391	8,733,600
Change in Net Position	-	-	-



Town of Thompson's Station
Wastewater Fund Proposed Budget
Fiscal Year 2019

	FY17	FY18	FY19
	Actual	Current	Proposed
Revenues:			
3100 Wastewater Treatment Fees	849,743	925,000	925,000
3101 Septage Disposal Fees	9,600	10,000	10,000
3105 Late Payment Penalty	14,282	-	-
3109 Uncollectible Accounts	0	(5,000)	(5,000)
3500 Other Income	0	-	-
4009 Returned Check Charges	0	-	-
Total revenues	873,625	930,000	930,000
Operating Expenses:			
Supply and Operations:			
4010 Payroll Expense	108,284	140,000	170,000
4210 Permits & Fees Expense	3,820	7,500	7,500
4220 Laboratory Water Testing	4,163	5,000	5,000
4230 Supplies Expense	3,627	5,000	5,000
4240 Repairs & Maint. Expense	38,427	82,000	65,000
4250 Postage, Freight & Express Chgs	5,740	8,000	8,000
4280 Billing Charges	7,899	12,000	12,000
4310 Utilities - Electric	89,537	100,000	90,000
4320 Utilities - Water	3,845	5,000	5,000
4350 Telecommunications	-	2,500	2,500
4390 Insurance Expense	20,278	21,000	21,000
4395 Insurance - Employee Medical	-	20,000	20,000
4400 Prof. Fees-Consulting Engineers	32,999	30,000	68,000
4420 Prof. Fees - Auditor	2,000	2,000	2,000
4490 Prof. Fees - Other	421,820	236,700	64,200
4710 Payroll Taxes - FICA	6,738	10,000	10,000
4720 Payroll Taxes - Medicare	1,576	2,200	2,200
4730 Payroll Taxes - SUTA	371	3,600	3,600
4789 Employee Retirement Expense	5,399	7,500	7,500
4800 Bank Charges	78.95	500	500
4900 Other Expense	(7,077)	1,000	1,000
Total supply and operations	749,522	701,500	570,000
Depreciation			
4990 Depreciation Expense	356,290	315,000	360,000
Total operating expenses	1,105,812	1,016,500	930,000
Operating result	(232,187)	(86,500)	-
Non-Operating Income (Expense):			
3300 Tap Fees	849,914	550,000	550,000
3902 Interest Income - Invest Accts	6,861	5,000	5,000
4100 Capital Expenditures	0	(45,000)	(300,000)
4994 Interest Expense	(17,802)	(15,000)	(13,000)
Total non-operating income	838,973	495,000	242,000
Change in Net Position	606,786	408,500	242,000

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

<u>Name</u>	<u>Map</u>	<u>Parcel</u>	<u>ROW</u>	<u>SQFT</u>	<u>TCE</u>	<u>SQFT</u>
Ferrari Partners L.F	145	3.00	0.11	4,595	0.26	11,196
Hood Development, LLC	145	3.01	1.39	60,418	0.48	21,123
Affito, LLC	145	3.02	0.09	4,105	0.42	18,121
Thomas M. Evans, Jr.	145	6.00	0.32	14,156	0.51	22,013
Byrd D. Cain, Jr	145	6.01	0.29	12,442	1.35	59,163
Byrd D. Cain, Jr	145	6.02	0.1	4,453	0.08	3,495
Byrd D. Cain, Jr	145	6.03	0.13	5,677	0.08	3,498
Byrd D. Cain, Jr	145	6.04	0.49	21,530	1.25	54,286
Cynthia P Giles, ET.AL.	145	17.01	0.3	13,172	0.2	8,579
Richard & Joyce N. Roberts	145	17.04	0	0	0.06	2,806
Jeffrey Michael & Casey Prince	145	17.05	0	6	0.09	3,977
William David & Helen C. Dozier	145	17.06	0.03	1,231	0.11	5,005
Heathier Kennie	145	17.07	0.05	2,108	0.11	5,000
Richard Scott & Linda Marie Emeott	145	17.08	0.05	2,192	0.13	5,525
Wayne Scott & Cynthia P. Giles	145	17.09	0.05	2,026	0.13	5,625
Michael M. & Susan McClanahan	145	17.10	0.04	1,703	0.12	5,249
Richard A. & Darlene H. Lopez	145	17.11	0.21	9,096	0.04	1,903
Kyle D. & Sheena M. Weaver	145	17.12	0.19	8,183	0.09	3,951
Roger & Mary B. Batey	145	17.13	0.31	13,715	0.23	9,916
Elisa Marie Rucker & Robert Baughman	145	17.20	0.12	5,017	0.09	3,969
Troy Batey	145	17.21	0.05	1,960	0.13	5,631
Teddy K. Peay	145	19.00	0.05	2,356	0.1	4,429
Betty Ann Phair	145	19.01	0.6	26,064	0.49	21,223
Kevin M & Shelli A. Dennis	145	20.00	0.03	1,146	0.08	3,286
Raymond & Shirley McCord	145	20.01	0.03	1,142	0.1	4,396
George E. & Gale E. Ross	145	20.02	0.02	904	0.02	1,014
Jonathan Lewis & Rebecca Pascoe	145	22.01	0.03	1,308	0.05	2,280
Paul A. & Vicky C Egli	145	32.00	0.02	902	0.14	6,279
Darren and Sonya Morris	145	32.05	0	58	0.02	680
Sara Elliott	145	32.08	0.05	2,252	0.37	16,225
Paul & Stormie Sheldon Newman	145	33.00	0.04	1,747	0.05	2,317
James L. Valentine, Jr.	145	34.02	0.01	529	0.06	2,724
William H. & Mattie Lou Marlin	145	35.00	0.01	560	0.14	5,830
Walter W. Edwards, Jr. & Sandra M. Edwai	145	35.02	0	19	0.1	4,359
Frances A. Larson	145	35.03	0.21	9,243	0.19	8,692
Stephanie K. & Kelly T. Davis	145	35.04	0	0	0.02	691
TOTAL			5.42	236,015	7.89	344,456

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



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

M

EMO

DATE: May 4, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Critz Lane Change Order 4

The Town has received our next to last pay request for the Critz Lane Realignment Project. The original contract was for \$567,405.95 with a per cubic yard cost of \$53.55 for removal and replacement of unsuitable base material. Change orders 1-2 included excavation and fill material at a cost of \$175,597.40. Change order #4 includes the remaining fill and excavation material at a cost of \$92,697.13. These amounts have been verified by the Town's third party geotechnical engineer.

The other components of this change order include a small sinkhole that needed to be remediated, additional striping on Columbia Pike that was not originally included in the bid, and a change to the roadway design that included a fully paved shoulder rather than a gravel. The paved shoulder is consistent with the new design for the rest of Critz Lane and gives us room for a future bike lane, if desired.

