

**Town of Thompson's Station  
Board of Mayor and Aldermen  
Meeting Agenda  
August 13, 2019**

**Meeting Called To Order**

**Pledge Of Allegiance**

**Consent Agenda**

**A. Consideration Of The Minutes Of The June 11, 2019 Regular Meeting, July 23, 2019 Special Called Meeting.**

Documents:

[ITEM A - 06112019 MEETING MINUTES.PDF](#)  
[ITEM A - 07232019 SPECIAL CALLED MEETING MINUTES.PDF](#)

**B. Proclamation To Honor Constitution Week, September 17, - September 23, 2019.**

Documents:

[ITEM B CONSTITUTION WEEK PROCLAMATION.PDF](#)

**C. Planning Commission Appointment - Luis Parra**

**Public Comments-**

**Unfinished Business:**

**1. Approval Of Resolution 2019-012: A Resolution To Accept A Right Of Way Dedication Of A Portion Of Declaration Way From Williamson County Schools.**

Documents:

[ITEM 1 - STAFF MEMO BRANFORD PLACE.PDF](#)  
[ITEM 1 - RESOLUTION 2019-012 DECLARATION DEDICATION.PDF](#)  
[ITEM 1 - TV FINAL PLAT FOR DECLARATION WAY APPROVED BY PC.PDF](#)  
[ITEM 1 MINUTES OF THE 4-23-2019 PLANNING COMMISSION MEETING.PDF](#)  
[ITEM 1 STAFF REPORT OF DECLARATION FINAL PLAT.PDF](#)  
[ITEM 1 BARGE BRANFORD PLACE MEMO.PDF](#)

**New Business:**

**2. Approval Of Resolution 2019-019: A Resolution To Establish A Policy For The Sale And Disposal Of Property Determined To Be Surplus To The Town's Needs.**

Documents:

[ITEM 2 - RESOLUTION 2019-019 ESTABLISH POLICY FOR SALE OR DISPOSAL OF SURPLUS PROPERTY.PDF](#)

**Announcements/Agenda Requests**

**3. Action On Volunteer Paving Litigation/Recess To Executive Session With BOMA And Attorneys.**

**Adjourn**

**Information Only:**

**Town Administrator Report**

**Finance Report**

Documents:

[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  
Meeting Minutes  
June 11, 2019, 7:00 p.m.**

**Meeting Called 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, June 11, 2019, with the required quorum. Members and staff in attendance were: Mayor Corey Napier, Alderman Shaun Alexander; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Brian Stover; Town Administrator Kenneth McLawhon; Town Planner Wendy Deats; Finance Director Steve Banks; Town Attorney Todd Moore; Assistant Town Administrator Caryn Miller; Town Clerk Regina Fowler,

**Pledge of Allegiance**

**Consent Agenda:**

Consideration of the May 14, 2019 Regular Meeting minutes, May 14, 2019, Special Session minutes, Appointment of Regina Fowler as Town Recorder/Clerk and Approval of Resolution 2019-013 to adopt the amended Williamson County Multi-Hazard Mitigation Plan.

**A motion was made by Alderman Alexander to approve the Consent Agenda; Consideration of the May 14, 2019 Regular Meeting minutes, May 14, 2019, Special Session minutes, Appointment of Regina Fowler as town Recorder/Clerk and Approval of Resolution 2019-013 to adopt the amended Williamson County Multi-Hazard Mitigation Plan. The motion was seconded. The motion carried unanimously.**

**Public Comments**

None

**New Business:**

1. Approval of Resolution 2019-015 approving a Contract between the Town and Reynolds, Potter, Ragan and Vandivort, PLC for legal services.

**A motion was made by Alderman Dilks to approve Resolution 2019-015, with corrections to items c, f and e (replacing the wording from Town Administrator to BOMA) approving a Contract between the Town and Reynolds, Potter, Ragan and Vandivort, PLC for legal services. The motion was seconded. The motion carried.**

**Unfinished Business:**

2. Approval of Resolution 2019-012 approving a Resolution to accept right of way dedication of a portion of Declaration Way from Williamson County Schools.

**A motion was made by Alderman Stover to approve to defer Approval of Resolution 2019-012. A resolution to accept a right of way dedication of a portion of Declaration Way from Williamson County Schools. The motion was seconded. The motion carried.**

**Public Comments:**

None

**Unfinished Business Continued:**

3. Public Hearing and Second Reading of Ordinance 2019-007: 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, 2019 and ending June 30, 2020.  
Mayor Napier opened the Public Hearing. Hearing no public comment, he closed the Public Hearing.

**Town of Thompson's Station  
Board of Mayor and Aldermen  
Meeting Minutes  
June 11, 2019, 7:00 p.m.**

**A motion to approve Ordinance 2019-007: An Ordinance of the Board of Mayor and Alderman of the Town of Thompson's Station, Tennessee, adopting the Annual Budget and Tax Rate for the Fiscal Year beginning July 1, 2019 and ending June 30, 2020, on Second and Final Reading was made by Alderman Bell. The motion was seconded. The motion carried 4 – 1 with Alderman Dilks voting no, due to the fact he did not agree with the new positions nor the new town hall.**

4. Wastewater Requests: (Deferred from January 2019, meeting pending recommendation from Utility Board)
  - a. Tri Star
  - b. Holt

**A motion to approve to defer Wastewater Requests (Deferred from January 2019, meeting pending recommendation from Utility Board) was made by Alderman Bell. The motion was seconded. The motion carried unanimously.**

5. Approval of two new Town Positions, Planning and Permitting Technician and Codes Inspector.

**A motion was made by Alderman Bell to approve two new Town Positions, Planning and Permitting Technician and Codes Inspector. The motion was seconded. The motion carried 4 – 1.**

**Announcements/Agenda Requests**

Wendy Deats, Town Planner announced there will be a community meeting for the Major Thoroughfare Plan. on June 16<sup>th</sup> at 6:30 p.m.

**6. Adjourn**

There being no further business, the meeting adjourned at 7:43 pm.

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Corey Napier, Mayor

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Regina Fowler, Town Recorder/Clerk

**Town of Thompson 's Station  
Board of Mayor and Aldermen  
Special Called Meeting Minutes  
July 23 , 2019 , 6:15 p.m.**

**Meeting Called to Order:**

The Special Called Meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 6:15 p.m. on July 23, 2019 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Shaun Alexander; Alderman Brandon Bell; Alderman Ben Dilks; Alderman Brian Stover; Town Administrator Ken McLawhon; Finance Director Steve Banks; Town Recorder/Clerk Regina Fowler and Town Attorney Andrew Mills.

**New Business:**

1. Approval of Resolution 2019-017 approving and awarding the low bidder, W & O Construction Co., Inc. with the low bid of \$2,925,500.00 for installation of the subsurface dispersal system (Drip Field Project) at the location of the Hill Property.

**Alderman Stover made a motion to approve Resolution 2019-017 approving and awarding the low bidder, W. & O. Construction Co., Inc. with the low bid of \$2,925,500.00 for installation of the subsurface dispersal system (Drip Field Project) at the location of the Hill Property. The motion was seconded and carried by all present.**

2. Approval of Resolution 2019-018 approving a contract for the Construction Oversight of the Hill Property Wastewater Subservice Dispersal System Project in an amount not to exceed \$175,000.00.

**Alderman Bell made a motion to approve Resolution 2019-018 approving a contract for the Construction Oversight of the Hill Property Wastewater Subservice Dispersal System Project in an amount not to exceed \$175,000.00. The motion was seconded and carried by all present.**

There being no further business, the meeting adjourned at 6:42 p.m.

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Corey Napier, Mayor

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Regina Fowler, Town Recorder/Clerk



Town of Thompson's Station  
Office of the Mayor  
A Proclamation to Honor  
Constitution Week

WHEREAS: September 17, 2019, marks the two hundred and thirty-second anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Corey Napier by virtue of the authority vested in me as Mayor of the Town of Thompson's Station, in the State of Tennessee do hereby proclaim the week of September 17 through 23, 2019, as Constitution Week on this the 13<sup>th</sup> day of August 2019.

