

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Agenda
May 9, 2017**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The April 11, 2017 Regular Meeting

Documents:

[04112017 MINUTES.PDF](#)

Public Comments-

Presentations

- Rescue Squad Recognition
- Antique Fire Truck Business Plan

Documents:

[CERTIFICATE OF RECOGNITION.PDF](#)

Unfinished Business:

1. Ordinance 2017-005: An Ordinance Of The Board Of Mayor And Aldermen Of The Town Of Thompson's Station, Tennessee To Amend The Land Development Ordinance

Documents:

[ORD 2017-005 THOMP MACH MEMO 2ND READING.PDF](#)
[ORDINANCE 2017-005.PDF](#)

2. Ordinance 2017-006: An Ordinance Of The Board Of Mayor And Aldermen Of The Town Of Thompson's Station, Tennessee To Amend Section 3.7.3 Of The Land Development Ordinance

Documents:

[ORD 2017-006 MEMO 2ND READING.PDF](#)
[ORDINANCE 2017-006 LDO AMEND.PDF](#)

New Business:

1. Resolution 2017-005: A Resolution Of The Town Of Thompson's Station To Approve A Subdivision Development Agreement With MBSC For Phase 7 Of Bridgemore Village And Authorize The Mayor To Execute Said Agreement.

Documents:

[RESOLUTION 2017-005 PHASE 7 BV DEV AGR.PDF](#)
[BRIDGEMORE VILLAGE PHASE 7 DA.PDF](#)

2. Resolution 2017-006: A Resolution Of The Town Of Thompson's Station To Approve A Subdivision Development Agreement With MBSC For Phase 16 Of Tollgate Village And Authorize The Mayor To Execute Said Agreement.

Documents:

[RESOLUTION 2017-006 PHASE 16 TV DEV AGR.PDF](#)
[TOLLGATE VILLAGE PHASE 16 DA.PDF](#)

3. Resolution 2017-007: A Resolution Of The Town Of Thompson's Station To Approve A Subdivision Development Agreement With MBSC For Phase 17 Of Tollgate Village And Authorize The Mayor To Execute Said Agreement.

Documents:

4. Resolution 2017-008: A Resolution Of The Town Of Thompson's Station To Approve A Subdivision Development Agreement With Hood Development For Phase 12 Of Fields Of Canterbury And Authorize The Mayor To Execute Said Agreement.

Documents:

[RESOLUTION 2017-008 PHASE 12 FC DEV AGR.PDF](#)
[FIELDS OF CANTERBURY PHASE 12 DA.PDF](#)

5. Resolution 2017-009: A Resolution Of The Town Of Thompson's Station To Approve A Subdivision Development Agreement With Hood Development For Phase 13 Of Canterbury And Authorize The Mayor To Execute Said Agreement.

Documents:

[RESOLUTION 2017-009 PHASE 13 FC DEV AGR.PDF](#)
[FIELDS OF CANTERBURY PHASE 13 DA.PDF](#)

6. Acceptance Of Infrastructure: Allenwood Subdivision

Documents:

[ALLENWOOD - DEDICATION AND BOND REDUCTION REQUEST.PDF](#)
[ALLENWOOD DEDICATION.PDF](#)

7. Ordinance 2017-007: An Ordinance Of The Board Of Mayor And Aldermen Of The Town Of Thompson's Station, Tennessee To Amend Sections 1.3, 3.8.1, 3.9.20 And Tables 4.10 And 4.11 Of The Land Development Ordinance.

Documents:

[ORDINANCE 2017-007 LDO AMEND.PDF](#)
[LDO AMENDMENT STAFF REPORT 1ST READING.PDF](#)

8. Ordinance 2017-008: An Ordinance Of The Board Of Mayor And Aldermen Of The Town Of Thompson's Station, Tennessee Amending Ordinance 2016-007 Which Amends The Annual Budget For The Fiscal Year Beginning July 1, 2016 And Ending June 20, 2017.

Documents:

[2017-008 FY17 BUDGET ORD REVISION.PDF](#)

9. Ordinance 2017-009: An Ordinance Of The Board Of Mayor And Aldermen Of The Town Of Thompson's Station, Tennessee Adopting The Annual Budget And Tax Rate For The Fiscal Year Beginning July 1, 2017 And Ending June 30, 2018.

Documents:

[FY2018 BUDGET MEMO.PDF](#)
[2017-009 FY18 BUDGET ORD.PDF](#)

Announcements/Agenda Requests

Adjourn

Information Only:

Town Administrator Report

Documents:

[TA REPORT 05092017.PDF](#)

Finance Report

Documents:

[2017 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 11, 2017

Call to Order.

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on Tuesday, April 11, 2017 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brian Stover; Alderman Ben Dilks; Alderman Graham Shepard; Alderman Brandon Bell; Town Administrator Joe Cosentini; Town Finance Director Tammy Womack; Town Planner, Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones.

Pledge of Allegiance.

Consideration of Minutes. The minutes of the March 09, 2017 Special Meeting were submitted.

Alderman Dilks then read the following prepared statement related to the March 9th 2017 Special Meeting:

The meeting minutes from the March 9, 2017 special meeting of the BOMA make reference to the settlement in my lawsuit against the Town for its unconstitutional enforcement of the sign regulations during the last election. I want to express how unfortunate it is that the taxpayers have to foot the bill for the poor judgement of Mayor Napier, a few other Town officials, and their friends. The settlement amount covers nothing more than my attorney's fees and the \$100 that Alderman Stover and I were forced to pay the Town to prevent them from violating our 1st amendment rights and confiscating our campaign signs. Had the Mayor and his friends been successful in their bid to try to fine me and Brian upwards of \$60,000 each, the verdict likely would have been far more expensive for the Town. Make no mistake, those pushing enforcement of this unconstitutional ordinance were clearly in the wrong, and worse, the evidence seems to indicate that they knew it but didn't care. It was not my desire to file a lawsuit, but it came down to a choice between fighting back against abusive government officials that refused to listen to reason or put myself, my family, and my neighbors at risk for harsh financial penalties. With that in mind, I hope you understand the choice I made. The public has a right to be outraged, but now knows where the blame lies. Mayor Napier has steadfastly refused to issue an apology to me, Brian or our Canterbury supporters. Perhaps he will issue one to the taxpayers.

Alderman Bell made a motion to accept the minutes of the March 9, 2017 Special Meeting as submitted. The motion was seconded and carried unanimously.

The minutes of the March 14, 2017 Regular Meeting were submitted.

Alderman Bell made a motion to accept the minutes of the March 14, 2017 Regular Meeting with amendments. The motion was seconded and carried unanimously.

Public Comments:

Brad Wilson – 3064 Americus Dr. – Thanked the Board of Mayor and Aldermen for their service. Commended Mr. Cosentini on a job well done as Town Administrator.

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Drew Hendry – 3809 Robbins Nest Ct. – Would like the Board of Mayor and Aldermen to accept the roads in Bridgemore Village.

Lee LaGraize – 3612 Lime Valley Bridge Rd – Supports the Bridgemore Village road acceptance.

BOMA Report –

Alderman Dilks requested information on the following items:

- The process of building permit procedures.
- The second pool amenity at Bridgemore Village and additional monies to fund it.
- The re-stripping of Critz Lane and Clayton Arnold. Mr. Cosentini stated that this is on schedule.
- Capital Improvements.
- The ability to make and enforce rules to prevent information being submitted last minute to Planning Commission.
- Would like to find a new engineer other than RPM to outsource to.
- Would like to know how many signatures would be required on a petition to ask the Sheriff's Department to patrol neighborhoods.
- Speed limit signs within Canterbury.
- The status of the audio/visual equipment. Mr. Cosentini stated that it would be discussed at the capital improvements meeting.

Alderman Shepard discussed the following items:

- Alderman Shepard proposed a motion to approve an LDO amendment that would prevent hilltop development from going forward. The motion was seconded by Alderman Dilks. The motion was then withdrawn by Alderman Shepard.
- Would like to know if there is any open space within Tollgate Village to build homes on. Feels like the open space requirements are too low.
- Wants to record workshops going forward.
- Alderman Shepard made a motion to direct Town Staff to make an amendment to our LDO that when we take over streets in a subdivision, we take over sidewalks as well.
- The Firetruck purchase.
- The opposition of the In Plain Site marketing contract.
- The clarity of the Purchasing Policy.
- Why Williamson County Schools does not have to pay an opt out fee.
- The letter to the MBSC attorney regarding the bulk agreement renewal.
- Mixed use buildings.

Town Administrator Report –

Mr. Cosentini updated the Board on the following:

- The public hearing and second reading for Ordinance 2017-005 (Zoning Amendment for the allowance of a Special Exception for Equipment Rental in the Community Commercial District) is being moved to the May meeting.

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- The Town Attorney has sent a letter to the DA and the Sheriff requesting an investigation into the actions of Crystal Clear Technologies. This has been turned over to the TBI for investigation.
- The Planning Commission and BOMA held a work session on April 3rd to discuss proposed sign standards and LDO/General Plan amendments submitted by Alderman Shepard. Another work session has been scheduled to continue discussions.
- FY2018 Budget and Capital Improvements work session will take place at Town Hall on April 18th, 2017 at 7:00 pm.
- Staff met with the Two Farms team to discuss their proposed development. The developers are changing their original plans and submitting their application to Planning Commission for the April meeting.

Finance Report –

Mrs. Womack updated the Board on the financial reports.

Unfinished Business:

1. Acceptance of Bridgemore Village Phases 1 and 2A

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

After discussion, Alderman Stover made a motion to approve Acceptance of Bridgemore Village Phases 1 and 2A. The motion was seconded and carried by a vote of 3 to 2 with Aldermen Dilks and Shepard casting the dissenting votes.

2. Resolution 2017-001: A Resolution of the Town of Thompson’s Station to approve a Subdivision Development Agreement with MBSC for Phase 15 of Tollgate Village and Authorize the Mayor to execute said Agreement.

Mr. Cosentini reviewed his report and recommended approval of Resolution 2017-001. Mr. Larry Papel, attorney representing MBSC and Mr. Brian Rowe, with Henry and Wallace, came forward to speak on behalf of MBSC.

After discussion, Alderman Dilks made a motion to approve Resolution 2017-001, a Resolution of the Town of Thompson’s Station to approve a Subdivision Development Agreement with MBSC for Phase 15 of Tollgate Village and Authorize the Mayor to execute said Agreement with the following amendments:

Item 10 to read: All recommendations for traffic mitigation shall be satisfied per the timing of the traffic study. This includes the installation of a traffic signal and turn lanes at the intersection of Columbia Pike and Tollgate Boulevard and the installation of a temporary emergency service access north of Tollgate Boulevard by no later than December 31, 2017. The motion was seconded and carried by all.

New Business:

- 3. Ordinance 2017-006: An Ordinance of the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee to amend Section 3.7.3 of the Land Development Ordinance.**

Mr. Cosentini reviewed his report and recommended approval of the first reading of Ordinance 2017-006.

After discussion, Alderman Bell made a motion to approve Ordinance 2017-006, an Ordinance of the Board of Mayor and Alderman of the Town of Thompson's Station, Tennessee to amend Section 2.7.3 of the Land Development Ordinance. The motion was seconded and carried unanimously.

- 4. Resolution 2017-002: A Resolution of the Town of Thompson's Station to approve an Amendment to the Agreement for Assignment and Guarantee of sewer capacity with C&L Development, LLC.**

Mr. Cosentini reviewed his report and recommended approval of Resolution 2017-002.

After discussion, Alderman Dilks made a motion to approve Resolution 2017-002, A Resolution of the Town of Thompson's Station to approve an Amendment to the Agreement for Assignment and Guarantee of sewer capacity with C&L Development, LLC. The motion was seconded and approved unanimously.

- 5. Resolution 2017-003: A Resolution of the Town of Thompson's Station, Tennessee to amend the Town Administrator Employment Contract.**

After discussion, Alderman Bell made a motion to approve Resolution 2017-003, A Resolution of the Town of Thompson's Station, Tennessee to amend the Town Administrator Employment Contract, and to make it retroactive to January 1, 2017. The motion was seconded and carried unanimously.

- 6. Resolution 2017-004: A Resolution of the Town of Thompson's Station, Tennessee adopting a public records policy.**

Mr. Cosentini reviewed his report and recommended approval of Resolution 2017-004.

After discussion, Alderman Stover made a motion to approve Resolution 2017-004, A Resolution of the Town of Thompson's Station, Tennessee adopting a public records policy. The motion was seconded and carried unanimously.