With the additions included in change order #4, total construction costs have increased to \$933,749.52. Total project costs including right-of-way acquisition will be \$1,747,298.23.

BOMA Action:

Approve Resolution 2018-011 to accept and approve the change order with Parchman Construction Co. for the realignment of Critz Lane.



FRANKLIN UNDERGROUND
1001 DOWNS BOULEVARD
FRANKLIN, TN 37064
615-828-4750

Shipping Location:
SINKHOLE
Vulcan Construction Materials, LLC

Danger Read important health information on reverse.	
Peligro Léase la información importante para la salud en el reverso.	
RECEIVED BY: <input checked="" type="checkbox"/> CUSTOMER/CONSIGNEE	
DATE: 1/23/2018	TICKET NO: 4762085
TIME: 9:28AM	PLANT: 1214-121 FRANKLIN UNDERGROU
Tennessee Certified Weigher - Public weighmaster license 22371 TERESA YOUNG	

LIMITED WARRANTY AND WARRANTY DISCLAIMER: Seller warrants for a period of one (1) year from date of delivery only that the material sold hereunder substantially complies with Seller's specification for said material. Seller does not warrant that the material is fit for any purpose other than that intended by Seller. Seller hereby excludes all warranties of MERCHANTABILITY AND FITNESS FOR ANY PURPOSE AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, OF THE MATERIAL SOLD HEREUNDER, OTHER THAN THE EXPRESS WARRANTY STATED ABOVE. In addition, except to the extent otherwise set forth in the specification described above, Seller makes no warranty whatsoever with respect to specific gravity, absorption, whether the material is innocuous, non-deleterious, or non-toxic, or whether the material is in conformance with any plans, other specifications, regulations, ordinances, statutes, or other standards applicable to customer's job or to said material as used in construction. Seller shall not be responsible for any incidental or consequential damage caused by non-compliance of the material with specification, or for any defects in the materials sold hereunder.

ALL SALES AND DELIVERS MADE SUBJECT TO SELLER'S GENERAL TERMS AND CONDITIONS.
AS EVIDENCED BY SIGNATURE, OR DEPARTURE FROM SELLER'S FACILITY, CARRIER ACKNOWLEDGES THAT CARRIER IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THIS VEHICLE'S TARE WEIGHT, AXLE WEIGHTS AND GROSS WEIGHT. CARRIER SHALL BE RESPONSIBLE FOR NOTIFYING SELLER WHEN ANY TRUCK OR TRAILER HAS BEEN OVERLOADED SO AS TO RENDER IT OUT OF COMPLIANCE WITH ANY APPLICABLE WEIGHT LIMITS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, CARRIER SHALL INDEMNIFY SELLER FOR ANY LOSS CAUSED BY OVERLOADING.
TRUCK TARE AND GROSS WEIGHTS ARE DETERMINED WITH THE DRIVER IN THE VEHICLE.

CUSTOMER: 31274	CK#	CUSTOMER PURCHASE ORDER:	GOVT CONTRACT:
PARCHMAN CONSTRUCTION COMPAN		WATER	
ORDER: 3416831		Criz Ln Water Transmission Main	
DESTINATION: THOMPSONS STATION			DELIVERED
CRITZ CRITZ LANE			ZONE/MILES
PRODUCT: 4M001		WATER TRANSMISSION MAIN	
		FILTER STONE	
COMMENTS: LEE - ONSITE-- 719.491.2993			
HWY 81 TO CRITZ LANE--GO PAST THE JOBSITE			
TO THE 1ST HOUSE ON THE LEFT			
TRUCK GIB65	HER TN- Gibco Const	CARRIER C397	HER TN- Gibco Construction, LI
LICENSE G195HX	TN Triaxle	TRAILER ID NO	
FREIGHT TYPE A	AXLES 4	TARE DATE 01/23/2018	TARE EXPIRE 02/23/2018
GROSS LBS (Scale 1) TARE LBS (Scale 2) NET LBS	TONS TODAY	TONS TODAY	LOADS TODAY
72,740 29,220 43,520	42.55 2	42.55 2	74-500
GROSS KG TARE KG NET KG			
32,994 13,254 19,740	19.74	38.61	12:00 AM
CASH SALE PER TON			
TOTAL MATERIAL		TAX	OTHER CHARGES
FREIGHT TIME REPORT		START UNLOAD	FINISH UNLOAD
ARRIVE JOB		JOB TIME	DELAY TIME

We make deliveries inside the curb line at the customer's risk only and accept no responsibility whatsoever for damage resulting from such deliveries.
VMC-1859-07-2 Rev. 06/15 * Predeterminit



FRANKLIN UNDERGROUND
1001 DOWNS BOULEVARD
FRANKLIN, TN 37064
615-828-4750

Shipping Location:
SINKHOLE
Vulcan Construction Materials, LLC

Danger Read important health information on reverse.	
Peligro Léase la información importante para la salud en el reverso.	
RECEIVED BY: <input checked="" type="checkbox"/> CUSTOMER/CONSIGNEE	
DATE: 1/23/2018	TICKET NO: 4762078
TIME: 9:09AM	PLANT: 1214-121 FRANKLIN UNDERGROU
Tennessee Certified Weigher - Public weighmaster license 22371 TERESA YOUNG	

LIMITED WARRANTY AND WARRANTY DISCLAIMER: Seller warrants for a period of one (1) year from date of delivery only that the material sold hereunder substantially complies with Seller's specification for said material. Seller does not warrant that the material is fit for any purpose other than that intended by Seller. Seller hereby excludes all warranties of MERCHANTABILITY AND FITNESS FOR ANY PURPOSE AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, OF THE MATERIAL SOLD HEREUNDER, OTHER THAN THE EXPRESS WARRANTY STATED ABOVE. In addition, except to the extent otherwise set forth in the specification described above, Seller makes no warranty whatsoever with respect to specific gravity, absorption, whether the material is innocuous, non-deleterious, or non-toxic, or whether the material is in conformance with any plans, other specifications, regulations, ordinances, statutes, or other standards applicable to customer's job or to said material as used in construction. Seller shall not be responsible for any incidental or consequential damage caused by non-compliance of the material with specification, or for any defects in the materials sold hereunder.