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Corey Napier, Mayor

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



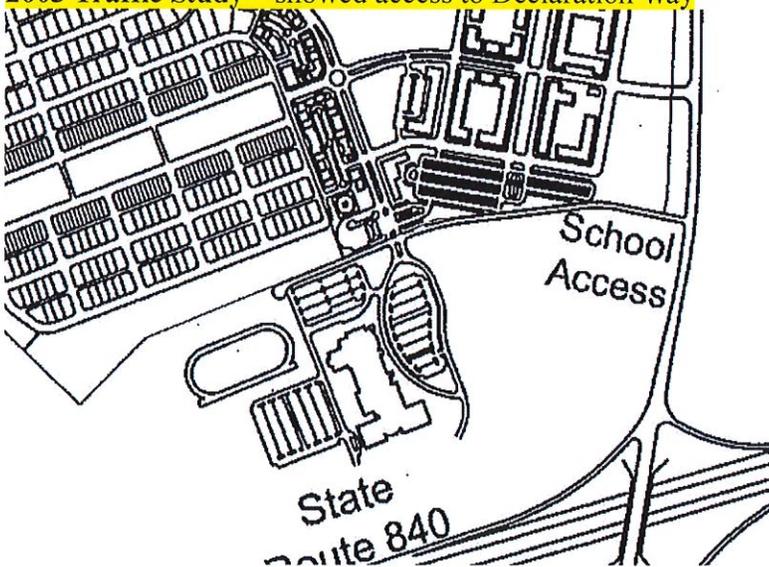
1550 Thompson's Station Road W.  
P.O. Box 100  
Thompson's Station, TN 37179

**DATE:** August 8, 2019  
**TO:** Board of Mayor and Aldermen  
**FROM:** Wendy Deats, Town Planner  
**SUBJECT:** Item 1 – Deferred from June 6, 2019 Board of Mayor and Aldermen meeting

On October 25, 2018, the Planning Commission approved the final plat for the Branford Place with contingencies. As part of the completion of the connection, in conjunction with the overall development plan for Tollgate Village, Staff recommended to the Board to accept the section of Declaration Way to the intersection of Branford. Due to some public opposition about the connection of the school to the neighborhood, Staff was directed to further study whether the connection should be completed in accordance with the plan. Staff requested that Barge Design Group provide an analysis of connecting the roads which will be presented at the August 13<sup>th</sup> Board meeting.

Below is a history of Tollgate only as it relates to a connection between Independence High School and the neighborhood. This history is presented as found in the minutes or other documentation in the town files:

**2003 Traffic Study – showed access to Declaration Way**



Access to the high school is a written recommendation in original traffic study (2003)

#### 6. CONCLUSIONS AND RECOMMENDATIONS – PHASE I

The analyses presented in this study indicate that with certain roadway and traffic control improvements the impacts of Phase I of the proposed project will be manageable. The specific recommendations, which are shown conceptually in Figure 9, are described as follows:

- The eastbound approach of the south project driveway should be constructed to include separate lanes for left and right turning movements.
- As part of the State Route 840 construction project, TDOT plans to widen Highway 31 north of State Route 840 to a five-lane cross section. The five-lane section will extend for approximately 250 feet north of the high school access. Also, the planned widening will result in enough roadway width to provide a northbound left turn lane to serve the south project driveway to Tollgate Farms. These improvements are illustrated in Figure 9.
- The proposed site plan shows a driveway connection between Tollgate Farms and the high school. This connection will be beneficial since it will allow traffic to travel between the high school and the residential development without being required to travel on Highway 31. This will help reduce traffic congestion on Highway 31.

Implementation of the above recommendations will provide acceptable traffic operations for the public roadways and intersections within the study area.

#### **April 19, 2004 (PC)**

Sketch plan received a motion “in general support of the sketch plan.”

#### **July 19, 2004 (PC)**

Steve Clifton issued a grading permit but told PC that “there was not a site plan approved yet for this project” and so grading was “at risk.”

#### **November 21, 2005 (PC)**

Revision to non-residential site plan for Tollgate. Staff recommended “re-approval of overall site plan with the proposed modifications to the non-res portion.” Motion was to approve “this revised Urban Overlay site plan.”

#### **April 22, 2014**

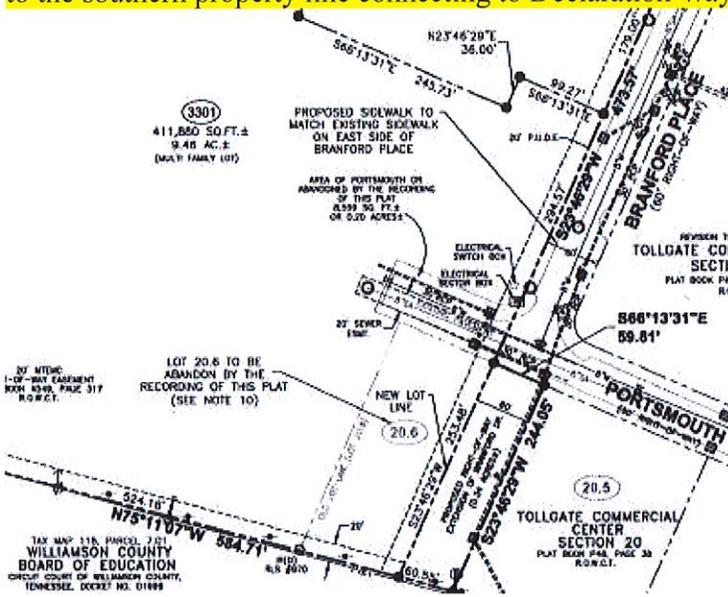
Revision to the site development plan (formerly referred to as concept plan) approved





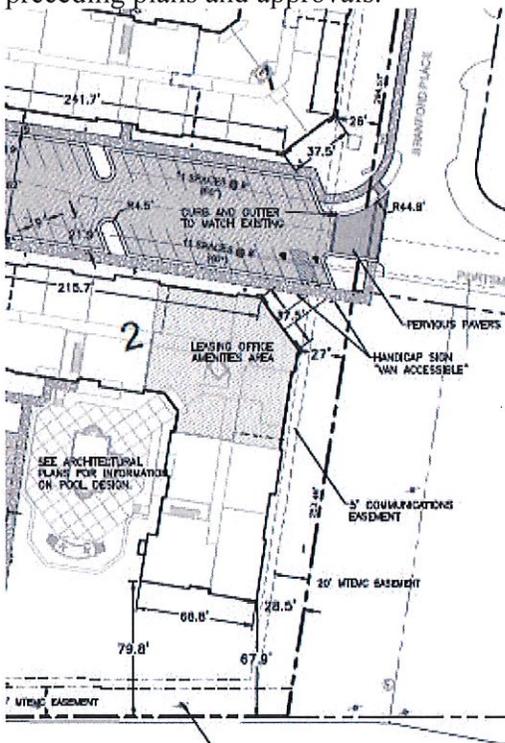
April 22, 2014

Final Plat for Section 33 was approved and the connection for a future right of way dedication of Branford to the southern property line connecting to Declaration Way was noted in the report.



June 24, 2014

Site plan approval for apartments which shows an outline of the future roadway as required by the preceding plans and approvals.



February 24, 2015

Rezoning the front of Tollgate Village was added to the agenda. Motion to recommend to BOMA to defer the request until PlaceMakers has concluded with the LDO.

Updated Traffic Study – Noted access similar to previously proposed however indicates that the south entrance has “marginal” benefit.