Adjourn

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

Corey Napier, Mayor

Board of Mayor and Aldermen – Minutes of the Meeting
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Jennifer Jones, Town Recorder

CERTIFICATE *of* RECOGNITION

THIS CERTIFICATE OF RECOGNITION AND APPRECIATION IS PRESENTED TO

CAPTAIN BILL ALMON

FOR YOUR DEDICATION TO COMMUNITY SERVICE ON THE

WILLIAMSON COUNTY RESCUE SQUAD

Signed

Date



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



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

DATE: May 9, 2017

TO: Board of Mayor and Aldermen

FROM: Wendy Deats, Town Planner

SUBJECT: Zone Amend 2017-002 – Amendment to the zoning map to rezone 12.7 acres of land along the west side of Columbia Pike from Community Commercial (CC) to Industrial Low (IL) located at 4541 Columbia Pike.

On February 28, 2017, the Planning Commission heard a request to rezone 12.7 acres of land along Columbia Pike to Industrial Low for developing a retail/equipment rental and maintenance facility. After reviewing the staff report and discussion, the Planning Commission recommended that the Board of Mayor and Aldermen amend the Town's Land Development Ordinance to permit equipment rental as a special exception within the Community Commercial. Amending the land use table within the LDO to permit these types of uses as a special exception will allow the BZA to review any request on a case by case basis to determine whether the use can be operated "without detriment to the property or surrounding land uses" (LDO 5.5.4(j)(ii)).

On March 14, 2017, the Board of Mayor and Aldermen discussed the addition of equipment rental along with a definition for equipment rental and passed the first reading of the ordinance to amend the Land Development Ordinance. Staff has amended the ordinance to include the following definition to Section 1.3 of the Town's LDO: Equipment rental: a retail establishment selling or renting machinery or tools for construction or farming such as augers, cranes, earth movement equipment, tractors, backhoes or similar equipment.

Recommendation

Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2017-005 to amend the Town's Land Development Ordinance to allow equipment rental as a special exception within the Community Commercial zoning district.

Attachments

Ordinance 2017-005

ORDINANCE NO. 2017-005

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE LAND DEVELOPMENT ORDINANCE TO DEFINE RENTAL EQUIPMENT AND ALLOW THE LAND USE WITHIN THE COMMUNITY COMMERCIAL ZONING DISTRICT AS A SPECIAL EXCEPTION

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

WHEREAS, after a review of Table 4.4 within the LDO, a change to permit rental equipment as a special exception permit within the Community Commercial zoning district is recommended along with the inclusion of the following definition to Section 1.3: Equipment Rental – a retail establishment selling or renting machinery or tools for construction or farming such as augers, cranes, earth movement equipment, tractors, backhoes or any other similar equipment; and

WHEREAS, the Planning Commission has reviewed the amendment to include equipment rental as a special exception within the Community Commercial zoning district and recommends that the Board of Mayor and Aldermen adopt the amendment to LDO as proposed herein; and

WHEREAS, the Board of Mayor and Aldermen has reviewed the Land Development Ordinance and has determined, based upon the recommendations of staff, the Planning Commission and the record as a whole, that the proposed amendments are consistent with the General Plan, will not have a deleterious effect on the Town and are to define and permit additional uses within the Community Commercial district 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 proposed and incorporated herein by reference. After final passage, Town Staff is directed to incorporate this change 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 amendment thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Land Development Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

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

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

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: March 14, 2017

Passed Second Reading: _____

Submitted to Public Hearing on the 9th day of May, 2017, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 16th day of April, 2017.

Recommended for approval by the Planning Commission on the 28th day of February, 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

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

DATE: May 9, 2017
TO: Board of Mayor and Aldermen
FROM: Wendy Deats, Town Planner
SUBJECT: An amendment to Section 3.7.3 to the Land Development Ordinance (LDO).

On March 28, 2017, the Planning Commission reviewed a request to waive the 50-foot distance requirement from a driveway to the nearest curvature of the corner as specified in Section 3.7.3 of the Town's Land Development Ordinance (LDO). As part of the review, local roadway standards and conditions were considered and given the traffic volumes, speed and driveway spacing along local roads, Staff recommended modifying the language to eliminate the 50-foot requirement. The revised text is recommended as follows:

Section 3.7.3 The minimum corner clearance between proposed new non-residential driveways shall be two hundred (200) feet for streets designated as locals and three hundred fifty (350) for streets designated as collectors. All residential driveways shall not be located within the site distance triangle and shall be located outside the radius return.

On April 11, 2017, the Board of Mayor and Aldermen discussed the amendment and passed the first reading of the ordinance to amend the Land Development Ordinance.

Recommendation

Planning Commission recommends that the Board of Mayor and Aldermen adopt Ordinance 2017-006 to amend the Town's Land Development Ordinance to modify the language associated with driveway distance on corner lots.

Attachments

Ordinance 2017-006

ORDINANCE NO. 2017-006

**AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN
OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTION 3.7.3 OF THE
LAND DEVELOPMENT ORDINANCE**

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

WHEREAS, after a thorough review of the standards related to driveway location on corner lots within the LDO, changes are recommended to the text of the ordinance as follows:

Section 3.7.3 The minimum corner clearance between proposed new non-residential driveways shall be two hundred (200) feet for streets designated as locals and three hundred fifty (350) for streets designated as collectors. All residential driveways shall not be located within the site distance triangle and shall be located outside the radius return.; and

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

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

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

Section 1. That the Town of Thompson's Station's Land Development Ordinance is hereby amended by adopting the changes as set out in 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 _____, 2017.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: April 11, 2017

Passed Second Reading: _____

Submitted to Public Hearing on the 9th day of May, 2017, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 16th day of April, 2017.

Recommended for approval by the Planning Commission on the 28th day of March, 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

RESOLUTION NO. 2017-005

A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE A SUBDIVISION DEVELOPMENT AGREEMENT WITH MBSC, LLC FOR PHASE 7 OF BRIDGEMORE VILLAGE AND TO AUTHORIZED THE MAYOR TO EXECUTE SAID AGREEMENT.

WHEREAS, MBSC, LLC ("Developer") is developing Phase 7 of Bridgemore Village and has received preliminary plat approval for such phase.

WHEREAS, the Town's Land Development Ordinance requires the Developer to enter into a Subdivision Development Agreement with the Town prior to the commencement of construction of infrastructure; and

WHEREAS, the Board of Mayor and Aldermen have determined that it is in the best interest of the Town to approve the attached Subdivision Development Agreement with Developer for the continued development of Phase 7 of Bridgemore Village.

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

That the Subdivision Development Agreement attached hereto as Exhibit A and incorporated herein by reference, is approved and the Mayor is hereby authorized to execute said agreement on behalf of the Town.

RESOLVED AND ADOPTED this ____ day of May, 2017.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

SUBDIVISION DEVELOPMENT AGREEMENT

This Agreement is entered into on this 9th day of May 2017, between the Town of Thompson's Station, Tennessee (the "Town"), and MBSC (the "Developer").

WITNESSETH:

WHEREAS, the Developer intends to develop phase 7 in Bridgemore Village with 16 single-family lots and three open space lots; and

WHEREAS, Phase 7 of the Bridgemore Village subdivision received approval from the Thompson's Station Municipal Planning Commission (the "Planning Commission") pursuant to the laws of the State of Tennessee and the Subdivision Regulations of the Town:

NOW, THEREFORE, in consideration of the premises and mutual covenants of the parties herein contained, it is agreed and understood as follows:

SECTION 1. Construction of Subdivisions

The Developer shall construct all required improvements and complete its subdivision in accordance with the Town's Subdivision Regulations, the approved construction plans, and the final subdivision plat. Required improvements include all streets, storm drainage systems, storm water detention and retention structures, water systems, fire hydrants, sanitary sewer, street lights, all other utilities, curb and gutter, sidewalks, lot and subdivision corner monuments, street name signs, traffic control signs and devices, fences, and any required off-site improvements.

SECTION 2. Surety

Prior to the recording of the final subdivision plat, the Developer shall post a surety in the amount recommended by the Town Engineer and approved by the Planning Commission, this amount being 10% greater than the estimated amount necessary to complete required improvements, including roads, sidewalks, drainage, and other improvements specified by the plans and plats of the development approved by the Town and the Planning Commission. The surety may be called for failure to comply with the provisions of this Agreement in whole or in part according to the terms of the surety. The surety will not be released until there has been full compliance with this Agreement and certification by a licensed engineer that the development has been completed in full compliance with the approved plat and construction plans.

SECTION 3. Interpretation, venue, attorney's fees

This agreement shall bind the Developer upon execution and may not be revoked without permission of the Town. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Circuit Court for Williamson County, Tennessee, and Tennessee appellate courts. In the event this Agreement is breached by the Developer and litigation is commenced, the Developer shall be responsible for the reasonable attorney's fees and expenses incurred by the Town as a result of the Developer's breach.

SECTION 4. Transferability

Except for the sale of individual lots after recording the final plat, the Developer shall not transfer the subdivision property without first giving notice to the Town as to the name, address,

and telephone number of the transferee. If it is the transferee's intention to develop this subdivision in accordance with the Agreement, the Developer agrees to provide the Town an Assumption Agreement in which the transferee agrees to perform the improvements required under this Agreement and to provide the security needed to assure such performance. Said agreement will be subject to the approval of the Town Attorney. The Developer shall remain liable under the terms of this Agreement unless an Assumption Agreement is entered into between the new owners and the Town.

SECTION 5. Acceptance of Improvements

Formal acceptance of improvements shall follow the procedure established in the Subdivision Regulations. Subsequent to acceptance by the Town, the Developer shall have no claim, direct or implied, in the title or ownership of the improvements. The Town, upon final approval and acceptance, will take full title to the improvements and will provide maintenance thereafter, except that the Developer is responsible for construction failures and defects in the subdivision improvements for a period of one (1) year after the date of final acceptance of the subdivision improvements. During this period, it shall remain the responsibility of the Developer to correct and cure these defects and failures.

SECTION 6. Warranty

The Developer warrants that all improvements to be accepted by the Town will be free from defects in design, materials, or workmanship for a period of one (1) year from the date of acceptance by the Town. The Developer shall immediately repair, at its own costs, all defects of any type whatsoever which occur within said one (1) year period. If repairs required herein are not timely completed, the Town shall have the right, at its option, to make said repairs at the expense of the Developer. In such event, the Town may call the Developer's surety to pay for said repairs. Additionally, the Developer shall execute a maintenance surety as required by the Subdivision Regulations.

SECTION 7. Special Provisions

The Developer and the Town further agree to the following:

1. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
2. Prior to the approval of construction plans, a geotechnical report shall be submitted identifying the location of any sinkholes.
3. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for the remaining phases.
4. Prior to the submittal of the final plat for phases 6 and 7, a site plan for the proposed amenities area shall be reviewed and approved.
5. Prior to the submittal of the final plat, all approvals necessary for additional sewer taps shall be obtained from the Board of Mayor and Aldermen.

IN WITNESS WHEREOF, the parties have executed this Agreement for the purposes herein expressed.

Developer

Date

TOWN OF THOMPSON'S STATION, TENNESSEE

BY:

Mayor

Date

APPROVED AS TO FORM AND LEGALITY:

Town Attorney

Date

RESOLUTION NO. 2017-006

A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE A SUBDIVISION DEVELOPMENT AGREEMENT WITH MBSC, LLC FOR PHASE 16 OF TOLLGATE VILLAGE AND TO AUTHORIZED THE MAYOR TO EXECUTE SAID AGREEMENT.

WHEREAS, MBSC, LLC ("Developer") is developing Phase 16 of Tollgate Village and has received preliminary plat approval for such phase.

WHEREAS, the Town's Land Development Ordinance requires the Developer to enter into a Subdivision Development Agreement with the Town prior to the commencement of construction of infrastructure; and

WHEREAS, the Board of Mayor and Aldermen have determined that it is in the best interest of the Town to approve the attached Subdivision Development Agreement with Developer for the continued development of Phase 16 of Tollgate Village.

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

That the Subdivision Development Agreement attached hereto as Exhibit A and incorporated herein by reference, is approved and the Mayor is hereby authorized to execute said agreement on behalf of the Town.

RESOLVED AND ADOPTED this ____ day of May, 2017.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

SUBDIVISION DEVELOPMENT AGREEMENT

This Agreement is entered into on this 9th day of May 2017, between the Town of Thompson's Station, Tennessee (the "Town"), and MBSC, LLC (the "Developer").