ALL SALES AND DELIVERS MADE SUBJECT TO SELLER'S GENERAL TERMS AND CONDITIONS.
AS EVIDENCED BY SIGNATURE, OR DEPARTURE FROM SELLER'S FACILITY, CARRIER ACKNOWLEDGES THAT CARRIER IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THIS VEHICLE'S TARE WEIGHT, AXLE WEIGHTS AND GROSS WEIGHT. CARRIER SHALL BE RESPONSIBLE FOR NOTIFYING SELLER WHEN ANY TRUCK OR TRAILER HAS BEEN OVERLOADED SO AS TO RENDER IT OUT OF COMPLIANCE WITH ANY APPLICABLE WEIGHT LIMITS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, CARRIER SHALL INDEMNIFY SELLER FOR ANY LOSS CAUSED BY OVERLOADING.
TRUCK TARE AND GROSS WEIGHTS ARE DETERMINED WITH THE DRIVER IN THE VEHICLE.

CUSTOMER: 31274	CK#	CUSTOMER PURCHASE ORDER:	GOVT CONTRACT:
PARCHMAN CONSTRUCTION COMPAN		WATER	
ORDER: 3416831		Criz Ln Water Transmission Main	
DESTINATION: THOMPSONS STATION			DELIVERED
CRITZ CRITZ LANE			ZONE/MILES
PRODUCT: 4M001		WATER TRANSMISSION MAIN	
		FILTER STONE	
COMMENTS: LEE - ONSITE-- 719.491.2993			
HWY 81 TO CRITZ LANE--GO PAST THE JOBSITE			
TO THE 1ST HOUSE ON THE LEFT			
TRUCK GIB154	HER TN- Gibco Const	CARRIER C397	HER TN- Gibco Construction, LI
LICENSE H3033HY	TN Triaxle	TRAILER ID NO	
FREIGHT TYPE A	AXLES 4	TARE DATE 01/23/2018	TARE EXPIRE 02/23/2018
GROSS LBS (Scale 1) TARE LBS (Scale 2) NET LBS	TONS TODAY	TONS TODAY	LOADS TODAY
71,440 29,840 41,600	20.80	20.80	74-500
GROSS KG TARE KG NET KG			
32,405 13,538 18,868	18.87	18.87	9:02 am
CASH SALE PER TON			
TOTAL MATERIAL		TAX	OTHER CHARGES
FREIGHT TIME REPORT		START UNLOAD	FINISH UNLOAD
ARRIVE JOB		JOB TIME	DELAY TIME

We make deliveries inside the curb line at the customer's risk only and accept no responsibility whatsoever for damage resulting from such deliveries.
VMC-1859-07-2 Rev. 06/15

tsettles-pcc@hotmail.com

From: Summers, Phillip [summersp@vmcmail.com]
Sent: Friday, April 06, 2018 2:49 PM
To: Tim Settles
Subject: Critz Lane - full depth shoulders

Below is a price to change the proposed 4' shoulders to full depth asphalt at 7.25 inches:

- Additional asphalt: \$36,942.74
- Deduct base stone: <\$8,829.58>
- Net Add: \$28,113.16

We are scheduled to begin putting down base stone on Tuesday (April 10th). Please let me know if this date is not going to be feasible.

Thanks,

--

Phillip Summers
Vulcan Construction Materials, LLC
3552 Hermitage Industrial, Blvd.
Hermitage, TN 37076
Direct: 615-902-6313
Mobile: 615-394-9696

C&D Safety Company, LLC

860 Visco Drive
Nashville, TN 37210

Phone: (615) 255-2717
Fax: (615) 256-8406

Highway Pavement Markings

To:	Parchman Construction Co. Inc.	Contact:	Tim Settles
Address:	695 Hwy 149 E Cumberland City, TN 37050	Phone:	(931) 827-3622
Project Name:	Critz Lane - Additional Work	Fax:	(615) 428-6672
Project Location:	Critz Ln @ SR31 & SR31 @ Old Critz Ln, Thompson Station, TN	Bid Number:	
		Bid Date:	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Critz Ln @ SR31					
716-01.21	SNOWPLOWABLE PAVEMENT MARKERS (BI-DIR)(1 COLOR)	11.00	EACH	\$50.00	\$550.00
716-01.22	SNOWPLOWABLE PAVEMENT MARKERS (MONO-DIR,1 COLOR)	20.00	EACH	\$50.00	\$1,000.00
716-02.05	PLASTIC PAVEMENT MARKING (STOP LINE)	72.00	LF	\$12.00	\$864.00
716-02.06	PLASTIC PAVEMENT MARKING (TURN LANE ARROW)	3.00	EACH	\$150.00	\$450.00
716-12.02	ENHANCED FLAT THERMO PAVEMENT MARKING (6") LINE	0.26	LMI	\$5,000.00	\$1,300.00
Total Price for above Critz Ln @ SR31 Items:					\$4,164.00
SR31 @ Old Critz Ln					
716-01.21	SNOWPLOWABLE PAVEMENT MARKERS (BI-DIR)(1 COLOR)	22.00	EACH	\$50.00	\$1,100.00
716-12.02	ENHANCED FLAT THERMO PAVEMENT MARKING (6") LINE	0.20	LMI	\$5,000.00	\$1,000.00
Total Price for above SR31 @ Old Critz Ln Items:					\$2,100.00
Total Bid Price:					\$6,264.00

Notes:

- Our price is based on use of an AIA A401 (1997 Edition) or similar subcontract agreement.
- This quotation is valid for 30 days.
- This quote is based upon acceptance of all units quoted.
- Traffic Control is not included.
- BOND PREMIUM IS EXCLUDED. Please add \$10 per \$1,000 (or \$250 min) for Bond, If required. We do not include pro-rata share of Bond.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: C&D Safety Company, LLC</p> <p>Authorized Signature: _____</p> <p>Estimator: Jake Stansell (615) 369-4093 jstansell@cdsafety.com</p>
---	--

C & D Safety Company, LLC

860 Visco Drive
Nashville, TN 37210

Phone: (615) 255-2717

Fax: (615) 256-8406

Highway Pavement Markings

To: Parchman Construction Co., Inc. Address: 695 Hwy 149 E Cumberland City, TN 37050	Contact: Tim Settles Phone: 931-827-3622 Email:
Project Name: Critz Lane - Additional Work Project Location: SR31 @ Critz Lane	Bid Number: 0416-016 Bid Date: 4/16/2018

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Critz Ln @ SR31					
	Removal Water Blasting 6" Thermo				
	Removal Water Blasting Turn Lane Arrows	2	EA		
	Lane Drop Arrow	1	EA		
			Lump Sum		\$ 1,250.00
Old Contract Section					
	Removal Water Blasting 6" Thermo				
	Removal Water Blasting Turn Lane Arrows	3	EA		
			Lump Sum		\$ 1,250.00

Total Bid Price: \$ 2,500.00

Notes:

* Our price is based on use of an AIA A401 (1997 Edition) or similar subcontract agreement.

* This quotation is valid for 30 days.