**D. Secondary Access (South)**

The Tollgate Village Concept Plan includes a proposed connection to Declaration Way, the existing access drive to Independence High School. This location would provide a secondary route of access to a portion of the multifamily and commercial uses (medical office and outparcels) from Columbia Pike via Declaration Way. Access at this location will require an agreement with Williamson County Schools because Declaration Way is a private drive.

Construction of this access would provide a marginally beneficial ingress/egress for the multifamily and commercial uses located on the southeastern portion of the Tollgate Village site. This access would provide connectivity to the unsignalized intersection of Columbia Pike and Declaration Way. While a small portion of the multifamily and commercial site traffic oriented to the south on Columbia Pike may use this secondary access, it is reasonable to expect that traffic from Independence High School would be more likely to use this connection as a means to access the future traffic signal at the intersection of Columbia Pike and Tollgate Boulevard.

**August 23, 2016**

Suspension of plats in Tollgate Village. Suspended until September meeting when it can be further discussed.

**September 27, 2016**

Suspension of plats in Tollgate Village. Suspended until roadway and infrastructure issues are resolved.  
 Section 16 Preliminary plat. Staff recommended deferral.  
 Section 17 Preliminary plat. Staff recommended deferral.

**October 25, 2016**

Section 16 Preliminary plat. Denied.  
 Section 17 Preliminary plat. Denied.

**November 15, 2016**

Tollgate Intersection Improvements approved with contingencies.

**January 24, 2017**

Section 15 Final plat. Staff recommended deferral.  
 Section 16 Preliminary plat. Staff recommended denial. PC denied unanimously.  
 Section 17 Preliminary plat. Staff recommended denial. PC denied unanimously.

One of the reasons for deferral of 15 and denial of 16 and 17 as cited in the minutes was that Staff was concerned about the lack of progress on the second access and it was also noted that coordination with WCS had not occurred for the access to Declaration Way yet.

February 28, 2017

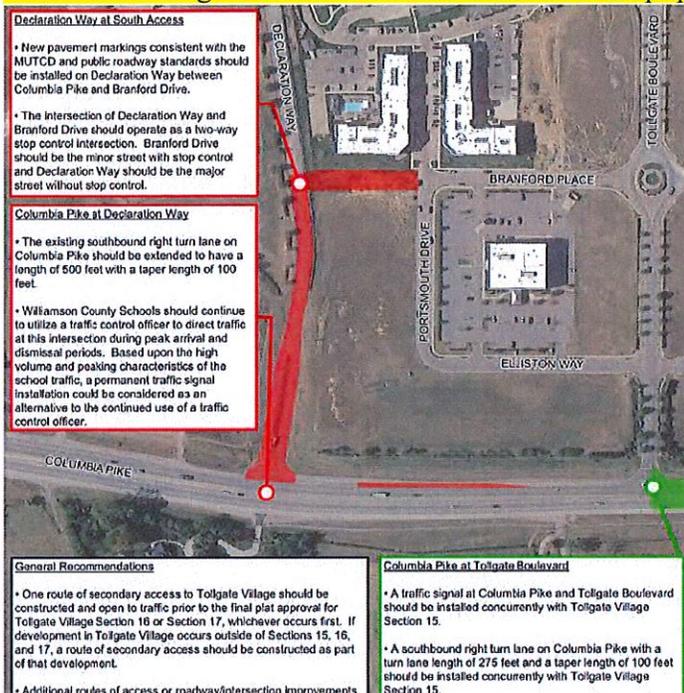
Section 15 Final Plat. Staff recommended denial. **One of the reasons for recommending denial was the lack of either the north second access or the access to Declaration Way be constructed (see minutes).** Staff provided contingencies in report should the Commission wish to approve. PC approved with Staff contingencies.

Section 16 Preliminary plat. Staff recommended denial. PC deferred.

Section 17 Preliminary plat. Staff recommended denial. PC deferred.

## February 2017 Traffic Study

**Access to the high school still shown in newer concept plans**



### C. Project Access

Access to Tollgate Village includes an existing primary access and future, proposed secondary access as described below.

- **Primary Access** – Primary access to Tollgate Village is provided by Tollgate Boulevard. Tollgate Boulevard intersects Columbia Pike approximately 1,875 feet north of the State Route 840 interchange and approximately 1,900 feet south of the Goose Creek Bypass (State Route 248). Tollgate Boulevard consists of one (1) lane for traffic entering Tollgate Village and two (2) lanes for traffic exiting Tollgate Village. The exiting lane assignment on Tollgate Boulevard includes one (1) right turn lane and one (1) left turn lane with storage lengths of approximately 200 feet. This access is currently unsignalized and two-way stop control is in place at Columbia Pike.
- **Secondary Access (North)** – The Tollgate Village Concept Plan indicates that a secondary access to Columbia Pike will be located approximately 640 feet north of Tollgate Boulevard.
- **Secondary Access (South)** – The Tollgate Village Concept Plan includes a proposed connection to Declaration Way, the existing access drive to Independence High School. Access at this location will require an agreement with Williamson County Schools.

However, the traffic study now states that additional access shall be constructed and opened based on trip generation based on a table in the study.

**B. General Recommendations**

- One route of secondary access to Tollgate Village should be constructed and open to traffic prior to the final plat approval for Tollgate Village Section 16 or Section 17, whichever occurs first. If development in Tollgate Village occurs outside of Sections 15, 16, and 17, a route of secondary access should be constructed as part of that development.
- Additional routes of access or roadway/intersection improvements should be constructed and open to traffic based upon the estimated total trip generation for the existing and proposed development. Table 9 provides a summary of access scenarios and corresponding trip generation thresholds for each access scenario. A trip generation report, established using appropriate methodologies for internal trip capture and estimated based upon the current edition of the ITE Trip Generation Manual, should be provided with each proposed development in Tollgate Village. The total peak hour trip generation should not exceed the maximum trip generation for the applicable access scenario.

And once, the third access at Declaration is proposed

**F. Declaration Way at South Access**

- New pavement markings consistent with the MUTCD and public roadway standards should be installed on Declaration Way between Columbia Pike and the South Access.
- The intersection of Declaration Way and the South Access should operate as a two-way stop control intersection. The South Access should be the minor street with stop control and Declaration Way should be the major street without stop control.

**pMarch 28, 2017**

Section 16 Preliminary plat. Staff recommended to lift the suspension and approve the plat with contingencies. (With the 2017 traffic study)

Section 17 Preliminary plat. Staff recommended approval with contingencies. (With the 2017 traffic study)

**April 25, 2017**

Staff announced under planning report the Tollgate developer had contracted for the light and the engineers were working on the design for the second access.

**January 23, 2018**

Phase 18 Preliminary plat. Staff recommends denial based on lack of compliance with traffic mitigation, specifically secondary access. Plat denied.

**March 27, 2018**

Phase 18 Preliminary plat. Approved with requirement for second access to be completed and opened.

**May 14, 2019 & June 6, 2019**

The Board of Mayor and Aldermen reviewed a request to accept a portion of Declaration Way to the intersection of Branford Place.

**Attachments**

Resolution 2019-012

Final Plat Declaration Right-Of-Way

Minutes of the April 23, 2019 Planning Commission meeting

Staff report for the Declaration Final Plat

Barge Design memo for Branford Place

**RESOLUTION NO. 2019-012**

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE  
TO ACCEPT A RIGHT-OF-WAY DEDICATION OF A PORTION OF DECLARATION  
WAY FROM WILLIAMSON COUNTY SCHOOLS**

WHEREAS, the development of Tollgate Village has been approved over the years with the understanding that a right-of-way connection between Tollgate Village and Declaration Way would be made to provide additional connectivity between the development and the Independence High School property; and

WHEREAS, Williamson County Schools ("WCS") has offered to dedicate a portion of Declaration Way to the Town to complete this connection between Tollgate Village and Independence High School; and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to accept the public right-of-way described herein.