WITNESSETH:

WHEREAS, the Developer intends to develop phase 16 in the Tollgate Village with 105 single-family lots, six open space lots and removal of eight (8) trees; and

WHEREAS, the plat of said subdivision received approval for a preliminary plat for the creation of Phase 16 of the Tollgate Village development from the Thompson's Station Municipal Planning Commission (the "Planning Commission"), pursuant to the laws of the State of Tennessee and the Subdivision Regulations of the Town:

NOW, THEREFORE, in consideration of the premises and mutual covenants of the parties herein contained, it is agreed and understood as follows:

SECTION 1. Construction of Subdivisions

The Developer shall construct all required improvements and complete its subdivision in accordance with the Town's Land Development Ordinance, the approved construction plans, and the final subdivision plats approved by the Planning Commission. Required improvements include all streets, storm drainage systems, storm water detention and retention structures, water systems, fire hydrants, sanitary sewer, street lights, all other utilities, curb and gutter, sidewalks, lot and subdivision corner monuments, street name signs, traffic control signs and devices, fences, and any required off-site improvements.

SECTION 2. Surety

Prior to the recording of the final subdivision plat, the Developer shall post a surety in the amount recommended by the Town Engineer and approved by the Planning Commission, this amount being 10% greater than the estimated amount necessary to complete required improvements, including roads, sidewalks, drainage, and other improvements specified by the plans and plats of the development approved by the Town and the Planning Commission. The surety may be called for failure to comply with the provisions of this Agreement in whole or in part according to the terms of the surety. The surety will not be released until there has been full compliance with this Agreement and certification by a licensed engineer that the development has been completed in full compliance with the approved plat and construction plans.

SECTION 3. Interpretation, venue, attorney's fees

This agreement shall bind the Developer upon execution and may not be revoked without permission of the Town. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Circuit Court for Williamson County, Tennessee, and Tennessee appellate courts. In the event this Agreement is breached by the Developer and litigation is commenced, the Developer shall be responsible for the reasonable attorney's fees and expenses incurred by the Town as a result of the Developer's breach.

SECTION 4. Transferability

Except for the sale of individual lots after recording the final plat, the Developer shall not transfer the subdivision property without first giving notice to the Town as to the name, address, and telephone number of the transferee. If it is the transferee's intention to develop this subdivision in accordance with the Agreement, the Developer agrees to provide the Town an Assumption Agreement in which the transferee agrees to perform the improvements required under this Agreement and to provide the security needed to assure such performance. Said agreement will be subject to the approval of the

Town Attorney. The Developer shall remain liable under the terms of this Agreement unless an Assumption Agreement is entered into between the new owners and the Town.

SECTION 5. Acceptance of Improvements

Formal acceptance of improvements shall follow the procedure established in the Subdivision Regulations. Subsequent to acceptance by the Town, the Developer shall have no claim, direct or implied, in the title or ownership of the improvements. The Town, upon final approval and acceptance, will take full title to the improvements and will provide maintenance thereafter, except that the Developer is responsible for construction failures and defects in the subdivision improvements for a period of one (1) year after the date of final acceptance of the subdivision improvements. During this period, it shall remain the responsibility of the Developer to correct and cure these defects and failures.

SECTION 6. Warranty

The Developer warrants that all improvements to be accepted by the Town will be free from defects in design, materials, or workmanship for a period of one (1) year from the date of acceptance by the Town. The Developer shall immediately repair, at its own costs, all defects of any type whatsoever which occur within said one (1) year period. If repairs required herein are not timely completed, the Town shall have the right, at its option, to make said repairs at the expense of the Developer. In such event, the Town may call the Developer's surety to pay for said repairs. Additionally, the Developer shall execute a maintenance surety as required by the Subdivision Regulations.

SECTION 7. Special Provisions

Per the approval of the Phase 16 final plat the following conditions apply:

1. Prior to the approval of construction plans, a development agreement shall be approved and executed between the Town and the Developer
2. Prior to the approval of construction plans, all sureties for each phase/section in Tollgate Village and for the installation of the traffic signal shall be posted and submitted to the Town in accordance with the requirements with the Land Development Ordinance.
3. All recommendations for traffic mitigation shall be completed in accordance with the phasing/timing set forth within the traffic study dated February 28, 2017.
4. Prior to the submittal of the final plat for phase 16, all sewer improvements must be completed to the satisfaction of the Town.
5. The construction route adjacent to Tollgate Boulevard, north of Phase 14 shall be utilized by all construction traffic.
6. All tree replacement shall be revised to include trees 18 inches or greater as specified by the Land Development Ordinance subject to review and approval to the satisfaction of the Town.

IN WITNESS WHEREOF, the parties have executed this Agreement for the purposes herein expressed.

Developer

TOWN OF THOMPSON'S STATION, TENNESSEE

Mayor

APPROVED AS TO FORM AND LEGALITY:

Town Attorney

RESOLUTION NO. 2017-007

A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE A SUBDIVISION DEVELOPMENT AGREEMENT WITH MBSC, LLC FOR PHASE 17 OF TOLLGATE VILLAGE AND TO AUTHORIZED THE MAYOR TO EXECUTE SAID AGREEMENT.

WHEREAS, MBSC, LLC ("Developer") is developing Phase 17 of Tollgate Village and has received preliminary plat approval for such phase.

WHEREAS, the Town's Land Development Ordinance requires the Developer to enter into a Subdivision Development Agreement with the Town prior to the commencement of construction of infrastructure; and

WHEREAS, the Board of Mayor and Aldermen have determined that it is in the best interest of the Town to approve the attached Subdivision Development Agreement with Developer for the continued development of Phase 17 of Tollgate Village.

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

That the Subdivision Development Agreement attached hereto as Exhibit A and incorporated herein by reference, is approved and the Mayor is hereby authorized to execute said agreement on behalf of the Town.

RESOLVED AND ADOPTED this ____ day of May, 2017.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

SUBDIVISION DEVELOPMENT AGREEMENT

This Agreement is entered into on this 9th day of May 2017, between the Town of Thompson's Station, Tennessee (the "Town"), and MBSC, LLC (the "Developer").

WITNESSETH:

WHEREAS, the Developer intends to develop phase 17 in Tollgate Village with 71 single-family lots, five (5) open space lots and removal of seven (7) trees; and

WHEREAS, the plat of said subdivision received approval for a preliminary plat for the creation of Phase 17 of the Tollgate Village development from the Thompson's Station Municipal Planning Commission (the "Planning Commission"), pursuant to the laws of the State of Tennessee and the Subdivision Regulations of the Town:

NOW, THEREFORE, in consideration of the premises and mutual covenants of the parties herein contained, it is agreed and understood as follows:

SECTION 1. Construction of Subdivisions

The Developer shall construct all required improvements and complete its subdivision in accordance with the Town's Land Development Ordinance, the approved construction plans, and the final subdivision plats approved by the Planning Commission. Required improvements include all streets, storm drainage systems, storm water detention and retention structures, water systems, fire hydrants, sanitary sewer, street lights, all other utilities, curb and gutter, sidewalks, lot and subdivision corner monuments, street name signs, traffic control signs and devices, fences, and any required off-site improvements.

SECTION 2. Surety

Prior to the recording of the final subdivision plat, the Developer shall post a surety in the amount recommended by the Town Engineer and approved by the Planning Commission, this amount being 10% greater than the estimated amount necessary to complete required improvements, including roads, sidewalks, drainage, and other improvements specified by the plans and plats of the development approved by the Town and the Planning Commission. The surety may be called for failure to comply with the provisions of this Agreement in whole or in part according to the terms of the surety. The surety will not be released until there has been full compliance with this Agreement and certification by a licensed engineer that the development has been completed in full compliance with the approved plat and construction plans.

SECTION 3. Interpretation, venue, attorney's fees

This agreement shall bind the Developer upon execution and may not be revoked without permission of the Town. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Circuit Court for Williamson County, Tennessee, and Tennessee appellate courts. In the event this Agreement is breached by the Developer and litigation is commenced, the Developer shall be responsible for the reasonable attorney's fees and expenses incurred by the Town as a result of the Developer's breach.

SECTION 4. Transferability

Except for the sale of individual lots after recording the final plat, the Developer shall not transfer the subdivision property without first giving notice to the Town as to the name, address, and telephone number of the transferee. If it is the transferee's intention to develop this subdivision in accordance with the Agreement, the Developer agrees to provide the Town an Assumption Agreement in which the transferee agrees to perform the improvements required under this Agreement and to provide the security needed to assure such performance. Said agreement will be subject to the approval of the

Town Attorney. The Developer shall remain liable under the terms of this Agreement unless an Assumption Agreement is entered into between the new owners and the Town.

SECTION 5. Acceptance of Improvements

Formal acceptance of improvements shall follow the procedure established in the Subdivision Regulations. Subsequent to acceptance by the Town, the Developer shall have no claim, direct or implied, in the title or ownership of the improvements. The Town, upon final approval and acceptance, will take full title to the improvements and will provide maintenance thereafter, except that the Developer is responsible for construction failures and defects in the subdivision improvements for a period of one (1) year after the date of final acceptance of the subdivision improvements. During this period, it shall remain the responsibility of the Developer to correct and cure these defects and failures.

SECTION 6. Warranty

The Developer warrants that all improvements to be accepted by the Town will be free from defects in design, materials, or workmanship for a period of one (1) year from the date of acceptance by the Town. The Developer shall immediately repair, at its own costs, all defects of any type whatsoever which occur within said one (1) year period. If repairs required herein are not timely completed, the Town shall have the right, at its option, to make said repairs at the expense of the Developer. In such event, the Town may call the Developer's surety to pay for said repairs. Additionally, the Developer shall execute a maintenance surety as required by the Subdivision Regulations.

SECTION 7. Special Provisions

Per the approval of the Phase 17 final plat the following conditions apply:

1. Prior to the approval of construction plans, a development agreement shall be approved and executed between the Town and the Developer
2. Prior to the approval of construction plans, all sureties for each phase/section in Tollgate Village and for the installation of the traffic signal shall be posted and submitted to the Town in accordance with the requirements with the Land Development Ordinance.
3. All recommendations for traffic mitigation shall be completed in accordance with the phasing/timing set forth within the traffic study dated February 28, 2017.
4. Prior to the submittal of the final plat for phase 17, all sewer improvements must be completed to the satisfaction of the Town.
5. The construction route adjacent to Tollgate Boulevard, north of Phase 14 shall be utilized by all construction traffic.
6. All tree replacement shall be revised to include trees 18 inches or greater as specified by the Land Development Ordinance subject to review and approval to the satisfaction of the Town.

IN WITNESS WHEREOF, the parties have executed this Agreement for the purposes herein expressed.

Developer

TOWN OF THOMPSON'S STATION, TENNESSEE

Mayor

APPROVED AS TO FORM AND LEGALITY:

Town Attorney

RESOLUTION NO. 2017-008

A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE A SUBDIVISION DEVELOPMENT AGREEMENT WITH HOOD DEVELOPMENT, LLC FOR PHASE 12 OF THE FIELDS OF CANTERBURY AND TO AUTHORIZED THE MAYOR TO EXECUTE SAID AGREEMENT.

WHEREAS, Hood Development, LLC ("Developer") is developing Phase 12 of The Fields of Canterbury and has received preliminary plat approval for such phase.

WHEREAS, the Town's Land Development Ordinance requires the Developer to enter into a Subdivision Development Agreement with the Town prior to the commencement of construction of infrastructure; and

WHEREAS, the Board of Mayor and Aldermen have determined that it is in the best interest of the Town to approve the attached Subdivision Development Agreement with Developer for the continued development of Phase 12 of The Fields of Canterbury.

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

That the Subdivision Development Agreement attached hereto as Exhibit A and incorporated herein by reference, is approved and the Mayor is hereby authorized to execute said agreement on behalf of the Town.

RESOLVED AND ADOPTED this ____ day of May, 2017.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

SUBDIVISION DEVELOPMENT AGREEMENT

This Agreement is entered into on this 9th day of May, 2017, between the Town of Thompson's Station, Tennessee (the "Town"), and Hood Development, LLC (the "Developer").

WITNESSETH:

WHEREAS, the Developer intends to develop phase 12 in the Fields of Canterbury subdivision with 47 single family lots, 88 townhome lots and three open space lots along with the removal of 45 trees (File: PP 2016-004).

WHEREAS, the plats of said phase within the Fields of Canterbury subdivision received approval from the Thompson's Station Municipal Planning Commission (the "Planning Commission") pursuant to the laws of the State of Tennessee and the Land Development Ordinance of the Town.