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED:</p> <p>C & D Safety Company, LLC</p> <p>Authorized Signature: _____</p> <p>Estimator: Alan Scobey (615) 708-0234 ascobey@cdsafety.com</p>
---	---

RESOLUTION NO. 2018-011

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
TO APPROVE CHANGE ORDERS WITH PARCHMAN CONSTRUCTION CO., INC.
FOR THE REALIGNMENT OF CRITZ LANE PROJECT**

WHEREAS, the Town has publicly advertised and solicited bids for a project known as the Critz Lane Re-Alignment Project (the "Project"); and

WHEREAS, the Board of Mayor and Aldermen awarded the contract for the Project to Parchman Construction Co., Inc.; and

WHEREAS, in the course of performing the work on the Project it has been determined that certain modifications to the scope of work are necessary, including the remediation of a sink hole, necessary fill material for the road base, fully paved shoulders, and additional striping on Columbia Pike; and

WHEREAS, the Town Engineer and/or Town Administrator has recommended the approval of these change orders.

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

That the change order submitted by Parchman Construction Co., Inc. in the amount of \$136,329.20 attached hereto is hereby approved.

RESOLVED AND ADOPTED this _____ day of May, 2018.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO : TOWN OF THOMPSON STATION
 PO BOX 100
 Thompson's Station, TN 37179

APPLICATION NO: 5 rev 1
 PERIOD FROM: 4/1/2018
 PERIOD TO: 4/30/18 ~~9/30/2018~~

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

Page 1 of 1

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date Approved	
1		\$ 86,069.40
2		\$ 89,528.00
3		\$ 60,715.52
4		\$ 136,329.20
5		\$ (6,298.55)
TOTALS		\$ 366,343.57
Net change by Change Orders		\$ 366,343.57

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application of Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR

By: *David G. Parkman* Date: 5/01/18

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

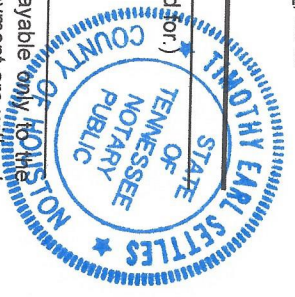
CONTRACT DATE:

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 567,405.95
2. Net change by Change Orders \$ 366,343.57
3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 933,749.52
4. TOTAL COMPLETED & STORED TO DATE \$ 929,872.81

5. RETAINAGE:
 - a. 5% of Completed Work _____ + _____
 - b. 5% of Stored Material _____
6. TOTAL EARNED LESS RETAINAGE \$ 929,872.81
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 489,351.29
8. CURRENT PAYMENT DUE \$ 440,521.52
9. BALANCE TO FINISH, PLUS RETAINAGE \$ 3,876.71

State of: TENNESSEE County of: HOUSTON
 Subscribed and sworn to before me this 01st day of MAY, 2018
 Notary Public: *Earl Settles*
 My Commission Expires: 01/25/2021



AMOUNT CERTIFIED _____
 (Attach explanation if amount certified differs from the amount applied for.)
 ARCHITECT: _____
 By: _____ Date: _____

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 5 rev 1

3/30/2018
Page 1 of 1

CONTRACT DATE:

A ITEM NO.	B DESCRIPTION OF WORK	C Amt	D QTY	Unit Price	E WORK COMPLETED			F MATERIALS PRESENTLY STORED (NOT)	G TOTAL COMPLETED AND STORED TO	H % (G/C)	I BALANCE TO FINISH (C'-G)
					SCHEDULED VALUE	FROM PREVIOUS	QTY This Period				
	Mobilize and Traffic Control	LS	1	\$ 30,651.95	\$ 30,651.95	\$ 27,586.73	0.10	\$ 3,065.20	100.00%	\$ 0.03	
	Site Preparation (Clearing and Grubbing and Topsoil)	LS	1	\$ 38,766.85	\$ 38,766.85	\$ 29,075.14	0.15	\$ 5,815.03	90.00%	\$ 3,876.68	
	Oblique and Steeply Existing Chiz Lane	LS	1	\$ 54,684.62	\$ 54,684.62	\$ 41,013.47	0.25	\$ 13,671.16	100.00%	\$ (0.00)	
	Earthwork and Grading	LS	1	\$ 131,696.22	\$ 131,696.23	\$ 111,941.78	0.15	\$ 19,754.43	100.00%	\$ 0.02	
	Aggregate Base and Paving	LS	1	\$ 273,595.39	\$ 273,595.39	\$ 22,708.42	0.917	\$ 250,886.97	100.00%	\$ (0.00)	
	Private Drives	LS	1	\$ 7,353.00	\$ 7,353.00		1	\$ 7,353.00	100.00%	\$ -	
	Pavement Markings	LS	1	\$ 4,134.20	\$ 4,134.20		1	\$ 4,134.20	100.00%	\$ -	
	Storm Drainage	LS	1	\$ 14,901.95	\$ 14,901.95	\$ 14,901.96	1	\$ 14,901.96	100.00%	\$ (0.01)	
	Erosion and Sediment Control	LS	1	\$ 11,621.76	\$ 11,621.76	\$ 5,810.88	0.50	\$ 5,810.88	100.00%	\$ -	
	UNDERCUT #1	LF	444	\$ 193.85	\$ 86,069.40	\$ 86,069.40		\$ -	100.00%	\$ -	
	UNDERCUT #2	LS	1	\$ 89,528.00	\$ 89,528.00	\$ 89,528.00		\$ -	100.00%	\$ -	
	TEMP WATER	LS	1	\$ 60,715.52	\$ 60,715.52	\$ 60,715.52		\$ -	100.00%	\$ -	
	CHANGE ORDER #4	LS	1	\$ 136,329.20	\$ 136,329.20		1	\$ 136,329.20	100.00%	\$ -	
	CHANGE ORDER #5	LS	1	\$ (6,298.55)	\$ (6,298.55)		1	\$ (6,298.55)	100.00%	\$ -	
	TOTALS				\$ 933,749.52			\$440,521.51	99.58%	\$3,876.71	

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT - MAY 1983 EDITION - AIA - C1983 THE AMERICAN INSTITUTE OF ARCHITECTS, 1795 NEW YORK AVENUE, NW WASHINGTON, D.C. 20006

Request for CO # 5

Date: 5/01/2018

Project Name: Critz Lane Realignment

Project Number: _____

Contractor Name: Parchman Construction Co., Inc.

Contract/Bid Number: _____

Credit for Omit of Bituminous Prime and Agg Cover

	UNIT		
Vulcan Credit	1	\$	5,477.00
Overhead and Profit 15%	1	\$	821.55
Credit		<hr/>	<hr/>
		\$	6,298.55

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: May 4, 2018
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: TA Report 05/4/2018

Critz Lane Re-alignment:

Work is substantially complete with the road opening on Sunday, April 28th. The light has been operational and the Town has received one recommendation regarding timing, but overall the intersection is operating as expected.