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

The Town hereby accepts the right-of-way known as Declaration Way from the western right-of-way of Columbia Pike to the intersection with Branford Place as shown on the Final Plat for Declaration Way Right-of-Way Dedication, approved by the Planning Commission on April 23, 2019. A copy of said plat is attached hereto and incorporated herein by reference.

RESOLVED AND ADOPTED this \_\_\_\_\_ day of August, 2019.

\_\_\_\_\_  
**Corey Napier, Mayor**

ATTEST:

\_\_\_\_\_  
Regina Fowler, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
Andrew Mills, Town Attorney

**GENERAL NOTES**

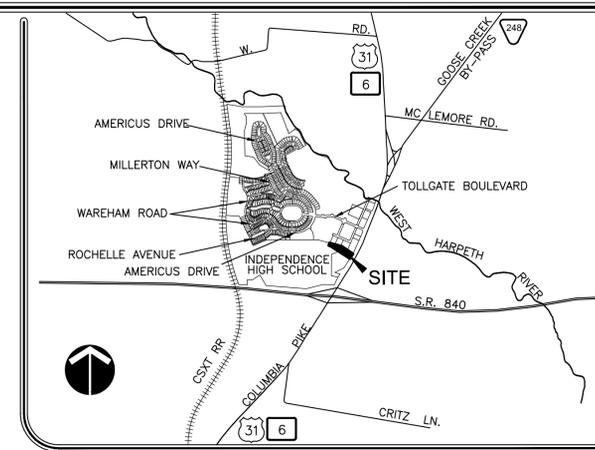
- THE PURPOSE OF THIS PLAN IS TO DEDICATE RIGHT OF WAY.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. TYPE OF EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. CONTROL POINTS FOR BEARING BASE FOR PROJECT AND ROAD LOCATION IMPROVEMENTS.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
- THIS PROPERTY IS CURRENTLY ZONED D3 (HIGH DENSITY RESIDENTIAL).
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0335, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL STREETS ARE DESIGNATED PUBLIC AND AS SUCH ARE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS.
- ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION. THE "INDEPENDENCE HIGH SCHOOL" SIGN AND LANDSCAPING WITHIN THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE WILLIAMSON COUNTY BOARD OF EDUCATION.
- LOT 1 WILL BE RETAINED BY THE WILLIAMSON COUNTY BOARD OF EDUCATION.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:43,595.

**DEED REFERENCE**

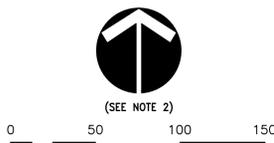
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAMSON COUNTY BOARD OF EDUCATION OF RECORD IN DOCKET NUMBER 01699, CIRCUIT COURT OF WILLIAMSON COUNTY, TENNESSEE.

**PROPERTY MAP REFERENCE**

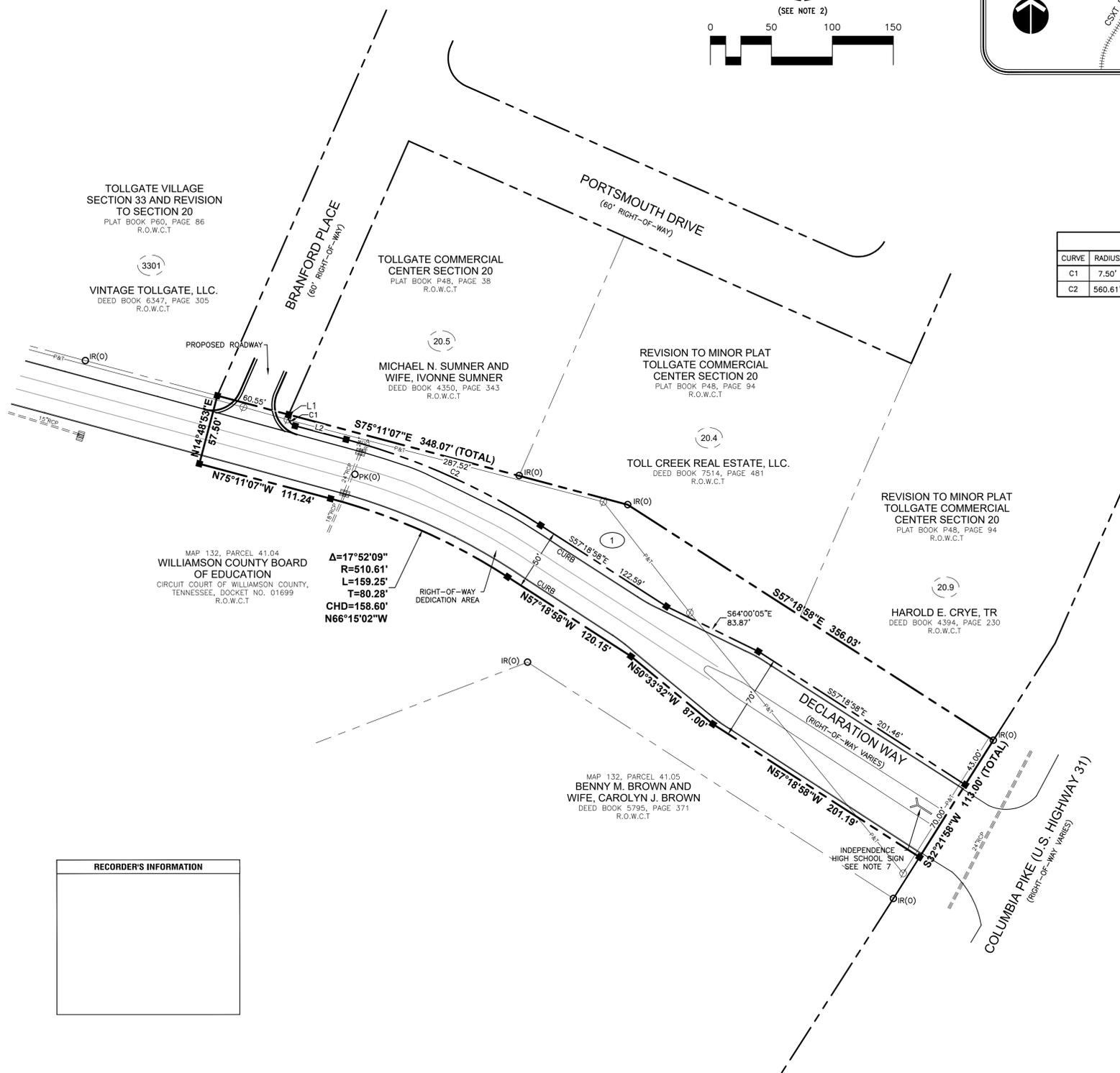
BEING A PORTION OF PARCEL 41.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.



**LOCATION MAP**  
NOT TO SCALE



(SEE NOTE 2)



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	7.50'	11.43'	87°18'02"	7.15	10.35'	S31°32'06"E
C2	560.61'	174.84'	17°52'09"	88.14	174.13'	S66°15'02"E

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S23°46'29"W	244.41'
L2	S75°11'07"E	43.26'

**LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1	22,080	0.51

**RIGHT OF WAY AREA TABLE**

SQ. FT.±	ACRES±
39,632	0.91

**SITE DATA TABLE**

TOTAL LOT 1 AREA	- 0.51 ACRES±
TOTAL R.O.W. DEDICATION AREA	- 0.91 ACRES±
TOTAL SITE AREA	- 1.42 ACRES±

$\Delta=17^{\circ}52'09"$   
 $R=510.61'$   
 $L=159.25'$   
 $T=80.28'$   
 $CHD=158.60'$   
 $N66^{\circ}15'02"W$

**RECORDER'S INFORMATION**

**LEGEND**

- CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- (R) IRON ROD (OLD)
- (PK) PK NAIL (OLD)
- ∅ UTILITY POLE
- P&T- OVERHEAD POWER AND TELEPHONE LINES
- CATCH BASIN/CURB INLET
- RCP REINFORCED CONCRETE PIPE
- R.O.W. RIGHT OF WAY
- ⊙ LOT NUMBER
- R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE

TOTAL AREA = 61,713 SQUARE FEET OR 1.42 ACRES ±

**CERTIFICATE OF OWNERSHIP & DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS INDICATED IN DOCKET NUMBER 01699, CIRCUIT COURT OF WILLIAMSON COUNTY, TENNESSEE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: 4/4/19  
WILLIAMSON COUNTY BOARD OF EDUCATION  
TITLE:

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:43,595 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.  
DATE: 4/4/19  
JOHN T. DARNALL, RLS NO. 1571

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3-108 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM: HBATS UTILITY DISTRICT GENERAL MANAGER  
SEWER SYSTEM: HBATS UTILITY DISTRICT GENERAL MANAGER  
DATE: 4/4/19

**CERTIFICATION OF THE APPROVAL OF STREETS**

I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAN HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THOMPSON'S STATION'S SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 4/4/19  
TOWN ENGINEER

**CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION**

I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFORESAID REQUIREMENTS.