NOW, THEREFORE, in consideration of the premises and mutual covenants of the parties herein contained, it is agreed and understood as follows:

SECTION 1. Construction of Subdivisions

The Developer shall construct all required improvements and complete the subdivision in accordance with the Town's Subdivision Regulations, the approved construction plans, and the preliminary subdivision plats approved by the Planning Commission. Any modifications proposed shall require Planning Commission review and approval. Required improvements shall include all streets, storm drainage systems, storm water detention and retention structures, water systems, fire hydrants, sanitary sewer, street lights, all other utilities, curb and gutter, sidewalks, lot and subdivision corner monuments, street name signs, traffic control signs and devices, fences, and any required off-site improvements in accordance with the approved construction plans for this development, which are incorporated in the agreement by reference as if included herein.

SECTION 2. Surety

Prior to the recording of the final subdivision plat, the Developer shall post a surety in the amount recommended by the Town Engineer and approved by the Planning Commission, this amount being 10% greater than the estimated amount necessary to complete required improvements, including roads, sidewalks, drainage, and other improvements specified by the plans and plats of the development approved by the Town and the Planning Commission. The surety may be called for failure to comply with the provisions of this Agreement in whole or in part according to the terms of the surety. The surety will not be released until there has been full compliance with this Agreement and certification by a licensed engineer that the development has been completed in full compliance with the approved plat and construction plans.

SECTION 3. Interpretation, venue, attorney's fees

This agreement shall bind the Developer upon execution and may not be revoked without permission of the Town. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Circuit Court for Williamson County, Tennessee, and Tennessee appellate courts. In the event this Agreement is breached by the Developer and litigation is commenced, the Developer shall be responsible for the reasonable attorney's fees and expenses incurred by the Town as a result of the Developer's breach.

SECTION 4. Transferability

Except for the sale of individual lots after recordation of the final plat, the Developer shall not transfer the subdivision property without first giving notice to the Town as to the name, address, and telephone number of the transferee. If it is the transferee's intention to develop this subdivision in accordance with the Agreement, the Developer agrees to provide the Town an Assumption Agreement in which the transferee agrees to perform the improvements required under this Agreement and to provide the security needed to assure such performance. Said agreement will be subject to the approval of the Town Attorney. The Developer shall remain liable under the terms of this Agreement unless an Assumption Agreement is entered into between the new owners and the Town.

SECTION 5. Acceptance of Improvements

Formal acceptance of improvements shall follow the procedure established in the Subdivision Regulations. Subsequent to acceptance by the Town, the Developer shall have no claim, direct or implied, in the title or ownership of the improvements. The Town, upon final approval and acceptance, will take full title to the improvements and will provide maintenance thereafter, except that the Developer is responsible for construction failures and defects in the subdivision improvements for a period of one (1) year after the date of final acceptance of the subdivision improvements. During this period, it shall remain the responsibility of the Developer to correct and cure these defects and failures.

SECTION 6. Warranty

The Developer warrants that all improvements to be accepted by the Town will be free from defects in design, materials, or workmanship for a period of one (1) year from the date of acceptance by the Town. The Developer shall immediately repair, at its own costs, all defects of any type whatsoever which occur within said one (1) year period. If repairs required herein are not timely completed, the Town shall have the right, at its option, to make said repairs at the expense of the Developer. In such event, the Town may call the Developer's surety to pay for said repairs. Additionally, the Developer shall execute a maintenance surety as required by the Subdivision Regulations.

SECTION 7. Special Provisions

The Developer and the Town further agree to the following:

1. Prior to the approval of construction plans, the applicant shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, a mass grading plan shall be submitted for review and approval.
5. During construction, the developer shall comply with Section 8.0 Recommendations, including 8.1 Earthwork, 8.2 Structural Fill, 8.3 Groundwater control and 8.4 Sinkhole Considerations from the geotechnical report dated June 1, 2016.
6. Prior to the submittal of a final plat for Phase 12, the applicant shall complete and open the secondary entrance within Phase 10.
7. Prior to approval of the construction plans, the replacement plan shall be revised to incorporate an additional 386 inches of replacement trees.

8. All replacement trees shall conform to the minimum size identified within the Land Development Ordinance.

IN WITNESS, WHEREOF, the parties have executed this Agreement for the purposes herein expressed.

Developer

TOWN OF THOMPSON'S STATION, TENNESSEE

Mayor

APPROVED AS TO FORM AND LEGALITY:

Town Attorney

RESOLUTION NO. 2017-009

A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE A SUBDIVISION DEVELOPMENT AGREEMENT WITH HOOD DEVELOPMENT, LLC FOR PHASE 13 OF THE FIELDS OF CANTERBURY AND TO AUTHORIZED THE MAYOR TO EXECUTE SAID AGREEMENT.

WHEREAS, Hood Development, LLC ("Developer") is developing Phase 13 of The Fields of Canterbury and has received preliminary plat approval for such phase.

WHEREAS, the Town's Land Development Ordinance requires the Developer to enter into a Subdivision Development Agreement with the Town prior to the commencement of construction of infrastructure; and

WHEREAS, the Board of Mayor and Aldermen have determined that it is in the best interest of the Town to approve the attached Subdivision Development Agreement with Developer for the continued development of Phase 13 of The Fields of Canterbury.

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

That the Subdivision Development Agreement attached hereto as Exhibit A and incorporated herein by reference, is approved and the Mayor is hereby authorized to execute said agreement on behalf of the Town.

RESOLVED AND ADOPTED this ____ day of May, 2017.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Todd Moore, Town Attorney

SUBDIVISION DEVELOPMENT AGREEMENT

This Agreement is entered into on this 9th day of May, 2017, between the Town of Thompson's Station, Tennessee (the "Town"), and Hood Development, LLC (the "Developer").

WITNESSETH:

WHEREAS, the Developer intends to develop phase 13 in the Fields of Canterbury subdivision with 57 single family lots and four (4) open space lots along with the removal of 39 trees (File: PP 2017-001).

WHEREAS, the plats of said phase within the Fields of Canterbury subdivision received approval from the Thompson's Station Municipal Planning Commission (the "Planning Commission") pursuant to the laws of the State of Tennessee and the Land Development Ordinance of the Town.

NOW, THEREFORE, in consideration of the premises and mutual covenants of the parties herein contained, it is agreed and understood as follows:

SECTION 1. Construction of Subdivisions

The Developer shall construct all required improvements and complete the subdivision in accordance with the Town's Subdivision Regulations, the approved construction plans, and the preliminary subdivision plats approved by the Planning Commission. Any modifications proposed shall require Planning Commission review and approval. Required improvements shall include all streets, storm drainage systems, storm water detention and retention structures, water systems, fire hydrants, sanitary sewer, street lights, all other utilities, curb and gutter, sidewalks, lot and subdivision corner monuments, street name signs, traffic control signs and devices, fences, and any required off-site improvements in accordance with the approved construction plans for this development, which are incorporated in the agreement by reference as if included herein.

SECTION 2. Surety

Prior to the recording of the final subdivision plat, the Developer shall post a surety in the amount recommended by the Town Engineer and approved by the Planning Commission, this amount being 10% greater than the estimated amount necessary to complete required improvements, including roads, sidewalks, drainage, and other improvements specified by the plans and plats of the development approved by the Town and the Planning Commission. The surety may be called for failure to comply with the provisions of this Agreement in whole or in part according to the terms of the surety. The surety will not be released until there has been full compliance with this Agreement and certification by a licensed engineer that the development has been completed in full compliance with the approved plat and construction plans.

SECTION 3. Interpretation, venue, attorney's fees

This agreement shall bind the Developer upon execution and may not be revoked without permission of the Town. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Circuit Court for Williamson County, Tennessee, and Tennessee appellate courts. In the event this Agreement is breached by the Developer and litigation is commenced, the Developer shall be responsible for the reasonable attorney's fees and expenses incurred by the Town as a result of the Developer's breach.

SECTION 4. Transferability

Except for the sale of individual lots after recordation of the final plat, the Developer shall not transfer the subdivision property without first giving notice to the Town as to the name, address, and telephone

number of the transferee. If it is the transferee's intention to develop this subdivision in accordance with the Agreement, the Developer agrees to provide the Town an Assumption Agreement in which the transferee agrees to perform the improvements required under this Agreement and to provide the security needed to assure such performance. Said agreement will be subject to the approval of the Town Attorney. The Developer shall remain liable under the terms of this Agreement unless an Assumption Agreement is entered into between the new owners and the Town.

SECTION 5. Acceptance of Improvements

Formal acceptance of improvements shall follow the procedure established in the Subdivision Regulations. Subsequent to acceptance by the Town, the Developer shall have no claim, direct or implied, in the title or ownership of the improvements. The Town, upon final approval and acceptance, will take full title to the improvements and will provide maintenance thereafter, except that the Developer is responsible for construction failures and defects in the subdivision improvements for a period of one (1) year after the date of final acceptance of the subdivision improvements. During this period, it shall remain the responsibility of the Developer to correct and cure these defects and failures.

SECTION 6. Warranty

The Developer warrants that all improvements to be accepted by the Town will be free from defects in design, materials, or workmanship for a period of one (1) year from the date of acceptance by the Town. The Developer shall immediately repair, at its own costs, all defects of any type whatsoever which occur within said one (1) year period. If repairs required herein are not timely completed, the Town shall have the right, at its option, to make said repairs at the expense of the Developer. In such event, the Town may call the Developer's surety to pay for said repairs. Additionally, the Developer shall execute a maintenance surety as required by the Subdivision Regulations.

SECTION 7. Special Provisions

The Developer and the Town further agree to the following:

1. Prior to the approval of construction plans, the applicant shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to approval of construction plans, the geotechnical report shall be amended to incorporate the entire area for phase 13. During construction, the developer shall comply with all recommendations of the geotechnical report.

IN WITNESS, WHEREOF, the parties have executed this Agreement for the purposes herein expressed.

Developer

TOWN OF THOMPSON'S STATION, TENNESSEE

Mayor

APPROVED AS TO FORM AND LEGALITY:

Town Attorney

Allenwood

April 21, 2017

Revised May 4, 2017

Joe Cosentini, Town Administrator

Town of Thompson's Station

P.O. Box 100

Thompson's Station, TN 37179

Sent via email to: jcosentini@thompsons-station.com

RE: **Allenwood Subdivision
Road Dedication & Bond Reduction Request
Allenwood Drive, Thompson's Station, TN**

Dear Mr. Cosentini:

Allenwood Development Partners, LLC would like to request a final inspection of the sanitary sewer/pump station, roads, and utilities systems to complete the process for dedicating these improvements to the Town. The following represents our current performance guarantees for these improvements, and we respectfully request the following consideration at the next available Planning Commission and/or BOMA Meetings:

- a) Roads, Drainage, & Erosion Control:
Current amount \$98,000.00 (original amount \$170,000.00) – **request conversion of bond from performance to 1-year maintenance with amount reduced to \$27,340.00 (15% of original construction costs of \$182,251.00 as calculated by Town Engineer) as soon as possible.**
- b) Sanitary Sewer & Pump Station:
Current amount \$88,200.00 (original amount \$186,000.00) – **requesting final release of pump station and forcemain bond and reduction in Sanitary bond amount to cover gravity sanitary collection lines/system and extend for final 1 year maintenance period to \$12,900.00 (15% of original construction costs of \$86,000.00).**

We believe all the required improvements have been completed, tested, and are operational per the Town Standards. Also, according to the Town Dedication Policy, we have provided the requisite as-built survey information for the sanitary sewer, pump station, and stormwater management/collection facilities previously to Staff. The Engineer of Record certification provided previously, is also provided as an attachment to this letter. The final wearing course of asphalt pavement was installed on April 5, 2017. Please allow this letter to serve as our request to be placed on the next available agenda to request the dedication of the remaining utilities and roads, as well as the requested bond conversion/reductions/releases.

Should you have questions or need additional information, please do not hesitate to contact me at (615) 406-3415 or matt@m2groupllc.com. Thank you in advance for your assistance with this matter.

Sincerely,



Matt Bryant, P.E.

Allenwood Development Partners, LLC

cc: Project File

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 3, 2017
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Allenwood Dedication

The developer of the Allenwood subdivision has requested the Town's acceptance of all infrastructure within the development. This development consists of 13 single family lots of which 12 building permits have been issued with one remaining. Improvement within this subdivision are fully complete including final topcoat of pavement.

If accepted, the Town would be assuming responsibility for all public infrastructure within the development including storm drains, roadways, and wastewater facilities. The Town accepted the pump station and forcemain last year. The letter of credit for this infrastructure is set to expire in July, 2017. No issues have been reported or observed since the Town's acceptance.

The development has been evaluated and the following maintenance surety amounts are being recommended:

Roads, Drainage, and Erosion Control	\$27,340
Wastewater Collection System	\$12,900

These amounts will be held in place for one year to ensure infrastructure is performing as expected. Engineering certification and as-built documents have been received as required by the Town's Dedication Policy.