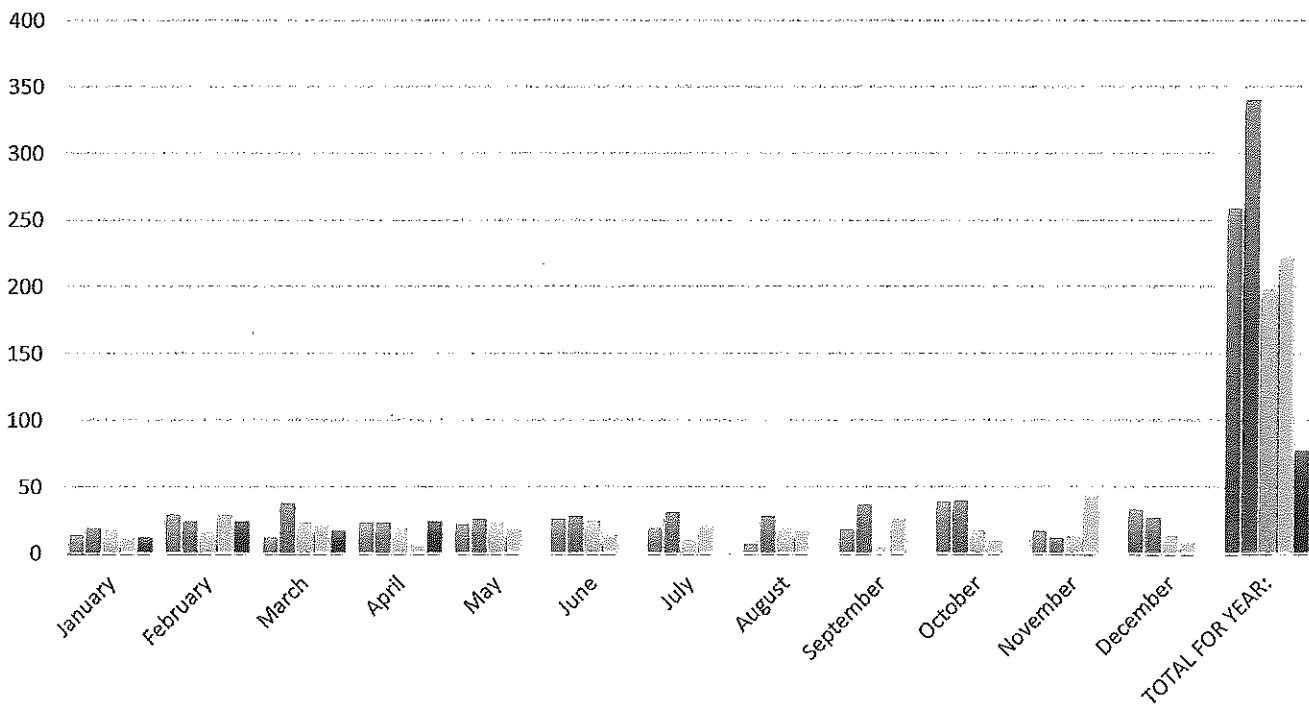
Development Discussions:

Town staff has been in contact with representatives interested in the property directly across Columbia Pike from Mars Petcare for the purposes of developing a commercial center. We have also met with a development team out of North Carolina interested in taking over the Two Farms project.

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	24
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>77</u>
SFR:	<u>191</u>	<u>284</u>	<u>153</u>	<u>181</u>	<u>67</u>
TWN:	<u>63</u>	<u>49</u>	<u>39</u>	<u>33</u>	<u>7</u>
OTHER:	<u>5</u>	<u>7</u>	<u>6</u>	<u>8</u>	<u>3</u>



2014
 2015
 2016
 2017
 2018

Permit #	Issue Date	Issued To	Type	Res./	New/Acc.	Sq Ft	Lot #	Subdivision	Address
1820	4/3/2018	Lennar Homes	SFR	RES	NEW	3,861	NA	LOT 1522	Tollgate 3287 Vinemont Dr.
1821	4/3/2018	Lennar Homes	SFR	RES	NEW	3,317	NA	LOT 1523	Tollgate 3291 Vinemont Dr.
1822	4/3/2018	Willow Branch Partners	SFR	RES	NEW	4,393	NA	LOT 1002	Canterbury 2698 Paddock Park Dr.
1823	4/10/2018	Willow Branch Partners	SFR	RES	NEW	4,409	NA	LOT 1034	Canterbury 2720 Paddock Park Dr.
1824	4/10/2018	Willow Branch Partners	SFR	RES	NEW	4,447	NA	LOT 1037	Canterbury 2735 Paddock Park Dr.
1825	4/10/2018	Willow Branch Partners	SFR	RES	NEW	3,701	NA	LOT 1039	Canterbury 2727 Paddock Park Dr.
1826	4/10/2018	GP Luxury LLC	SFR	RES	NEW	6,282	NA	LOT 6045	Bridgemore 3660 Ronstadt Rd.
1827	4/10/2018	Shaw Enterprises	SFR	RES	NEW	4,933	NA	LOT 5065	Bridgemore 3785 Ronstadt Rd.
1828	4/12/2018	Lennar Homes	SFR	RES	NEW	3,631	NA	LOT 1550	Tollgate 3368 Vinemont Dr
1829	4/12/2018	Lennar Homes	SFR	RES	NEW	2,894	NA	LOT 1551	Tollgate 3364 Vinemont Dr.
1830	4/12/2018	Willow Branch Partners	SFR	RES	NEW	4,409	NA	LOT 1050	Canterbury 2912 Hadley Close Lane
1831	4/12/2018	Willow Branch Partners	SFR	RES	NEW	3,937	NA	LOT 1004	Canterbury 2706 Paddock Park Dr.
1832	4/12/2018	Willow Branch Partners	SFR	RES	NEW	3,411	NA	LOT 1170	Canterbury 2529 Wellesley Sq. Dr.
1833	4/12/2018	Kroger	Comm'l	Non-R	remodel	8,500	NA	NA	4726 Trader's Way
1834	4/18/2018	ReCooperations Inc	SFR	RES	remodel	2,117	NA	NA	1582 Thompsons Station Rd W
1835	4/19/2018	Shaw Enterprises	SFR	RES	NEW	4,854	NA	LOT 5063	Bridgemore 2710 Sporting Hill Bridge Rd.
1836	4/19/2018	Shaw Enterprises	SFR	RES	NEW	4,500	NA	LOT 5064	Bridgemore 2706 Sporting Hill Bridge Rd.
1837	4/19/2018	Summit Pro Contracting	SFR	RES	NEW	5,156	NA	LOT 2058	Bridgemore 2805 Wilder Village Court
1838	4/19/2018	Lennar Homes	SFR	RES	NEW	3,673	NA	LOT 1544	Tollgate 3375 Vinemont Dr.
1839	4/19/2018	Lennar Homes	SFR	RES	NEW	3,117	NA	LOT 1545	Tollgate 3379 Vinemont Dr.
1840	4/19/2018	Crescent Homes TN, LLC	SFR	RES	NEW	4,609	NA	LOT 8013	Bridgemore 3679 Martins Mill Dr.
1841	4/19/2018	Crescent Homes TN, LLC	SFR	RES	NEW	4,141	NA	LOT 8015	Bridgemore 3671 Martins Mill Dr.
1842	4/27/2018	Willow Branch Partners	SFR	RES	NEW	3,818	NA	LOT 837	Canterbury 2648 Paddock Park Dr.