DATE: 4/4/19  
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: 4/4/19  
SECRETARY OF PLANNING COMMISSION

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DESIGNATED ON THIS FINAL PLAN HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS AGENCY.

DATE: 4/4/19  
WILLIAMSON COUNTY PUBLIC SAFETY

**CERTIFICATE FOR ADDRESSES**

I DO HEREBY CERTIFY THAT THE ADDRESSES DESIGNATED ON THIS FINAL PLAN ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: 4/4/19  
IT DEPT. E-911 ADDRESSING COORDINATOR

**FINAL PLAT**

**DECLARATION WAY**  
**RIGHT OF WAY DEDICATION**

4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

DRAWN BY: C. KILGORE  
REVISED: APRIL 5, 2019  
REVISED: MARCH 13, 2019  
DATE: MARCH 5, 2019  
JOB NO. 10-081

OWNER  
WILLIAMSON COUNTY BOARD OF EDUCATION  
1320 WEST MAIN STREET  
FRANKLIN, TENNESSEE 37064  
(615) 472-4000

**RAGAN • SMITH**

LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206  
(615) 244-8591 FAX (615) 244-6739 tdarnall@ragansmith.com  
CONTACT: TOM DARNALL, RLS  
SHEET 1 OF 1

G:\0108152020\152020\152020\DECLARATION WAY\DECLARATION WAY FINAL PLAT.DWG  
PLOT FILED BY: AMANDA REED ON: 4/6/2019 4:40 PM. LAST UPDATED BY: RAGAN-SMITH ASSOCIATES ON: 4/6/2019 4:31 PM

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**April 23, 2019**

**Call to Order:**

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on 23<sup>rd</sup> day of April 2019 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Trent Harris; Commissioner Mac Hughes; Commissioner Tara Rumppler; Commissioner Sheila Shipman; Commissioner Kreis White; Commissioner Bob Whitmer; Alderman Shaun Alexander; Town Planner Wendy Deats; Town Attorney Todd Moore; and Town Traffic Engineer Jonathan Smith.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the March 26, 2019 regular meeting were presented.

**Commissioner Whitmer made a motion to approve the March 26, 2019 meeting minutes. The motion was seconded and carried unanimously by all present.**

The minutes of the November 1, 2018 special called meeting were presented.

**Commissioner Shipman made a motion to approve the November 1, 2018 meeting minutes. The motion was seconded and carried unanimously by all present.**

**Public Comment:** Paul Beck who resides at 2782 Americus Drive in Tollgate Village spoke in opposition to a connection to Declaration Way.

Scott Stofel who resides at 2021 Bungalow Drive in Tollgate Village spoke in opposition to a connection to Declaration Way.

Larry Simmons who resides at 3116 Hazelton Drive in Tollgate Village stated his concerns regarding the connection to Declaration Way requesting consideration of a gate if the connector road is constructed.

**Town Planner Report:** None.

**New Business:**

**1. Final Plat for the dedication of Declaration Way (FP 2019-002):**

Mrs. Deats reviewed the history of Tollgate Village citing the original 2003 traffic study along with updated concept plan and updated traffic studies.

Mr. Smith discussed the review of the traffic studies for Tollgate Village.

Alderman Stover received two emails which he forwarded to Mrs. Deats who read both emails from George Petzelt and Erika and Keith Tennant into the public record.

Mrs. Deats reviewed her report and based on the project's compliance with the approved preliminary plat, Staff recommends that the Planning Commission approve the final plat with the following contingency:

1. Prior to the recordation of the final plat, Declaration Way shall be accepted by the Board of Mayor and Aldermen.

**After discussion, Commissioner Whitmer made a motion to defer, however the motion failed. Commissioner Shipman made a motion for the Planning Commission to approve of Item 1. The motion was seconded with passed with a vote 4:3 with Commissioners Alexander, White and Whitmer opposing.**

2. **Final Plat for the creation of 32 single family lots within Phase 13, Section 13B in The Fields of Canterbury (FP 2019-003).**

Mrs. Deats reviewed her report and based on the project's compliance with the approved preliminary plat, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$334,000 for roadways, drainage and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$210,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 13.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

**After discussion, Commissioner Alexander made a motion to approve Item 2, a final plat for Section 13B including 32 single family lots. The motion was seconded and carried by all present.**

There being no further business, the meeting was adjourned at 8:33 p.m.

---

Trent Harris, Chairman

Attest:

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Shaun Alexander, Secretary

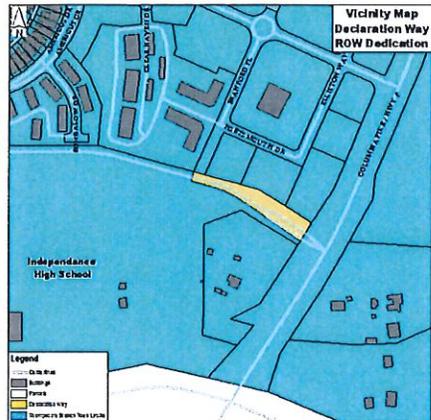


**Thompson's Station Planning Commission  
Staff Report –Item 1 (FP 2019-002)  
April 23, 2019**

**Request to approve the final plat for Branford Place/Declaration Way.**

**PROJECT DESCRIPTION**

A request to approve the final plat for the connection of Branford Place to Declaration Way and the dedication of Declaration Way to the Town.



**BACKGROUND**

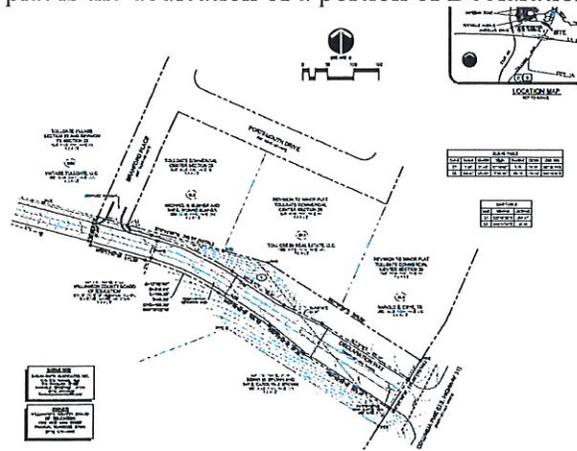
The Tollgate Village neighborhood was originally approved with three access points along Columbia Pike: a northern entrance, the central or main entrance and a southern entrance with from the neighborhood to Declaration Way which also serves Independence High School. The site development plan was modified over the years; however, the access points have been incorporated with the revisions to the layout of the overall neighborhood. Currently two accesses along Columbia Pike are constructed and open; a northern entrance and the main entrance which is signalized. The Town has coordinated with the school district for approval to connect Branford Place to Declaration Way.

On March 26, 2018, the Planning Commission approved the preliminary plat with the contingency that “prior to the recordation of the final plat, Declaration Way be accepted by the Board of Mayor and Aldermen.” In addition, the construction drawings are reviewed and approved for the completion of the construction of Branford Place to Declaration Way.