BOMA Action:

Approve the request for acceptance of the public infrastructure and set maintenance surety amounts as recommended.

ORDINANCE NO. 2017-007

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND SECTIONS 1.3, 3.8.1, 3.9.20 AND TABLES 4.10 AND 4.11 OF THE LAND DEVELOPMENT ORDINANCE

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

WHEREAS, after a thorough review of the standards related to driveway location on corner lots within the LDO, changes are recommended to the text of the ordinance as follows:

Section 1.3 – Temporary Sign: any sign, banner, valance or advertising display constructed of cloth, canvas, fabric, cardboard, plywood or other light material with or without a frame, and designed or intended to be displayed for a short period of time.

Section 3.8.1 g. – When a traffic signal is required, the signal shall be designed for safe and efficient traffic operation. Signal design shall comply with the standards incorporated within the MUTCD. All signals shall include the use of mast arms, illuminated street name signs and shall contain the latest technology for traffic control.

Section 3.9.20 – Sidewalks shall be maintained by the Town upon acceptance of infrastructure by the Board of Mayor and Aldermen.

Table 4.10 and 4.11 – Include maximum width of 24 feet for a driveway on secondary frontage within the D1 and D2 zoning districts.; and

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

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

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

Section 1. That the Town of Thompson's Station's Land Development Ordinance is hereby amended by adopting the changes as set out in 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 _____, 2017.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading:

Passed Second Reading: _____

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

Recommended for approval by the Planning Commission on the 25th day of April, 2017.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

**Thompson's Station Board of Mayor and Aldermen
Staff Report – (File: Zone Amend 2017-004)
May 9, 2017
Land Development Ordinance Amendment**

PROJECT DESCRIPTION

Amendments to the Land Development Ordinance (LDO).

PROPOSED REVISIONS

Section 1.3 Definitions - Signs, Temporary Signs (Page 19). Currently the definition of a temporary sign is a “sign intended to be displayed for a limited period of time.” Staff recommends expanding the definition to “any sign, banner, valance or advertising display constructed of cloth, canvas, fabric, cardboard, plywood or other light material with or without a frame, and designed or intended to be displayed for a short period of time.”

Section 3.8.1 Network of Thoroughfares (page 52). This section provides standards for both public and private thoroughfares. No standards are included for the traffic signal design necessary to provide traffic control. In order to have consistency for traffic signals, a recommendation is made to require all signal comply with the Manual on Uniform Traffic Control Devices (MUTCD) to provide safe and efficient traffic operation and include mast arms as follows:

g. When a traffic signal is required, the signal shall be designed for safe and efficient traffic operation. Signal design shall comply with the standards incorporated within the MUTCD. All signals shall include the use of mast arms, illuminated street name signs and shall contain the latest technology for traffic control.

Section 3.9.20 Sidewalks (Page 66). The LDO requires sidewalks to be maintained by the Property Owner’s Association, Homeowner Association or adjacent property owners. However, the Board of Mayor and Aldermen have requested a revision to the LDO for sidewalks to be maintained by the Town upon acceptance of roadways. Therefore, the recommended text revision is as follows:

c. Sidewalks shall be maintained by the Town upon acceptance of infrastructure by the Board of Mayor and Aldermen.

Table 4.10 and Table 4.11 D1 and D2 Lot Standards (page 86 and 87). Driveways have a maximum driveway width of 12 feet to the setback, however on secondary frontages, the setback is reduced and entrance to the garage is typically at the setback. Therefore, to provide the option for garage access from the secondary frontage, staff recommends a maximum width of 24 feet for the driveway on secondary frontages within these districts.

RECOMMENDATION

The Planning Commission recommends to the Board of Mayor and Aldermen pass Ordinance 2017-00 for the proposed amendment to the Land Development Ordinance on first reading, and set a public hearing and second reading for June 13, 2017.

ATTACHMENTS

Ordinance 2017-007

ORDINANCE 2017-008

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

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

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

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

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

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

- a. Real Property Tax Revenue is increased from \$175,000 to \$225,000.
- b. Building Permits Revenue is increased from \$250,000 to \$280,000.
- c. Other Revenue is increased from \$0 to \$70,000.
- d. Prof. Fees – Legal Fees is increased from \$120,000 to \$165,000.
- e. Repairs & Maintenance – Roads is increased from \$563,100 to \$663,100.
- f. SSA – Street Repair Expense is increased from \$70,000 to \$75,000.

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

- a. Wastewater Treatment Fees Revenue is decreased from \$825,000.
- b. Late Payment Penalty is increased from \$0 to \$12,000.
- c. Postage, Freight & Express is increased from \$4,000 to \$7,000.
- d. Prof. Fees – Other is decreased \$455,000 to \$400,000.
- e. Loan Repayment – Franklin Synergy is decreased from \$112,000 to \$0.

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

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

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

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

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

SECTION 8: This ordinance shall take effect July 1, 2016, the public welfare requiring it.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Submitted to Public Hearing on May 9, 2017 at 7:00 p.m. after publication of notice of public hearing by advertisement in the _____ newspaper on _____, 2017.

Passed 1st Reading: _____

Passed 2nd Reading: _____



Town of Thompson's Station
General Fund Budget Revision - Revenue
April 30, 2017

	April 2017 Actual	FY17 Current Budget	FY17 Proposed Budget	Change
General Government Revenues:				
31111 Real Property Tax Revenue	223,267	175,000	225,000	50,000
31310 Interest & Penalty Revenue	130	-	-	-
31610 Local Sales Tax - Trustee	757,817	800,000	800,000	-
31710 Wholesale Beer Tax	83,811	100,000	100,000	-
31720 Wholesale Liquor Tax	6,822	4,500	4,500	-
31810 City Portion of County Priv Tax	35,087	35,000	35,000	-
31900 CATV Franchise Fee Income	12,118	12,000	12,000	-
32000 Beer Permits	700	500	500	-
32200 Building Permits	279,848	250,000	280,000	30,000
32230 Submittal & Review Fees	44,019	40,000	40,000	-
32245 Miscellaneous Fees	1,200	1,000	1,000	-
32260 Business Tax Revenue	20,013	75,000	75,000	-
33320 TVA Payments in Lieu of Taxes	22,687	29,000	29,000	-
33510 Local Sales Tax - State	182,172	200,000	200,000	-
33520 State Income Tax	-	100,000	100,000	-
33530 State Beer Tax	1,295	1,000	1,000	-
33535 Mixed Drink Tax	11,902	12,000	12,000	-
33552 State Streets & Trans. Revenue	4,519	5,500	5,500	-
33553 SSA - Motor Fuel Tax	42,445	48,000	48,000	-
33554 SSA - 1989 Gas Tax	6,825	7,700	7,700	-
33555 SSA - 3 Cent Gas Tax	12,667	14,300	14,300	-
36120 Interest Earned - Invest. Accts	17,469	12,000	12,000	-
37746 Pavilion & Comm. Ctr. Rental	11,871	10,000	10,000	-
37747 Pavilion Comm. Ctr Dep Refund	(5,275)	(6,000)	(6,000)	-
37990 Other Revenue	72,468	-	70,000	70,000
Total general government revenue	<u>1,845,877</u>	<u>1,926,500</u>	<u>2,076,500</u>	<u>150,000</u>
Non-Operating Income:				
32300 Impact Fees	422,741	400,000	400,000	-
33725 Greenways & Trails Grant	538,249	539,000	539,000	-
38000 Transfer from Reserves	-	1,926,000	1,926,000	-
Total non-operating revenue	<u>960,990</u>	<u>2,865,000</u>	<u>2,865,000</u>	<u>-</u>
Total revenue	<u>2,806,867</u>	<u>4,791,500</u>	<u>4,941,500</u>	<u>150,000</u>



Town of Thompson's Station
General Fund Budget Revision - Expenditures
April 30, 2017

	April 2017 Actual	FY17 Current Budget	FY17 Proposed Budget	Change
General Government Expenditures:				
41110 Salaries	448,648	580,000	580,000	-
41141 FICA	27,672	38,500	38,500	-
41142 Medicare	6,472	10,000	10,000	-
41147 SUTA	2,252	5,600	5,600	-
41161 General Expenses	455	1,000	1,000	-
41211 Postage	773	1,000	1,000	-
41221 Printing, Forms & Photocopy	5,288	6,000	6,000	-
41231 Legal Notices	1,653	3,000	3,000	-
41235 Memberships & Subscriptions	3,213	3,700	3,700	-
41241 Utilities - Electricity	8,105	12,000	12,000	-
41242 Utilities - Water	1,816	2,300	2,300	-
41244 Utilities - Gas	1,184	2,000	2,000	-
41245 Telecommunications Expense	3,083	4,500	4,500	-
41252 Prof. Fees - Legal Fees	130,297	120,000	165,000	45,000
41253 Prof. Fees - Auditor	11,500	13,500	13,500	-
41254 Prof. Fees - Consulting Engineers	29,108	45,000	45,000	-
41259 Prof. Fees - Other	31,825	50,000	50,000	-
41264 Repairs & Maintenance - Vehicles	3,392	10,000	10,000	-
41265 Parks & Recreation Expense	16,770	20,000	20,000	-
41266 Repairs & Maintenance - Buildings	11,901	30,000	30,000	-
41268 Repairs & Maintenance - Roads	82,939	563,100	663,100	100,000
41269 SSA - Street Repair Expense	-	70,000	75,000	5,000
41270 Vehicle Fuel & Oil	6,839	15,000	15,000	-
41280 Travel	968	2,500	2,500	-
41285 Continuing Education	2,434	5,500	5,500	-
41289 Retirement	21,781	32,000	32,000	-
41291 Animal Control Services	3,289	3,300	3,300	-
41300 Economic Development	6,667	7,500	7,500	-
41311 Office Expense	17,027	22,000	22,000	-
41511 Insurance - Property	2,474	2,500	2,500	-
41512 Insurance - Workers Comp.	7,266	7,300	7,300	-
41513 Insurance - Liability	4,298	4,500	4,500	-
41514 Insurance - Medical	83,633	100,000	100,000	-
41515 Insurance - Auto	1,620	1,700	1,700	-
41516 Insurance - E & O	10,695	11,000	11,000	-
41551 Trustee Commission	5,067	6,000	6,000	-
41691 Bank Charges	66	2,000	2,000	-
41720 Donations	92,909	100,000	100,000	-
41899 Other Expenses	10,514	12,500	12,500	-
Total general government expenditures	1,105,893	1,926,500	2,076,500	150,000
General government change in net position	739,984	-	-	-
Non-Operating Expenditures:				
41940 Capital Projects	497,853	1,850,000	1,850,000	-
41942 Capital Projects - Grants	668,255	669,000	669,000	-
41943 Capital Projects - Parks	55,619	196,000	196,000	-
48000 Transfer to Reserves	339,302	-	-	-
49030 Capital Outlay Note Payment	139,945	150,000	150,000	-
Total non-operating expenditures	1,700,974	2,865,000	2,865,000	-
Non-operating change in net position	(739,984)	-	-	-
Total expenditures	2,806,867	4,791,500	4,941,500	150,000
Change in Net Position	-	-	-	-



Town of Thompson's Station
Wastewater Fund Budget Revision
April 30, 2017

	April 2017 Actual	FY17 Current Budget	FY17 Proposed Budget	Change
Revenues:				
3100 Wastewater Treatment Fees	694,755	850,000	825,000	(25,000)
3101 Septage Disposal Fees	7,950	10,000	10,000	-
3105 Late Payment Penalty	12,055	-	12,000	12,000
3109 Uncollectible Accounts	-	(5,000)	(5,000)	-
4009 Returned Check Charges	70	-	-	-
Total revenues	714,829	855,000	842,000	(13,000)
Operating Expenses:				
Supply and Operations:				
4010 Payroll Expense	91,664	110,000	110,000	-
4210 Permits & Fees Expense	3,820	10,000	10,000	-
4220 Laboratory Water Testing	3,548	12,000	12,000	-
4230 Supplies Expense	2,490	7,500	7,500	-
4240 Repairs & Maint. Expense	55,627	82,000	82,000	-
4250 Postage, Freight & Express Chgs	4,653	4,000	7,000	3,000
4280 Billing Charges	5,407	12,000	12,000	-
4310 Utilities - Electric	71,763	100,000	100,000	-
4320 Utilities - Water	2,767	5,000	5,000	-
4390 Insurance Expense	20,278	20,300	20,300	-
4400 Prof. Fees-Consulting Engineers	26,154	50,000	50,000	-
4420 Prof. Fees - Auditor	2,000	2,000	2,000	-
4490 Prof. Fees - Other	360,802	455,000	400,000	(55,000)
4710 Payroll Taxes - FICA	5,710	7,000	7,000	-
4720 Payroll Taxes - Medicare	1,335	2,000	2,000	-
4730 Payroll Taxes - SUTA	370	1,000	1,000	-
4789 Employee Retirement Expense	4,569	6,000	6,000	-
4800 Bank Charges	59	500	500	-
4900 Other Expense	54	1,000	1,000	-
Total supply and operations	663,069	887,300	835,300	(52,000)
Depreciation				
4990 Depreciation Expense	259,680	315,000	315,000	-
Total operating expenses	922,749	1,202,300	1,150,300	(52,000)
Operating income	(207,920)	(347,300)	(308,300)	39,000
Non-Operating Income (Expense):				
3300 Tap Fees	777,162	770,000	770,000	-
3902 Interest Income - Invest Accts	5,513	5,000	5,000	-
4100 Capital Expenditures	(367,099)	(480,000)	(480,000)	-
4993 Loan Repayment-Franklin Synergy	-	(112,000)	-	112,000
4994 Interest Expense	(15,023)	(20,000)	(20,000)	-
Total non-operating income	400,553	163,000	275,000	112,000
Change in Net Position	192,633	(184,300)	(33,300)	151,000

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



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

MEMO

DATE: May 4, 2017
TO: Board of Mayor and Aldermen
FROM: Joe Cosentini, Town Administrator
SUBJECT: FY2018 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 \$200,000 which is roughly a 14% 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 a steady increase this category over the last few years and are increasing the proposed collections for FY18 to \$850,000.
3. Building Permit Fees
 - a. The residential market in Thompson's Station continues to be strong, but we have seen a reduction in overall permits issued since the peak in 2015.
 - b. The proposed budget anticipates a conservative number of new building permits being issued as 220.
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 \$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 based on our special census numbers that we anticipate being certified in June.