SFR: 23

TWN: 0

Other: 1

Total: 24



**Town of Thompson's Station
Cash Balance Report
As of April 30, 2018**

	March 2018	April 2018
General Fund:		
Checking Account	114,024	99,480
Money Market Investment Accounts	5,371,605	5,483,902
Total General Fund Cash	5,485,629	5,583,382
Less: Developer Cash Bonds Held	(169,300)	(169,300)
Less: County Mixed Drink Tax Payable	-	(1,027)
Less: Debt Principal and Interest Payments Due within 12 Months	(311,944)	(311,944)
Less: Hall Tax Refund Owed to State	(247,153)	(243,653)
Less: Adequate Schools Facilities Receipts (ITD starting Dec'07)	(294,465)	(301,264)
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)	(389,521)	(297,100)
Critz Lane Redesign (596,000)	(152,585)	(134,665)
Clayton Arnold / T. S. Rd E Intersection (38,750)	(2,900)	(400)
Parks (265,000)	(107,453)	(107,453)
Cash Available - General Fund	3,780,687	3,986,955
Wastewater Fund:		
Checking Account	92,656	121,287
Money Market Investment Accounts	3,472,146	3,523,339
Total Wastewater Fund Cash	3,564,802	3,644,626
Less: Lagoon Clean Out (Professional Fees) (419,580+236,700)	(120,206)	(120,206)
Less: Debt Principal and Interest Payments Due within 12 Months	(123,928)	(123,701)
Less: Hood Development Prepaid System Dev. And Access Fees	(1,116,000)	(1,116,000)
Cash Available - Wastewater Fund	2,204,668	2,284,718
Total Cash Available	5,985,355	6,271,673



**Town of Thompson's Station
General Fund Revenue Analysis
As of April 30, 2018**

**Year to Date
Budget versus Actual**

	March 2018	April 2018	Budget	% of Budget	Comment
General Government Revenues:					
31111 Real Property Tax Revenue	232,854	266,673	228,000	117%	
31310 Interest & Penalty Revenue	228	285	-		
31610 Local Sales Tax - Trustee	707,616	767,947	850,000	90%	
31710 Wholesale Beer Tax	72,421	79,885	100,000	80%	
31720 Wholesale Liquor Tax	11,218	12,276	10,000	123%	
31810 Adequate School Facilities Tax	52,841	59,640	65,000	92%	
31900 CATV Franchise Fee Income	21,378	21,378	25,000	86%	
32000 Beer Permits	600	600	500	120%	
32200 Building Permits	327,099	369,104	300,000	123%	
32230 Submittal & Review Fees	24,103	28,525	30,000	95%	
32245 Miscellaneous Fees	1,335	1,355	2,000	68%	
32260 Business Tax Revenue	15,335	18,087	75,000	24%	
33320 TVA Payments in Lieu of Taxes	26,795	40,193	30,000	134%	
33510 Local Sales Tax - State	271,017	300,988	330,000	91%	
33530 State Beer Tax	1,193	2,205	2,000	110%	
33535 Mixed Drink Tax	8,594	9,622	12,000	80%	
33552 State Streets & Trans. Revenue	6,456	7,249	8,000	91%	
33553 SSA - Motor Fuel Tax	61,898	68,330	75,000	91%	
33554 SSA - 1989 Gas Tax	9,903	10,911	12,000	91%	
33555 SSA - 3 Cent Gas Tax	18,355	20,222	20,000	101%	
33556 SSA - 2017 Gas Tax	15,421	17,333	20,000	87%	
36120 Interest Earned - Invest. Accts	18,870	21,167	20,000	106%	
37746 Parks Revenue	20,306	21,964	20,000	110%	
37747 Parks Deposit Return	(3,200)	(3,700)	(5,000)	74%	
37990 Other Revenue	7,790	8,675	10,000	87%	
Total general government revenue	1,930,426	2,150,913	2,239,500		
Non-Operating Income:					
32300 Impact Fees	487,922	553,399	550,000	101%	
38000 Transfer from Reserves	1,083,482	998,999	3,137,891		
39995 Capital Outlay Note Proceeds	1,550,000	1,550,000	-		
Total non-operating revenue	3,121,404	3,102,398	3,687,891		
Total revenue	5,051,830	5,253,311	5,927,391		



Town of Thompson's Station
General Fund Revenue Analysis
As of April 30, 2018

Month to Month
Trend Analysis

	March 2018	April 2018	Current Change	Comment
General Government Revenues:				
31111 Real Property Tax Revenue	56,903	33,820	(23,083)	
31310 Interest & Penalty Revenue	-	58	58	
31610 Local Sales Tax - Trustee	78,792	60,331	(18,461)	Underlying sales down year over year
31710 Wholesale Beer Tax	6,132	7,464	1,332	
31720 Wholesale Liquor Tax	1,435	1,057	(378)	
31810 Adequate School Facilities Tax	5,224	6,799	1,574	
31900 CATV Franchise Fee Income	-	-	-	
32000 Beer Permits	-	-	-	
32200 Building Permits	37,222	42,005	4,783	
32230 Submittal & Review Fees	750	4,422	3,672	
32242 Miscellaneous Fees	65	20	(45)	
32260 Business Tax Revenue	6,242	2,753	(3,489)	
33320 TVA Payments in Lieu of Taxes	-	13,398	13,398	Payment received quarterly
33510 Local Sales Tax - State	29,544	29,971	427	
33520 State Income Tax	-	-	-	
33530 State Beer Tax	-	1,012	1,012	
33535 Mixed Drink Tax	1,282	1,027	(254)	
33552 State Streets & Trans. Revenue	793	793	-	
33553 SSA - Motor Fuel Tax	6,528	6,432	(96)	
33554 SSA - 1989 Gas Tax	1,038	1,008	(30)	
33555 SSA - 3 Cent Gas Tax	1,923	1,867	(56)	
33556 SSA - 2017 Gas Tax	1,946	1,912	(34)	
36120 Interest Earned - Invest. Accts	2,124	2,297	173	
37746 Parks Revenue	2,876	1,658	(1,219)	
37747 Parks Deposit Return	(100)	(500)	(400)	
37990 Other Revenue	1,050	885	(165)	
Total general government revenue	241,770	220,487	(21,283)	
Non-Operating Income:				
32300 Impact Fees	54,347	65,477	11,130	
38000 Transfer from Reserves	(1,662,598)	(84,483)	1,578,115	
39995 Capital Outlay Note Proceeds	1,550,000	-	(1,550,000)	
Total non-operating revenue	(58,251)	(19,006)	39,245	
Total revenue	183,519	201,481	17,962	