**ANALYSIS**

**Final Plat**

The purpose of the final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7). This purpose of this plat is the dedication of a portion of Declaration Way to the Town.



Declaration Way currently provides access to Independence High School. Branford Place is partially constructed and will be completed with a connection to Declaration Way as part of the approvals for the neighborhood. The plat also contains a remainder parcel which will remain under the ownership of the Williamson County School district. In addition, the school district will be responsible for the maintenance of the landscape median and the signage for Independence High School.

**RECOMMENDATION**

Staff recommends the Planning Commission approve the final plat with the following contingency:

1. Prior to the recordation of the final plat, Declaration Way shall be accepted by the Board of Mayor and Aldermen.

**ATTACHMENTS**

Preliminary Plat

August 9th, 2019

Wendy Deats  
Town Planner  
Town of Thompson's Station, Tn

RE: Branford Place Extension/Declaration Way Access

Dear Wendy:

The purpose of this letter is to analyze the possible extension of Branford Place between Declaration Way and Portsmouth Drive, in the town of Thompson's Station, Tennessee. The following analysis compares three potential scenarios for the proposed intersection of Branford Place and Declaration Way. The scenarios considered are:

- Existing conditions
- Stop control
- Right-in right-out

The following intersections were analyzed in this analysis:

- Columbia Pike (US 31) and Declaration Way (unsignalized)
- US 31 and Tollgate Blvd (signalized)
- Tollgate Blvd and Branford Place (roundabout)
- Village Tollgate Dr/Portsmouth Dr and Branford Place (unsignalized)
- Tollgate Blvd and Elliston Way (unsignalized)
- Declaration Way and Proposed Access (unsignalized)

US 31 serves as a major north-south corridor in the Nashville Metro area, serving the city of Nashville to the north and the town of Thompson's Station and cities of Spring Hill and Columbia to the south. Tollgate Boulevard serves as the primary access to the Tollgate neighborhood, a large residential development, located approximately 2500 feet north of Interstate 840. Declaration Way serves as the single access to Independence High School.

Peak hour turning movement count data was collected on Wednesday, September 5, 2018, while local schools were in session, at the following locations:

- US 31 and Declaration Way
- US 31 and Tollgate Blvd
- Tollgate Blvd and Clear Haven Drive
- Village Tollgate Dr/Portsmouth Dr and Branford Place
- Tollgate Blvd and Elliston Way

These existing counts were used to calculate existing counts for all study intersections. The peak hours were found to be the following:

- AM: 6:45 – 7:45 AM
- SCHOOL: 2:45 – 3:45 PM
- PM: 4:45 – 5:45 PM

Intersections were analyzed using methodology found in the *Highway Capacity Manual*, Transportation Research Board, 2010, using Synchro traffic modeling software. The analysis

calculates a Level of Service (LOS) for each study intersection. Level of Service is a point of reference that allows comparison between different stages of delay, from LOS A (best) to LOS F (failure). Table 1 shows criteria of LOS for intersections.

**Table 1. Level of Service Criteria**

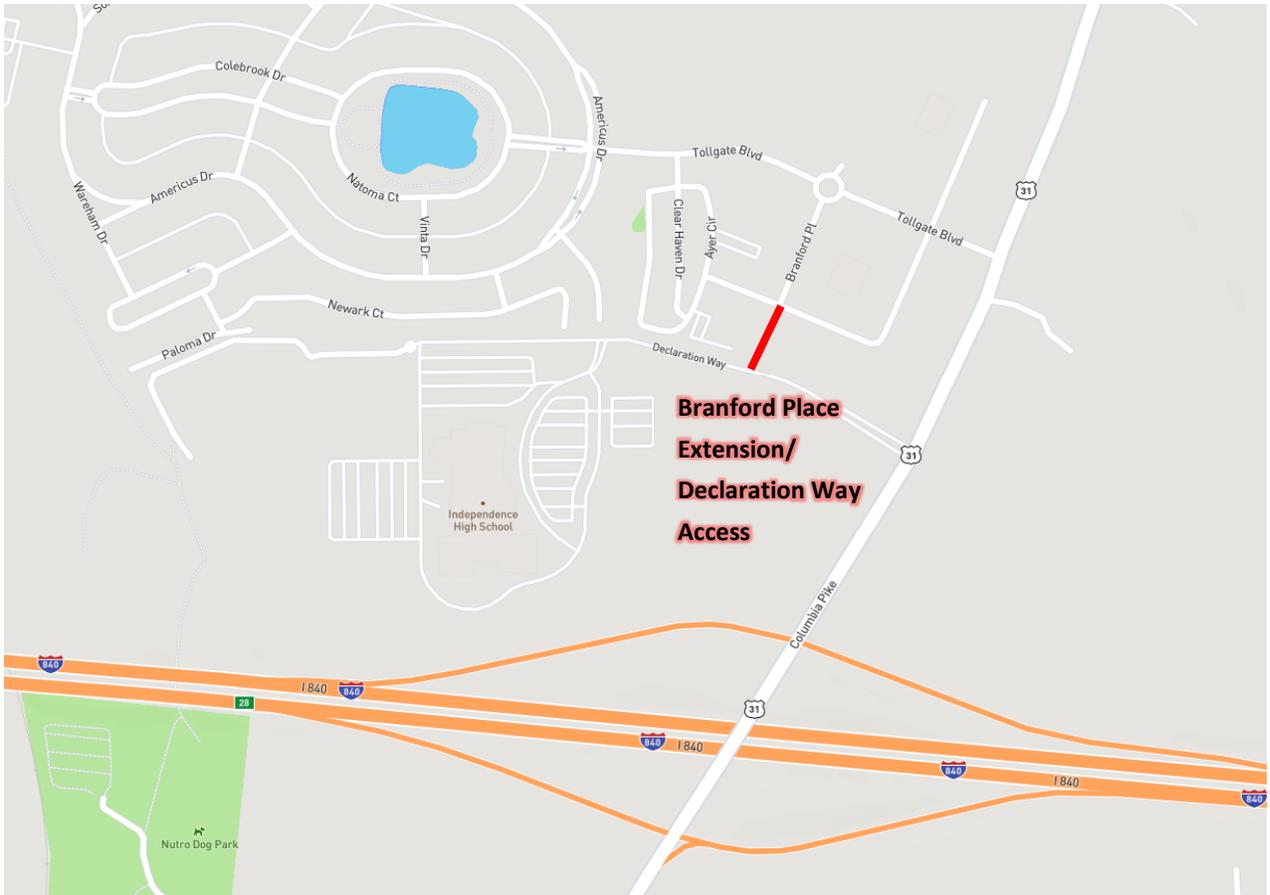
Level of Service	Description	Average Control Delay sec/vehicle		
		Signalized	Roundabout	Unsignalized
<b>A</b>	<i>Free Flow</i>	≤ 10	≤ 10	≤ 10
<b>B</b>	<i>Stable Flow - Slight Delay</i>	> 10 – 20	> 10 – 20	> 10 – 15
<b>C</b>	<i>Stable Flow - Acceptable Delay</i>	> 20 – 35	> 20 – 35	> 15 – 25
<b>D</b>	<i>Near-Unstable Flow – Tolerable Delay</i>	> 35 – 55	> 35 – 50	> 25 – 35
<b>E</b>	<i>Unstable Flow – Intolerable Delay</i>	> 55 – 80	> 50 – 70	> 35 – 50
<b>F</b>	<i>Forced Flow – Failure</i>	> 80	> 70	> 50

*Highway Capacity Manual, Transportation Research Board, 2010*

The results of Existing analysis are shown in Table 2, in addition to the analysis results for the proposed access.

The approximate location of the proposed access is shown in Figure 1.