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

The Big Expenses:

1. Payroll

We have planned on increasing our payroll expense in FY2018 in preparation for anticipated staffing need as follows:

- i. Codes Enforcement – This is an ongoing concern as the Town grows to adequately address code violations. We have anticipated one full-time code enforcement officer.
- ii. Court Functions – If we decided to be more proactive in the codes enforcement category then we will need to establish our municipal court function. We have allocated funding for a part-time judge and one full-time court clerk.
- iii. Maintenance – Again as the Town grows, we have more property and more infrastructure to maintain. We have added funding for one additional full-time maintenance employee.
- iv. Planning – We have budgeted for an association planner position to assist existing staff as existing development projects are completed and new projects are being proposed.

It is anticipated that these positions, other than maintenance, would only be filled once the Town has additional space available for new employees.

2. Repairs & Maintenance – Roads

This category includes funds for the resurfacing of Clayton Arnold Road once the new school project is nearing completion.

3. Donations

We annually budget donations to the Sheriff's Department, local Rescue Squad, and the Thompson's Station Community Association (TSCA). The donations category will be eliminated and the funds reallocated to the "Emergency Services" expense for the Sheriff and Rescue Squad contributions and the TSCA donation will be reallocated to Parks as they have taken over the Dog & Pony Show responsibilities.

Wastewater:

Wastewater treatment fee revenue is being increased as we continue to add new customers to the treatment system. We are also anticipating one new full-time positions for operations (Salaries) and the completion of the lagoon #1 clean out (Professional Fees – Other).

ORDINANCE 2017-009

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
ADOPTING THE ANNUAL BUDGET AND TAX RATE 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 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 2015-2016 Actual	FY 2016-2017 Estimated	FY 2017-2018 Proposed
Local taxes	\$1,093,087	\$1,294,164	\$1,264,000
Licenses and Permits	1,452,664	965,278	881,500
Intergovernmental	747,231	949,282	548,000
Other Revenue	31,205	103,399	32,000
Total Revenues	3,324,187	3,312,123	2,725,500
Beginning Fund Balance	4,118,082	6,054,467	5,191,108
Total Available Funds	\$7,442,269	\$9,336,427	\$7,916,608

State Street Aid Fund	FY 2015-2016 Actual	FY 2016-2017 Estimated	FY 2017-2018 Proposed
Intergovernmental	\$79,165	\$80,876	\$115,000
Total Revenues	79,165	80,876	115,000
Beginning Fund Balance	6,473	15,638	21,514
Total Available Funds	\$85,638	\$96,514	\$136,514

Wastewater Fund	FY 2015-2016 Actual	FY 2016-2017 Estimated	FY 2017-2018 Proposed
Wastewater Fees	\$676,186	\$847,233	\$935,000
Tap Fees	720,814	874,914	550,000
Other Revenue	11,088	15,030	0
Total Revenues	1,408,088	1,737,177	1,485,000
Beginning Fund Balance	12,546,569	13,274,019	13,469,414
Total Available Funds	\$13,954,657	\$15,011,196	\$14,954,414

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

General Fund	FY 2015-2016 Actual	FY 2016-2017 Estimated	FY 2017-2018 Proposed
Government Administrative	\$1,112,698	\$1,150,001	\$1,492,080
Streets	130,171	105,481	550,420
Capital Outlay	377,881	2,727,000	4,723,331
Parks	12,693	19,587	40,000
Debt Service	143,250	143,250	140,000
Total Appropriations	1,776,693	4,145,319	6,945,831
Surplus/(Deficit)	1,936,382	(863,359)	(4,220,331)
Ending Fund Balance	\$6,054,467	\$5,191,108	\$970,777

State Street Aid Fund	FY 2015-2016 Actual	FY 2016-2017 Estimated	FY 2017-2018 Proposed
Streets	\$70,000	\$75,000	\$115,000
Total Appropriations	70,000	75,000	115,000
Surplus/(Deficit)	9,165	5,876	0
Ending Fund Balance	\$15,638	\$21,514	\$21,514

Wastewater Fund	FY 2015-2016 Actual	FY 2016-2017 Estimated	FY 2017-2018 Proposed
Wastewater Department	\$662,015	\$1,530,205	\$975,000
Debt Service	20,615	18,105	15,000
Total Appropriations	682,630	1,548,310	990,000
Surplus/(Deficit)	727,450	195,395	495,000
Ending Fund Balance	\$13,274,019	\$13,469,414	\$13,964,414

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

General Fund	\$5,191,108
State Street Aid Fund	\$21,514
Wastewater Fund	\$13,469,414

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	\$1,589,066	\$12,862	\$0	\$1,589,066
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, 2017, the public welfare requiring it.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Submitted to Public Hearing on May 9, 2017 at 7:00 p.m. after publication of notice of public hearing by advertisement in the _____ newspaper on _____, 2017.

Passed 1st Reading: _____

Passed 2nd Reading: _____



Town of Thompson's Station
General Fund Proposed Budget
Fiscal Year 2018 - Revenues

	FY16 Actual	FY17 Current Budget	FY18 Proposed Budget
General Government Revenues:			
31111 Real Property Tax Revenue	160,156	175,000	200,000
31310 Interest & Penalty Revenue	184	-	-
31610 Local Sales Tax - Trustee	771,031	800,000	850,000
31710 Wholesale Beer Tax	103,713	100,000	100,000
31720 Wholesale Liquor Tax	502	4,500	6,000
31810 City Portion of County Priv Tax	43,582	35,000	65,000
31900 CATV Franchise Fee Income	13,919	12,000	15,000
32000 Beer Permits	700	500	500
32200 Building Permits	527,323	250,000	300,000
32230 Submittal & Review Fees	133,566	40,000	30,000
32245 Miscellaneous Fees	1,205	1,000	1,000
32260 Business Tax Revenue	84,983	75,000	75,000
33320 TVA Payments in Lieu of Taxes	31,462	29,000	30,000
33325 Payment in Lieu of Taxes-WilCo	-	-	28,000
33510 Local Sales Tax - State	216,849	200,000	330,000
33520 State Income Tax	377,065	100,000	100,000
33530 State Beer Tax	1,309	1,000	1,000
33535 Mixed Drink Tax	18,897	12,000	12,000
33552 State Streets & Trans. Revenue	5,455	5,500	8,000
33553 SSA - Motor Fuel Tax	50,522	48,000	75,000
33554 SSA - 1989 Gas Tax	8,119	7,700	12,000
33555 SSA - 3 Cent Gas Tax	15,069	14,300	20,000
37746 Parks Revenue	14,277	10,000	15,000
37747 Pavilion Comm. Ctr Dep Refund	(8,200)	(6,000)	(5,000)
37990 Other Revenue	3,431	-	10,000
Total general government revenue	<u>2,575,119</u>	<u>1,914,500</u>	<u>2,278,500</u>
Non-Operating Income:			
32300 Impact Fees	789,870	400,000	550,000
33725 Greenways & Trails Grant	16,666	539,000	-
36120 Interest Earned - Invest. Accts	10,030	12,000	12,000
36130 Interest Income - Interfund Loan	11,667	-	-
37999 Loan Repayment from W/W Fund	388,889	-	-
38000 Transfer from Reserves	-	1,926,000	4,301,331
Total non-operating revenue	<u>1,217,122</u>	<u>2,877,000</u>	<u>4,863,331</u>
Total revenue	<u>3,792,241</u>	<u>4,791,500</u>	<u>7,141,831</u>

Notes:

33520 State Income Tax: Phase out of the Hall Income Tax may escalate in FY18



**Town of Thompson's Station
General Fund Proposed Budget
Fiscal Year 2018 - Expenditures**

	FY16 Actual	FY17 Current Budget	FY18 Proposed Budget
General Government Expenditures:			
41110 Payroll Expense	504,251	580,000	734,000
41141 Payroll Taxes - FICA	30,044	38,500	48,000
41142 Payroll Taxes - Medicare	7,024	10,000	11,000
41147 Payroll Taxes - SUTA	3,199	5,600	7,600
41161 General Expenses	771	1,000	1,000
41211 Postage, Freight & Express Charges	5,686	1,000	1,000
41221 Printing, Forms & Photocopy	5,672	6,000	6,000
41231 Publication of Legal Notices	2,845	3,000	3,000
41235 Memberships & Subscriptions	3,330	3,700	3,700
41241 Utilities - Electricity	11,433	12,000	12,000
41242 Utilities - Water	1,922	2,300	2,500
41244 Utilities - Gas	1,215	2,000	2,000
41245 Telecommunications Expense	3,629	4,500	7,000
41252 Prof. Fees - Legal Fees	127,110	120,000	120,000
41253 Prof. Fees - Auditor	11,200	13,500	18,000
41254 Prof. Fees - Consulting Engineers	33,086	45,000	45,000
41255 Prof. Fees - Municipal Court	-	-	6,000
41259 Prof. Fees - Other	16,524	50,000	50,000
41264 Repairs & Maintenance - Vehicles	9,022	10,000	10,000
41265 Parks & Recreation Expense	12,693	20,000	40,000
41266 Repairs & Maintenance - Buildings	15,407	30,000	30,000
41268 Repairs & Maintenance - Roads	130,171	551,100	550,420
41269 SSA - Street Repair Expense	70,000	70,000	115,000
41270 Vehicle Fuel & Oil	9,656	15,000	15,000
41280 Travel	822	2,500	2,500
41285 Continuing Education	4,101	5,500	5,500
41289 Retirement	11,297	32,000	36,080
41291 Animal Control Services	3,133	3,300	4,000
41300 Economic Development	6,115	7,500	7,500
41311 Office Expense	14,755	22,000	40,000
41511 Insurance - Property	2,701	2,500	2,500
41512 Insurance - Workers Comp.	14,510	7,300	13,000
41513 Insurance - Liability	4,357	4,500	4,500
41514 Insurance - Medical	93,103	100,000	120,000
41515 Insurance - Auto	2,257	1,700	1,700
41516 Insurance - E & O	10,695	11,000	11,000
41551 Trustee Commission	2,777	6,000	6,000
41691 Bank Charges	43	2,000	2,000
41720 Donations	95,500	100,000	-
41800 Emergency Services	-	-	93,000
41899 Other Expenses	40,396	12,500	10,000
Total general government expenditures	<u>1,322,452</u>	<u>1,914,500</u>	<u>2,197,500</u>
General government change in net position	<u>1,252,667</u>	<u>-</u>	<u>-</u>
Non-Operating Expenditures:			
41940 Capital Projects	377,881	1,862,000	4,570,100
41942 Capital Projects - Grants	-	669,000	-
41944 Capital Projects - Parks	-	196,000	153,231
48000 Transfer to Reserves	1,948,658	-	-
49030 Capital Outlay Note Payment	143,250	150,000	140,000
Total non-operating expenditures	<u>2,469,789</u>	<u>2,877,000</u>	<u>4,863,331</u>
Non-operating change in net position	<u>(1,252,667)</u>	<u>-</u>	<u>-</u>
General government change in net position	<u>-</u>	<u>-</u>	<u>-</u>