Town of Thompson's Station
General Fund Expenditure Analysis
As of April 30, 2018

Year to Date
Actual versus Budget

	March 2018	April 2018	Budget	% of Budget	Comment
General Government Expenditures:					
41110 Salaries	422,009	470,074	586,000	80%	
41141 FICA	26,079	29,048	38,250	76%	
41142 Medicare	6,099	6,794	8,500	80%	
41147 SUTA	1,725	1,894	4,000	47%	
41161 General Expenses	277	277	1,000	28%	
41211 Postage	481	666	1,000	67%	
41221 Printing, Forms & Photocopy	4,284	4,662	10,000	47%	
41231 Legal Notices	1,549	1,765	3,000	59%	
41235 Memberships & Subscriptions	3,720	3,741	3,700	101%	
41241 Utilities - Electricity	8,032	9,449	12,000	79%	
41242 Utilities - Water	1,319	1,845	2,500	74%	
41244 Utilities - Gas	1,312	1,472	2,000	74%	
41245 Telecommunications Expense	3,638	4,048	7,000	58%	
41252 Prof. Fees - Legal Fees	119,233	124,673	150,000	83%	
41253 Prof. Fees - Auditor	15,740	15,740	18,000	87%	
41254 Prof. Fees - Consulting Engineers	25,629	30,199	45,000	67%	
41259 Prof. Fees - Other	24,475	24,567	20,000	123%	
41264 Repairs & Maintenance - Vehicles	1,929	1,966	10,000	20%	
41265 Parks & Recreation Expense	35,022	36,226	40,000	91%	
41266 Repairs & Maintenance - Buildings	9,567	11,669	30,000	39%	
41268 Repairs & Maintenance - Roads	67,963	70,475	793,470	9%	
41269 SSA - Street Repair Expense	-	-	115,000	0%	
41270 Vehicle Fuel & Oil	8,523	9,587	15,000	64%	
41280 Travel	-	-	2,500	0%	
41285 Continuing Education	1,666	1,816	5,500	33%	
41289 Retirement	20,887	22,861	28,580	80%	
41291 Animal Control Services	3,919	3,919	4,000	98%	
41300 Economic Development	7,390	7,390	7,500	99%	
41311 Office Expense	13,598	14,548	40,000	36%	
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	67,979	75,976	90,000	84%	
41515 Insurance - Auto	2,061	2,061	2,100	98%	
41516 Insurance - E & O	10,963	10,963	11,000	100%	
41551 Trustee Commission	5,228	5,905	6,000	98%	
41691 Bank Charges	10	10	2,000	1%	
41800 Emergency Services	68,041	68,041	93,000	73%	
41899 Other Expenses	380	5,039	10,000	50%	
Total general government expenditures	1,006,697	1,095,337	2,239,500		
General government change in net position	923,729	1,055,576	-		
Non-Operating Expenditures:					
41940 Capital Projects	1,220,034	1,332,875	3,394,660	39%	
41943 Acquisition of Public Use Prop.	2,633,226	2,633,226	-		
41944 Capital Projects - Parks	55,222	55,222	153,231	36%	
48000 Transfer to Reserves	-	-	-	0%	
49030 Capital Outlay Note Payment	136,650	136,650	140,000	98%	
Total non-operating expenditures	4,045,133	4,157,974	3,687,891		
Non-operating change in net position	(923,729)	(1,055,576)	-		
Total expenditures	5,051,830	5,253,311	5,927,391		
Change in Net Position	(0)	(0)	-		



Town of Thompson's Station
General Fund Expenditure Analysis
As of April 30, 2018

Month to Month
Trend Analysis

	March 2018	April 2018	Current Change	Comment
General Government Expenditures:				
41110 Salaries	59,602	48,065	(11,537)	Three pay periods in March18
41141 FICA	3,687	2,969	(718)	
41142 Medicare	862	694	(168)	
41147 SUTA	77	169	92	
41161 General Expenses	3	-	(3)	
41211 Postage	15	184	169	
41221 Printing, Forms & Photocopy	378	378	0	
41231 Legal Notices	135	216	81	
41235 Memberships & Subscriptions	21	21	-	
41241 Utilities - Electricity	945	1,417	473	
41242 Utilities - Water	220	526	306	
41244 Utilities - Gas	184	161	(23)	
41245 Telecommunications Expense	410	410	-	
41252 Prof. Fees - Legal Fees	21,324	5,440	(15,884)	Billable hours down
41253 Prof. Fees - Auditor	1,000	-	(1,000)	
41254 Prof. Fees - Consulting Engineers	3,159	4,570	1,411	
41259 Prof. Fees - Other	17,500	92	(17,408)	Municipal Advisor Fee in Mar18
41264 Repairs & Maintenance - Vehicles	54	37	(17)	
41265 Parks & Recreation Expense	1,856	1,204	(652)	
41266 Repairs & Maintenance - Buildings	848	2,102	1,254	
41268 Repairs & Maintenance - Roads	6,940	2,512	(4,428)	
41269 SSA - Street Repair Expense	-	-	-	
41270 Vehicle Fuel & Oil	981	1,065	83	
41280 Travel	-	-	-	
41285 Continuing Education	125	150	25	
41289 Retirement	2,973	1,974	(999)	
41291 Animal Control Services	-	-	-	
41300 Economic Development	-	-	-	
41311 Office Expense	877	950	73	
41511 Insurance - Property	-	-	-	
41512 Insurance - Workers Comp.	-	-	-	
41513 Insurance - Liability	-	-	-	
41514 Insurance - Medical	8,337	7,996	(340)	
41515 Insurance - Auto	-	-	-	
41516 Insurance - E & O	-	-	-	
41551 Trustee Commission	1,138	678	(461)	
41691 Bank Charges	10	-	(10)	
41800 Emergency Services	-	-	-	
41899 Other Expenses	66	4,659	4,594	International Code Council Books
Total general government expenditures	<u>133,727</u>	<u>88,640</u>	<u>(45,088)</u>	
Non-Operating Expenditures:				
41940 Capital Projects	19,742	112,841	93,099	Critz Lane Realignment / Redesign
41943 Acquisition of Public Use Prop.	-	-	-	
41944 Capital Projects - Parks	11,470	-	(11,470)	
48000 Transfer to Reserves	-	-	-	
49030 Capital Outlay Note Payment	9,849	-	(9,849)	
Total non-operating expenditures	<u>41,061</u>	<u>112,841</u>	<u>71,780</u>	
Total expenditures	<u>174,788</u>	<u>201,481</u>	<u>26,693</u>	