**Figure 1. Branford Place Extension**



The following scenarios were considered for the access on Declaration Way:

1. **Full Access** – Declaration Way includes eastbound left turn lane and southbound Branford Place is stop-controlled with one exiting and one entering lane.
2. **Right-In/Right-Out** – Southbound Branford Place stop-controlled with one exiting right-turn-only lane and one entering lane for westbound right turns.
3. **Emergency Gate** – Same configuration as Full Access with a gate that blocks access except during emergencies.

The future intersection of Branford Place/Access and Vintage Tollgate Drive/Portsmouth Drive is expected to be stop-controlled for east and westbound approaches.

Existing traffic was redistributed accordingly:

1. **Full Access** – 20% of eastbound Declaration Way left-turning vehicles at US 31 distributed to use new access to eastbound Tollgate Boulevard left turn at US 31. 20% of southbound

US 31 right-turning vehicles at Declaration way distributed to use new access with right turn at Tollgate Boulevard.

2. **Right-In/Right-Out** – 20% of southbound US 31 right-turning vehicles at Declaration way distributed to use new access with right turn at Tollgate Boulevard.
3. **Emergency Gate** – If closed, same as Existing, if open same as Full Access.

These scenarios were analyzed with the proposed traffic volumes and configurations using the same methodology as the Existing conditions. The results of analysis are shown in Table 2.

Analysis does not consider the use of traffic officers during the SCHOOL peak hour. The Emergency Gate scenario is expected to operate the same as Full Access when open, and Existing when closed.

Figure 2 includes all analysis results. Green highlighted results indicate better performance than Existing, and yellow highlighted results indicate worse performance than Existing. Numbers and letters in red indicate poor LOS of E or F.

As shown in Figure 2, the proposed access has little impact on performance in all scenarios. The greatest impact is on the eastbound approach of Tollgate Boulevard at US 31, which adds approximately 5 seconds of delay to the left turn during the SCHOOL peak hour. Slight decreases and increases in delay result from redistributed traffic but have minimal impact on LOS.

The following recommendations are based on this analysis:

- Construct Branford Place Extension between the existing intersection of Branford Place and Portsmouth Drive and Declaration Way. Install sidewalk on both sides of the extension.
- Install full access intersection at Branford Place Extension and Declaration Way. Branford Place to be stop controlled. Restripe Declaration Way to include one eastbound left turn lane with 200 feet of storage. Install pedestrian crossing pavement markings, speed table, and pushbutton-activated pedestrian crossing signs at intersection, coordinating with proposed sidewalk.
- Install sidewalk on Declaration Way from Branford Place Extension to Independence High School. Although this may be installed on either side of Declaration Way (on the county school property and is assumed to be constructed by WCS), it is assumed it will be installed on the south side due to existing grading.

This proposed extension would allow a second access for more efficient traffic flow and additional access in the event of an emergency at Independence High School. The proposed recommendations are presented conceptually in Figure 2. All recommendations are subject to school and town coordination. Please contact me if you have any questions.

Sincerely,

**Barge Design Solutions, Inc.**



Jonathan W. Smith, P.E., IMSA TS II

Enclosures

Table 2. Branford Place Extension Analysis

Figure 2. Proposed Improvements

3672714

Table 2. Branford Place Extension Analysis

Intersection	Control	Lane Group	Storage Length	Existing Conditions									Option #1 - Full									Option #2 - RIRO								
				AM			SCHOOL			PM			AM			SCHOOL			PM			AM			SCHOOL			PM		
				Delay	LOS	Queue	Delay	LOS	Queue	Delay	LOS	Queue	Delay	LOS	Queue	Delay	LOS	Queue	Delay	LOS	Queue	Delay	LOS	Queue	Delay	LOS	Queue	Delay	LOS	Queue
1. US 31 & Declaration Way	TWSC	Overall		32.4	D		20.4	C		3.0	A		18.2	C		12.9	B		2.5	A		27.6	D		20.3	C		2.9	A	
		Eastbound		192.4	F		60.5	F		24.2	C		99.8	F		39.4	E		21.6	C		158.2	F		59.6	F		24.1	C	
		EB L	800' (32 veh)	585.3	F	288'	113.0	F	275'	39.3	E	50'	337.4	F	200'	63.7	F	170'	34.4	D	38'	477.7	F	11'	111.6	F	273'	38.6	E	50'
		EB R	275' (11 veh)	16.2	C	60'	27.9	D	168'	15.9	C	30'	15.0	C	55'	27.3	D	165'	15.8	C	30'	15.0	C	2'	27.3	D	165'	15.8	C	30'
		Northbound		8.6	A		1.7	A		1.2	A		7.2	A		1.7	A		1.2	A		7.2	A		1.7	A		1.2	A	
		NB L	560' (22 veh)	21.9	C	180'	10.2	B	10'	11.8	B	13'	18.2	C	150'	10.2	B	10'	11.7	B	13'	18.2	C	6'	10.2	B	10'	11.7	B	13'
		NB T	999' (40 veh)	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'
Southbound		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A			
SB T	999' (40 veh)	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'		
SB RT	150' (6 veh)	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'		
2. US 31 & Tollgate Blvd	Signal	Overall		12.8	B		11.1	B		10.7	B		13.5	B		13.3	B		11.1	B		12.7	B		11.1	B		10.7	B	
		Eastbound		49.3	D		60.2	E		59.9	E		49.8	D		61.0	E		60.1	E		49.3	D		60.2	E		59.9	E	
		EB LT	200' (8 veh)	48.1	D	154'	56.1	E	115'	54.5	D	105'	51.6	D	177'	63.5	E	170'	56.1	E	121'	48.1	D	154'	56.1	E	115'	54.5	D	105'
		EB RT	200' (8 veh)	50.7	D	0'	63.6	E	0'	63.6	E	0'	47.6	D	0'	57.8	E	0'	63.4	E	0'	50.7	D	0'	63.6	E	0'	63.6	E	0'
		Northbound		4.7	A		3.2	A		3.4	A		4.9	A		3.5	A		3.4	A		4.7	A		3.2	A		3.4	A	
		NB LT	800' (32 veh)	5.5	A	35'	4.4	A	33'	5.3	A	28'	5.6	A	35'	4.8	A	37'	5.2	A	29'	5.3	A	35'	4.4	A	33'	5.2	A	28'
		NB T	999' (40 veh)	4.6	A	157'	3.0	A	86'	3.1	A	92'	4.9	A	157'	3.3	A	87'	3.2	A	98'	4.6	A	157'	3.0	A	86'	3.1	A	92'
Southbound		8.8	A		7.0	A		4.9	A		8.9	A		7.6	A		7.9	A		8.5	A		7.0	A		7.9	A			
SB T	580' (23 veh)	8.9	A	164'	7.2	A	164'	8.2	A	234'	9.0	A	141'	7.7	A	173'	8.2	A	239'	8.6	A	141'	7.1	A	162'	8.1	A	230'		
SB RT	280' (11 veh)	7.2	A	15'	6.0	A	20'	6.5	A	25'	8.2	A	27'	6.5	A	23'	6.6	A	26'	7.8	A	27'	6.0	A	21'	6.6	A	25'		
3. Portsmouth Dr & Tollgate Blvd	Roundabout	Overall		5.0	A		4.6	A		4.9	A		5.4	A		4.6	A		5.0	A		5.4	A		4.6	A		5.0	A	
		Eastbound		5.4	A		4.4	A		4.3	A		6.1	A		4.5	A		4.4	A		6.1	A		4.5	A		4.4	A	
		EB L/T/R	285' (11 veh)	5.4	A	25'	4.4	A	0'	4.3	A	0'	6.1	A	25'	4.5	A	0'	4.4	A	0'	6.1	A	25'	4.5	A	0'	4.4	A	0'
		Westbound		3.9	A		4.7	A		5.3	A		4.6	A		4.8	A		5.4	A		4.6	A		4.8	A		5.4	A	
		WB L/T/R	320' (12 veh)	3.9	A	0'	4.7	A	25'	5.3	A	25'	4.6	A	25'	4.8	A	25'	5.4	A	25'	4.6	A	25'	4.8	A	25'	5.4	A	25'
		Northbound		4.7	A		3.8	A		4.0	A		4.9	A		4.4	A		4.1	A		4.7	A		3.8	A		4.0	A	
NB L/T/R	100' (4 veh)	4.7	A	0'	3.8	A	0'	4.0	A	0'	4.9	A	0'	4.4	A	0'	4.1	A	0'	4.7	A	0'	3.8	A	0'	4.0	A	0'		
Southbound		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A			
SB L/T/R	100' (4 veh)	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'		
4. Village Tollgate & Portsmouth Dr	TWSC	Overall		7.6	A		4.8	A		3.2	A		2.0	A		2.0	A		3.2	A		0.0	A		0.0	A		0.0	A	
		Eastbound		8.6	A		8.6	A		8.6	A		9.6	A		9.2	A		9.1	A		0.0	A		0.0	A		0.0	A	
		E L/T/R	(0 veh)	8.6	A	3'	8.6	A	0'	8.6	A	0'	9.6	A	3'	9.2	A	0'	9.1	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'
		Westbound		0.0	A		0.0	A		0.0	A		9.7	A		9.4	A		9.1	A		0.0	A		0.0	A		0.0	A	
		WB L/T/R	(0 veh)	0.0	A	0'	0.0	A	0'	0.0	A	0'	9.7	A	0'	9.4	A	0'	9.1	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'
Northbound		--	--		--	--		--	--		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A			
NB L/T/R	(0 veh)	--	--		--	--		--	--		0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'		
Southbound		0.0	A		0.0	A		0.0	A		7.3	A		0.4	A		0.0	A		0.0	A		0.0	A		0.0	A			
SB L/R	(0 veh)	0.0	A	0'	0.0	A	0'	0.0	A	0'	7.3	A	0'	7.3	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'		
5. Tollgate Blvd & Elliston Way	TWSC	Overall		0.9	A		1.5	A		1.3	A		0.7	A		1.4	A		1.2	A		0.7	A		1.5	A		1.2	A	
		Eastbound		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A		0.0	A	
		EB L/T/R	(0 veh)	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'
		Westbound		1.4	A		0.8	A		0.5	A		0.9	A		0.8	A		0.4	A		0.9	A		0.8	A		0.4	A	
		WB L/T/R	(0 veh)	7.9	A	3'	0.8	A	0'	7.5	A	0'	8.0	A	3'	7.7	A	3'	7.6	A	0'	0.9	A	3'	7.6	A	0'	7.5	A	0'
Northbound		10.2	B		9.4	A		9.5	A		10.5	B		9.7	A		9.6	A		10.3	B		9.4	A		9.5	A			
NB L/T/R	(0 veh)	10.2	B	3'	9.4	A	3'	9.5	A	3'	10.5	B	3'	9.7	A	3'	9.6	A	3'	10.3	B	3'	9.4	A	3'	9.5	A	3'		
Southbound		12.1	B		11.7	B		12.2	B		13.4	B		12.5	B		12.5	B		13.1	B		11.9	B		12.3	B			
SB L/T/R	(0 veh)	0.0	A	0'	11.7	B	3'	12.2	B	3'	13.4	B	0'	12.5	B	3'	12.5	B	3'	13.1	B	0'	11.9	B	0'	12.3	B	3'		
6. Declaration Way & Access	TWSC	Overall		--	--		--	--		--	--		1.4	A		0.6	A		0.7	A		1.2	A		0.1	A		0.3	A	
		Eastbound		--	--		--	--		--	--		0.6	A		0.6	A		0.6	A		0.0	A		0.0	A		0.0	A	
		EB L	(0 veh)	--	--		--	--		--	--		10.2	B	3'	7.6	A	3'	7.5	A	0'	--	--		--	--		--	--	
		EB T		--	--		--	--		--	--		0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'
		Westbound		--	--		--	--		--	--		0.0	A		9.0	A		0.0	A		0.0	A		0.0	A		0.0	A	
WB T/R	(0 veh)	--	--		--	--		--	--		0.0	A	0'	9.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'	0.0	A	0'		
Southbound		--	--		--	--		--	--		20.8	C		9.0	A		9.0	A		20.8	C		9.0	A		9.0	A			
SB L/T/R	(0 veh)	--	--		--	--		--	--		20.8	C	28'	9.0	A	0'	9.0	A	0'	20.8	C	28'	0.0	A	0'	0.0	A	0'		