Town of Thompson's Station
Wastewater Fund Proposed Budget
Fiscal Year 2018

	FY16 Actual	FY17 Projection Calculation	FY18 Proposed Budget
Revenues:			
3100 Wastewater Treatment Fees	607,146	837,833	925,000
3101 Septage Disposal Fees	69,040	9,400	10,000
3105 Late Payment Penalty	11,088	15,030	-
3109 Uncollectible Accounts	-	-	(5,000)
4009 Returned Check Charges	150	93	-
Total revenues	687,424	862,356	930,000
Operating Expenses:			
Supply and Operations:			
4010 Payroll Expense	98,637	111,027	150,000
4210 Permits & Fees Expense	7,165	5,093	7,500
4220 Laboratory Water Testing	9,347	4,080	7,500
4230 Supplies Expense	4,714	2,660	5,000
4240 Repairs & Maint. Expense	37,240	73,239	82,000
4250 Postage, Freight & Express Charges	-	5,465	6,000
4280 Billing Charges	-	6,035	12,000
4310 Utilities - Electric	96,828	87,428	100,000
4320 Utilities - Water	2,408	3,404	5,000
4350 Telecommunications	-	-	2,500
4390 Insurance Expense	16,748	20,278	21,000
4395 Insurance - Employee Medical	-	-	30,000
4400 Prof. Fees-Consulting Engineers	71,897	30,845	50,000
4420 Prof. Fees - Auditor	1,800	2,000	2,000
4490 Prof. Fees - Other	960	360,802	109,700
4710 Payroll Taxes - FICA	6,116	6,884	10,000
4720 Payroll Taxes - Medicare	1,430	1,610	2,200
4730 Payroll Taxes - SUTA	384	2,665	3,600
4789 Employee Retirement Expense	1,954	5,551	7,500
4800 Bank Charges	62	79	500
4900 Other Expense	595	72	1,000
4901 Bad Debt Expense	4,159	-	-
Total supply and operations	362,444	729,217	615,000
Depreciation			
4990 Depreciation Expense	311,616	311,616	315,000
Total operating expenses	674,060	1,040,833	930,000
Operating change in net position	13,364	(178,477)	-
Non-Operating Income (Expense):			
3300 Tap Fees	720,814	874,914	550,000
3902 Interest Income - Invest Accts	1,992	6,528	5,000
4100 Capital Expenditures	11,895	(489,465)	(45,000)
4993 Loan Repayment-Franklin Synergy	-	-	-
4994 Interest Expense	(20,615)	(18,105)	(15,000)
Non-operating change in net position	714,086	373,872	495,000
Change in Net Position	727,450	195,395	495,000



DATE: May 3, 2017
TO: The Board of Mayor and Aldermen (BOMA)
FROM: Joe Cosentini, Town Administrator
SUBJECT: TA Report 5/9/2017

Planning Commission/BOMA work session:

The Planning Commission work session that was scheduled for May 1, 2017 has been rescheduled for Wednesday, May 17, 2017. This will include continued discussion of sign standards and LDO/General Plan amendments submitted by Alderman Shepard.

Retirement Planning:

The Town was contacted by the firm handling the Town's retirement service and advised us to consider removing our vesting schedule as originally proposed due to burdensome reporting standards. The Town adopted a 5-year vesting schedule that increased the longer the employee worked for the Town (year 1 = 20%, year 2 = 40%, year 3 = 60%, etc.). We are not convinced that this is the best course of action and have asked for a more detailed explanation. Either way, the Town will be renewing our retirement plan at the June BOMA meeting. More information will be presented at that time.

Development Meetings:

- Tollgate: Staff held a meeting with an individual interested in constructing a 12,000 sqft. strip center in the front of Tollgate Village.
- Pantall Road: Staff met with a development group looking to construct a single-family home subdivision on Pantall Road. This was just an information gathering meeting.
- Critz Lane: Staff has a meeting scheduled with Gresham Smith Partners to discuss a potential residential development on the north side of Critz Lane near the intersection of Pantall Road.
- Hill Property: Staff will be meeting with individuals interested in proposing a development for the Hill Property on the west side of the CSX railroad and adjacent to I-840.
- Project formerly known as Two Farms: There is a public meeting scheduled for Wednesday, May 10, 2017 so the developer can show the public the changes being made to the development. The meeting will be held at the Town's Community Center. This project will be considered at the May 23, 2017 Planning Commission meeting for a zoning request and is scheduled to be heard by the Board of Mayor and Aldermen on June 13th.



Town of Thompson's Station
Cash Balance Report
As of April 30, 2017

	March 2017	April 2017
General Fund:		
Checking Account	169,724	171,134
Money Market Investment Accounts	6,811,456	6,663,093
Total General Fund Cash	6,981,180	6,834,227
Less: Developer Cash Bonds Held	(424,800)	(424,800)
Less: County Privilege Tax Held	(153,326)	(12,070)
Less: County Mixed Drink Tax Payable	(568)	(625)
Less: Capital Projects (Original Allocation)		
Parks (100,000 + 165,000)	(177,270)	(175,665)
New Town Hall Design (25,000)	(3,000)	(3,000)
New Town Hall Construction Docs (75,600)	(45,820)	(45,820)
Critz Lane Realignment Design (46,825)	(46,825)	(46,825)
Critz Lane Redesign (596,000)	(511,500)	(484,620)
Critz Lane Realignment Construction (1,200,000)	(874,100)	(874,100)
Clayton Arnold / T. S. Rd E Intersection (38,750)	(17,000)	(17,000)
Cash Available - General Fund	4,726,971	4,749,703
Wastewater Fund:		
Checking Account	109,005	141,286
Money Market Investment Accounts	2,156,927	2,157,544
Total Wastewater Fund Cash	2,265,932	2,298,831
Less: Lagoon Clean Out (Professional Fees) (445,000)	(86,437)	(86,437)
Less: Capital Projects (Original Allocation)		
SIA Wastewater Work (19,196)	(14,397)	(14,397)
Tollgate Drip Field Construction (456,876)	(111,434)	(111,434)
Cash Available - Wastewater Fund	2,053,664	2,086,562
Total Cash Available	6,780,635	6,836,265



**Town of Thompson's Station
General Fund Revenue Analysis
As of April 30, 2017**

**Year to Date
Budget versus Actual**

	March 2017	April 2017	Budget	% of Budget	Comment
General Government Revenues:					
31111 Real Property Tax Revenue	214,105	223,267	175,000	128%	
31310 Interest & Penalty Revenue	97	130	-		
31610 Local Sales Tax - Trustee	693,179	757,817	800,000	95%	
31710 Wholesale Beer Tax	76,520	83,811	100,000	84%	
31720 Wholesale Liquor Tax	5,761	6,822	4,500		
31810 City Portion of County Priv Tax	32,467	35,087	35,000	100%	
31900 CATV Franchise Fee Income	12,118	12,118	12,000	101%	
32000 Beer Permits	600	700	500	140%	
32200 Building Permits	271,277	279,848	250,000	112%	
32230 Submittal & Review Fees	37,780	44,019	40,000	110%	
32245 Miscellaneous Fees	1,180	1,200	1,000	120%	
32260 Business Tax Revenue	17,595	20,013	75,000	27%	
33320 TVA Payments in Lieu of Taxes	15,125	22,687	29,000	78%	
33510 Local Sales Tax - State	166,699	182,172	200,000	91%	
33520 State Income Tax	-	-	100,000	0%	
33530 State Beer Tax	690	1,295	1,000	129%	
33535 Mixed Drink Tax	11,278	11,902	12,000	99%	
33552 State Streets & Trans. Revenue	4,068	4,519	5,500	82%	
33553 SSA - Motor Fuel Tax	38,769	42,445	48,000	88%	
33554 SSA - 1989 Gas Tax	6,239	6,825	7,700	89%	
33555 SSA - 3 Cent Gas Tax	11,580	12,667	14,300	89%	
36120 Interest Earned - Invest. Accts	15,832	17,469	12,000	146%	
37746 Pavilion & Comm. Ctr. Rental	9,786	11,871	10,000	119%	
37747 Pavilion Comm. Ctr Dep Refund	(4,350)	(5,275)	(6,000)	88%	
37990 Other Revenue	72,218	72,468	-		
Total general government revenue	<u>1,710,612</u>	<u>1,845,877</u>	<u>1,926,500</u>		
Non-Operating Income:					
32300 Impact Fees	413,122	422,741	400,000	106%	
33725 Greenways & Trails Grant	538,249	538,249	539,000	100%	
38000 Transfer from Reserves	-	-	1,926,000		
Total non-operating revenue	<u>951,371</u>	<u>960,990</u>	<u>2,865,000</u>		
Total revenue	<u>2,661,983</u>	<u>2,806,867</u>	<u>4,791,500</u>		



**Town of Thompson's Station
General Fund Revenue Analysis
As of April 30, 2017**

**Month to Month
Trend Analysis**

	March 2017	April 2017	Current Change	Comment
General Government Revenues:				
31111 Real Property Tax Revenue	68,077	9,163	(58,914)	
31310 Interest & Penalty Revenue	1	33	32	
31610 Local Sales Tax - Trustee	65,905	64,638	(1,267)	
31710 Wholesale Beer Tax	6,830	7,292	462	
31720 Wholesale Liquor Tax	782	1,061	280	
31810 City Portion of County Priv Tax	7,389	2,621	(4,769)	
31900 CATV Franchise Fee Income	-	-	-	
32000 Beer Permits	-	100	100	
32200 Building Permits	49,597	8,570	(41,027)	(3) permits paid in April
32230 Submittal & Review Fees	3,481	6,239	2,759	
32242 Miscellaneous Fees	20	20	-	
32260 Business Tax Revenue	1,776	2,418	642	
33320 TVA Payments in Lieu of Taxes	-	7,562	7,562	
33510 Local Sales Tax - State	16,161	15,473	(688)	
33520 State Income Tax	-	-	-	
33530 State Beer Tax	-	604	604	
33535 Mixed Drink Tax	568	625	57	
33552 State Streets & Trans. Revenue	451	451	-	
33553 SSA - Motor Fuel Tax	3,729	3,675	(54)	
33554 SSA - 1989 Gas Tax	609	585	(23)	
33555 SSA - 3 Cent Gas Tax	1,130	1,087	(43)	
36120 Interest Earned - Invest. Accts	3,037	1,638	(1,400)	
37746 Pavilion & Comm. Ctr. Rental	1,930	2,085	155	
37747 Pavilion Comm. Ctr Dep Refund	(700)	(925)	(225)	
37990 Other Revenue	1,650	250	(1,400)	
Total general government revenue	<u>232,423</u>	<u>135,265</u>	<u>(97,158)</u>	
Non-Operating Income:				
32300 Impact Fees	78,095	9,619	(68,476)	(3) permits paid in April
33725 Greenways & Trails Grant	27,369	-	(27,369)	
38000 Transfer from Reserves	-	-	-	
Total non-operating revenue	<u>105,464</u>	<u>9,619</u>	<u>(95,845)</u>	
Total revenue	<u>337,887</u>	<u>144,884</u>	<u>(193,002)</u>	



Town of Thompson's Station
General Fund Expenditure Analysis
As of April 30, 2017