Town of Thompson's Station
 General Fund Capital Expenditures Report
 Fiscal Year to Date as of April 30, 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	977,000	1,274,100
a Critz Lane Redesign	323,075	457,740
a Clayton Arnold / TS Road E. Intersection	16,600	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	4,021,323	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	2,000	10,000								16,200
a New Town Hall Construction													-
a Critz Lane Realignment Construction	250		22,700	44,800	278,430	1,541	123,189	457,422	1,047	92,421			977,000
a Critz Lane Redesign		67,200	44,800	44,800	71,420	22,400	22,400	13,440	18,695	17,920			323,075
a Clayton Arnold / TS Road E. Intersection					14,100					2,500			16,600
a Critz Lane Improvements													-
b Grant Projects													-
c Land Purchase - Encompass								2,633,226					2,633,226
d Parks		9,000	80,700	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	112,841	-	-	4,021,323

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 April 30, 2018

Year to Date
Actual versus Budget

	<u>March 2018</u>	<u>April 2018</u>	<u>Budget</u>	<u>% of Budget</u>	<u>Comment</u>
Revenues:					
3100 Wastewater Treatment Fees	698,527	782,500	925,000	85%	
3101 Septage Disposal Fees	6,500	7,400	10,000	74%	
3105 Late Payment Penalty	10,649	12,085	-		
3109 Uncollectible Accounts	-	-	(5,000)		
3500 Other Income	1,852	26,032	-		
4009 Returned Check Charges	-	-	-		
Total revenues	<u>717,529</u>	<u>828,017</u>	<u>930,000</u>		
Operating Expenses:					
Supply and Operations:					
4010 Payroll Expense	89,077	97,895	140,000	70%	
4210 Permits & Fees Expense	4,021	4,021	7,500	54%	
4220 Laboratory Water Testing	1,624	1,474	5,000	29%	
4230 Supplies Expense	2,448	2,448	5,000	49%	
4240 Repairs & Maint. Expense	53,629	53,966	82,000	66%	
4250 Postage, Freight & Express Chgs	4,734	5,299	8,000	66%	
4280 Billing Charges	8,406	8,808	12,000	73%	
4310 Utilities - Electric	60,070	67,854	100,000	68%	
4320 Utilities - Water	2,164	2,408	5,000	48%	
4350 Telecommunications			2,500	0%	
4390 Insurance Expense	20,642	20,642	21,000	98%	
4395 Insurance - Employee Medical	10,541	11,362	20,000	57%	
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	5,508	6,053	10,000	61%	
4720 Payroll Taxes - Medicare	1,288	1,416	2,200	64%	
4730 Payroll Taxes - SUTA	297	297	3,600	8%	
4789 Employee Retirement Expense	4,407	4,847	7,500	65%	
4800 Bank Charges	100	120	500	24%	
4900 Other Expense	153	153	1,000	15%	
Total supply and operations	<u>386,183</u>	<u>406,138</u>	<u>701,500</u>		
Depreciation					
4990 Depreciation Expense	<u>233,712</u>	<u>296,909</u>	<u>315,000</u>	<u>94%</u>	
Total operating expenses	<u>619,895</u>	<u>703,047</u>	<u>1,016,500</u>		
Operating result	97,633	124,971	(86,500)		
Non-Operating Income (Expense):					
3300 Tap Fees	421,136	471,136	550,000	86%	
3902 Interest Income - Invest Accts	7,254	8,447	5,000	169%	
4100 Capital Expenditures	(481,450)	(481,450)	(45,000)	1070%	
4994 Interest Expense	(11,513)	(12,720)	(15,000)	85%	
Total non-operating income	<u>(64,574)</u>	<u>(14,588)</u>	<u>495,000</u>		
Change in Net Position	<u>33,060</u>	<u>110,383</u>	<u>408,500</u>		



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of April 30, 2018

Month to Month
Trend Analysis

	March 2018	April 2018	Current Change	Comment
Revenues:				
3100 Wastewater Treatment Fees	73,827	83,973	10,146	Mar = 28 day cycle; Apr = 35 day cycle
3101 Septage Disposal Fees	800	900	100	
3105 Late Payment Penalty	1,201	1,436	235	
3109 Uncollectible Accounts	-	-	-	
3500 Other Income	1,852	24,180	22,328	TDOT reimbursement for SIA project
4009 Returned Check Charges	-	-	-	
Total revenues	77,680	110,489	32,809	
Operating Expenses:				
Supply and Operations:				
4010 Payroll Expense	13,338	8,818	(4,520)	Three payrolls in March 2018
4210 Permits & Fees Expense	-	-	-	
4220 Laboratory Water Testing	163	(150)	(313)	
4230 Supplies Expense	113	-	(113)	
4240 Repairs & Maint. Expense	18,830	337	(18,492)	
4250 Postage, Freight & Express Chgs	568	565	(3)	
4280 Billing Charges	989	402	(587)	
4310 Utilities - Electric	6,674	7,784	1,109	
4320 Utilities - Water	207	245	38	
4390 Insurance Expense	-	-	-	
4395 Insurance - Employee Medical	1,237	821	(416)	
4400 Prof. Fees-Consulting Engineers	-	-	-	
4420 Prof. Fees - Auditor	-	-	-	
4490 Prof. Fees - Other	-	-	-	
4710 Payroll Taxes - FICA	825	545	(280)	
4720 Payroll Taxes - Medicare	193	128	(65)	
4730 Payroll Taxes - SUTA	17	-	(17)	
4789 Employee Retirement Expense	665	440	(225)	
4800 Bank Charges	30	20	(10)	
4900 Other Expense	-	-	-	
Total supply and operations	43,849	19,954	(23,895)	
Depreciation				
4990 Depreciation Expense	25,968	63,197	37,229	FY catch up for audit adjustment
Total operating expenses	69,817	83,151	13,334	
Operating result	7,863	27,338	19,475	
Non-Operating Income (Expense):				
3300 Tap Fees	42,626	50,000	7,374	
3902 Interest Income - Invest Accts	1,137	1,193	56	
4100 Capital Expenditures	-	-	-	
4994 Interest Expense	(1,108)	(1,207)	(99)	
Total non-operating income	42,655	49,986	7,331	
Change in Net Position	50,517	77,323	26,806	