Year to Date
Actual versus Budget

	March 2017	April 2017	Budget	% of Budget	Comment
General Government Expenditures:					
41110 Salaries	401,145	448,648	580,000	77%	
41141 FICA	24,781	27,672	38,500	72%	
41142 Medicare	5,795	6,472	10,000	65%	
41147 SUTA	2,141	2,252	5,600	40%	
41161 General Expenses	453	455	1,000	46%	
41211 Postage	762	773	1,000	77%	
41221 Printing, Forms & Photocopy	4,910	5,288	6,000	88%	
41231 Legal Notices	1,497	1,653	3,000	55%	
41235 Memberships & Subscriptions	3,200	3,213	3,700	87%	
41241 Utilities - Electricity	7,265	8,105	12,000	68%	
41242 Utilities - Water	1,675	1,816	2,300	79%	
41244 Utilities - Gas	1,024	1,184	2,000	59%	
41245 Telecommunications Expense	2,763	3,083	4,500	69%	
41252 Prof. Fees - Legal Fees	98,981	130,297	120,000	109%	
41253 Prof. Fees - Auditor	11,500	11,500	13,500	85%	
41254 Prof. Fees - Consulting Engineers	24,458	29,108	45,000	65%	
41259 Prof. Fees - Other	25,875	31,825	50,000	64%	
41264 Repairs & Maintenance - Vehicles	3,148	3,392	10,000	34%	
41265 Parks & Recreation Expense	14,690	16,770	20,000	84%	
41266 Repairs & Maintenance - Buildings	10,006	11,901	30,000	40%	
41268 Repairs & Maintenance - Roads	79,111	82,939	563,100	15%	
41269 SSA - Street Repair Expense	-	-	70,000	0%	
41270 Vehicle Fuel & Oil	6,039	6,839	15,000	46%	
41280 Travel	968	968	2,500	39%	
41285 Continuing Education	2,184	2,434	5,500	44%	
41289 Retirement	19,568	21,781	32,000	68%	
41291 Animal Control Services	3,289	3,289	3,300	100%	
41300 Economic Development	6,667	6,667	7,500	89%	
41311 Office Expense	13,929	17,027	22,000	77%	
41511 Insurance - Property	2,474	2,474	2,500	99%	
41512 Insurance - Workers Comp.	7,266	7,266	7,300	100%	
41513 Insurance - Liability	4,298	4,298	4,500	96%	
41514 Insurance - Medical	75,466	83,633	100,000	84%	
41515 Insurance - Auto	1,620	1,620	1,700	95%	
41516 Insurance - E & O	10,695	10,695	11,000	97%	
41551 Trustee Commission	4,883	5,067	6,000	84%	
41691 Bank Charges	66	66	2,000	3%	
41720 Donations	92,909	92,909	100,000	93%	
41899 Other Expenses	10,414	10,514	12,500	84%	
Total general government expenditures	<u>987,915</u>	<u>1,105,893</u>	<u>1,926,500</u>		
General government change in net position	<u>722,697</u>	<u>739,984</u>	<u>-</u>		
Non-Operating Expenditures:					
41940 Capital Projects	470,973	497,853	1,850,000	27%	
41942 Capital Projects - Grants	668,255	668,255	669,000	100%	
41944 Capital Projects - Parks	54,014	55,619	196,000	28%	
48000 Transfer to Reserves	340,880	339,302	-		
49030 Capital Outlay Note Payment	139,945	139,945	150,000	93%	
Total non-operating expenditures	<u>1,674,067</u>	<u>1,700,974</u>	<u>2,865,000</u>		
Non-operating change in net position	<u>(722,696)</u>	<u>(739,984)</u>	<u>-</u>		
Total expenditures	<u>2,661,982</u>	<u>2,806,867</u>	<u>4,791,500</u>		
Change in Net Position	<u>0</u>	<u>0</u>	<u>-</u>		



Town of Thompson's Station
 General Fund Expenditure Analysis
 As of April 30, 2017

Month to Month
 Trend Analysis

	March 2017	April 2017	Current Change	Comment
General Government Expenditures:				
41110 Salaries	56,602	47,503	(9,099)	
41141 FICA	3,496	2,891	(606)	
41142 Medicare	818	677	(141)	
41147 SUTA	200	111	(89)	
41161 General Expenses	2	2	-	
41211 Postage	24	11	(13)	
41221 Printing, Forms & Photocopy	958	378	(580)	
41231 Legal Notices	83	156	72	
41235 Memberships & Subscriptions	14	13	(1)	
41241 Utilities - Electricity	887	840	(46)	
41242 Utilities - Water	148	141	(8)	
41244 Utilities - Gas	142	160	18	
41245 Telecommunications Expense	320	320	0	
41252 Prof. Fees - Legal Fees	15,472	31,316	15,844	Dilks settlement
41253 Prof. Fees - Auditor	(2,000)	-	2,000	
41254 Prof. Fees - Consulting Engineers	(0)	4,650	4,650	
41259 Prof. Fees - Other	1,375	5,950	4,575	Marketing
41264 Repairs & Maintenance - Vehicles	0	244	244	
41265 Parks & Recreation Expense	4,042	2,080	(1,962)	
41266 Repairs & Maintenance - Buildings	675	1,895	1,221	
41268 Repairs & Maintenance - Roads	1,776	3,828	2,052	
41269 SSA - Street Repair Expense	-	-	-	
41270 Vehicle Fuel & Oil	677	800	122	
41280 Travel	-	-	-	
41285 Continuing Education	300	250	(50)	
41289 Retirement	2,816	2,213	(603)	
41291 Animal Control Services	0	0	-	
41300 Economic Development	-	-	-	
41311 Office Expense	2,214	3,098	885	
41511 Insurance - Property	-	-	-	
41512 Insurance - Workers Comp.	-	-	-	
41513 Insurance - Liability	-	-	-	
41514 Insurance - Medical	8,516	8,167	(349)	
41515 Insurance - Auto	-	-	-	
41516 Insurance - E & O	-	-	-	
41551 Trustee Commission	1,361	183	(1,178)	
41691 Bank Charges	(1)	(1)	-	
41720 Donations	24,404	0	(24,404)	
41899 Other Expenses	0	100	100	
Total general government expenditures	125,324	117,978	(7,345)	
Non-Operating Expenditures:				
41940 Capital Projects	20,500	26,880	6,380	
41942 Capital Projects - Grants	-	-	-	
41944 Capital Projects - Parks	16,350	1,605	(14,745)	
48000 Transfer to Reserves	164,091	(1,578)	(165,669)	
49030 Capital Outlay Note Payment	11,501	0	(11,501)	
Total non-operating expenditures	212,442	26,907	(185,535)	
Total expenditures	337,765	144,885	(192,880)	



Town of Thompson's Station
General Fund Capital Expenditures Report
Year to Date as of April 30, 2017

Capital Projects - General Fund		YTD	Budget
		2017	
a	New Town Hall Design	9,200	25,000
a	New Town Hall Construction Documents	29,623	75,600
a	Town Center	0	
a	Critz Lane Realignment Design	0	47,000
a	Critz Lane Redesign	111,380	596,000
a	Critz Lane Realignment Construction	325,900	1,067,400
a	Clayton Arnold / TS Road E. Intersection	21,750	39,000
b	Greenway Trail	668,255	669,000
c	Parks	55,619	196,000
Total Capital Improvements		1,221,727	1,341,500

Capital Projects - General Fund	July	August	September	October	November	December	January	February	March	April	May	June	YTD
	2016	2016	2016	2016	2016	2016	2017	2017	2017	2017	2017	2017	Total
a New Town Hall Design				7,500		1,700							9,200
a New Town Hall Construction Documents								29,623					29,623
a Town Center													-
a Critz Lane Realignment Design													-
a Critz Lane Redesign						5,900	21,100	37,000	20,500	26,880			111,380
a Critz Lane Realignment Construction							325,900						325,900
a Clayton Arnold / TS Road E. Intersection						17,400	4,350						21,750
b Greenway Trail	500		295,752	16,108	321,685	3,991	30,220						668,255
c Parks		2,805	2,221	7,349	19,300	989	5,000		16,350	1,605			55,619
Total Capital Improvements	500	2,805	297,972	30,957	340,985	29,980	386,570	66,623	36,850	28,485	-	-	1,221,727

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

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



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of April 30, 2017

Year to Date
 Actual versus Budget

	March 2017	April 2017	Budget	% of Budget	Comment
Revenues:					
3100 Wastewater Treatment Fees	628,375	694,755	850,000	82%	
3101 Septage Disposal Fees	7,050	7,950	10,000	80%	
3105 Late Payment Penalty	11,273	12,055	-	100%	
3109 Uncollectible Accounts	-	-	(5,000)	0%	
4009 Returned Check Charges	70	70	-	100%	
Total revenues	<u>646,767</u>	<u>714,829</u>	<u>855,000</u>		
Operating Expenses:					
Supply and Operations:					
4010 Payroll Expense	83,271	91,664	110,000	83%	
4210 Permits & Fees Expense	3,820	3,820	10,000	38%	
4220 Laboratory Water Testing	3,060	3,548	12,000	30%	
4230 Supplies Expense	1,995	2,490	7,500	33%	
4240 Repairs & Maint. Expense	54,929	55,627	82,000	68%	
4250 Postage, Freight & Express Chgs	4,099	4,653	4,000	116%	
4280 Billing Charges	4,526	5,407	12,000	45%	
4310 Utilities - Electric	65,571	71,763	100,000	72%	
4320 Utilities - Water	2,553	2,767	5,000	55%	
4390 Insurance Expense	20,278	20,278	20,300	100%	
4400 Prof. Fees-Consulting Engineers	23,134	26,154	50,000	52%	
4420 Prof. Fees - Auditor	2,000	2,000	2,000	100%	
4490 Prof. Fees - Other	360,802	360,802	455,000	79%	
4710 Payroll Taxes - FICA	5,191	5,710	7,000	82%	
4720 Payroll Taxes - Medicare	1,214	1,335	2,000	67%	
4730 Payroll Taxes - SUTA	362	370	1,000	37%	
4789 Employee Retirement Expense	4,151	4,569	6,000	76%	
4800 Bank Charges	59	59	500	12%	
4900 Other Expense	54	54	1,000	5%	
Total supply and operations	<u>641,068</u>	<u>663,069</u>	<u>887,300</u>		
Depreciation					
4990 Depreciation Expense	<u>233,712</u>	<u>259,680</u>	<u>315,000</u>	<u>82%</u>	
Total operating expenses	<u>874,780</u>	<u>922,749</u>	<u>1,202,300</u>		
Operating loss	(228,013)	(207,920)	(347,300)		
Non-Operating Income (Expense):					
3300 Tap Fees	769,536	777,162	770,000	101%	
3902 Interest Income - Invest Accts	4,896	5,513	5,000	110%	
4100 Capital Expenditures	(367,099)	(367,099)	(480,000)	76%	
4993 Loan Repayment-Franklin Synergy	-	-	(112,000)		Moved to reduce liability
4994 Interest Expense	(13,579)	(15,023)	(20,000)	75%	
Total non-operating income	<u>393,753</u>	<u>400,553</u>	<u>163,000</u>		
Change in Net Position	<u>165,740</u>	<u>192,633</u>	<u>(184,300)</u>		



Town of Thompson's Station
Wastewater Fund Revenue and Expense Analysis
As of April 30, 2017

**Month to Month
Trend Analysis**

	<u>March 2017</u>	<u>April 2017</u>	<u>Current Change</u>	<u>Comment</u>
Revenues:				
3100 Wastewater Treatment Fees	60,464	66,380	5,916	
3101 Septage Disposal Fees	800	900	100	
3105 Late Payment Penalty	1,403	782	(620)	
3109 Uncollectible Accounts	-	-	-	
4009 Returned Check Charges	-	-	-	
Total revenues	<u>62,667</u>	<u>68,062</u>	<u>5,395</u>	
Operating Expenses:				
Supply and Operations:				
4010 Payroll Expense	12,527	8,393	(4,134)	
4210 Permits & Fees Expense	-	-	-	
4220 Laboratory Water Testing	150	488	338	
4230 Supplies Expense	-	494	494	
4240 Repairs & Maint. Expense	8,110	698	(7,411)	
4250 Postage, Freight & Express Chgs	368	554	187	
4280 Billing Charges	930	880	(50)	
4310 Utilities - Electric	6,031	6,192	161	
4320 Utilities - Water	243	214	(29)	
4390 Insurance Expense	-	-	-	
4400 Prof. Fees-Consulting Engineers	3,698	3,020	(678)	
4420 Prof. Fees - Auditor	2,000	-	(2,000)	
4490 Prof. Fees - Other	74	-	(74)	
4710 Payroll Taxes - FICA	775	519	(256)	
4720 Payroll Taxes - Medicare	181	121	(60)	
4730 Payroll Taxes - SUTA	45	9	(36)	
4789 Employee Retirement Expense	625	418	(206)	
4800 Bank Charges	16	-	(16)	
4900 Other Expense	-	-	-	
Total supply and operations	<u>35,772</u>	<u>22,001</u>	<u>(13,772)</u>	
Depreciation				
4990 Depreciation Expense	<u>50,376</u>	<u>25,968</u>	<u>(24,408)</u>	
Total operating expenses	<u>86,148</u>	<u>47,969</u>	<u>(38,180)</u>	
Operating loss	(23,481)	20,093	43,575	
Non-Operating Income (Expense):				
3300 Tap Fees	57,626	7,626	(50,000)	(3) permits paid in April
3902 Interest Income - Invest Accts	630	617	(13)	
4100 Capital Expenditures	(223,818)	-	223,818	
4994 Interest Expense	(1,321)	(1,444)	(122)	
Total non-operating income	<u>(176,143)</u>	<u>6,800</u>	<u>173,683</u>	
Change in Net Position	<u>(199,624)</u>	<u>26,893</u>	<u>217,258</u>	