**RESOLUTION NO. 2019-019**

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE, TO  
ESTABLISH A POLICY FOR THE SALE AND DISPOSAL OF PROPERTY  
DETERMINED TO BE SURPLUS TO THE TOWN'S NEEDS.**

**WHEREAS**, it is in the public interest for the Town of Thompson's Station to periodically sell or dispose of certain machinery, equipment, or materials which, by nature of its obsolescence, low value, or disrepair, has been determined by the Board of Mayor and Aldermen to be surplus to the realistic and foreseeable needs of the Town; and

**WHEREAS**, the Board of Mayor and Aldermen wishes to establish a uniform policy, which provides that obsolete and unneeded property will be offered for sale to the general public in an open, transparent, and cost-effective manner, and assures against usable and valuable property from wrongfully being declared obsolete and offered for sale.

**NOW, THEREFORE, BE IT RESOLVED BY THE ANYTOWN [GOVERNING BODY],  
AS FOLLOWS:**

1. **Title.** This Resolution shall be known as the "Thompson's Station Surplus Property Policy" and shall be the official guideline for the sale of the Town's surplus properties.

2. **Authority to declare property as surplus to the Town's needs.** Any member of the Board of Mayor and Aldermen ("Board"), the Town Administrator, or any department head, may nominate any Town-owned property for disposal or sale as surplus property. All such nominations shall be made on forms developed by the Town and signed by the person making the nomination. Signed nominations shall be forwarded to the Board for the final decision authorizing the sale. It shall be the official policy of the Town of Thompson's Station that no Town-owned property shall be sold, or offered for sale, as surplus property without prior authorization by the Board. The Board's authorization to sell surplus property shall be in the form of a Resolution.

3. **Unauthorized sales.** Any employee of the Town of Thompson's Station found to have sold, or offered for sale, any Town-owned property in violation of the Thompson's Station Surplus Property Policy shall be subject to disciplinary action and, if applicable, criminal prosecution.

**4. Surplus property nomination form.** The Town Recorder shall develop a form which shall be used by Town Staff / Officials to nominate surplus property for sale. As a minimum, such form shall contain the following information:

- (a) A brief description of the item proposed for sale, including manufacturer, model number, serial number, age, and condition; as well as any asset number assigned to the item in the Town's Capital Asset listing;
- (b) The department or office to which the property is assigned;
- (c) An explanation of why the property is no longer needed by the Town;
- (d) An estimate of the current in-place value of the property; and
- (e) The name and signature of the person making the nomination.

**5. Surplus property criteria.** All signed surplus property nomination forms shall be promptly forwarded by the Town Recorder to the Board. Before classifying any property as being surplus, the Board shall consider the following:

- (a) The age and condition of the property;
- (b) The cost of replacing the property, if any;
- (c) The anticipated remaining life of the property;
- (d) The estimated value of the property;
- (e) Whether the property might reasonably, safely, and efficiently be used by another Town department or office.

**6. Sales procedures.** Unless otherwise directed by the Board, all surplus property approved for sale shall be sold according to the following procedure:

- (a) The Town Administrator, or his/her designee, shall be wholly and solely responsible for advertising and conducting all surplus property sales.
- (b) The preferred method of sale shall be a public auction, on a cash, certified check, or if applicable, debit or credit card basis. A public auction may include the use of a nationally recognized government surplus website, such as GovDeals.com or PublicSurplus.com. Sales on such websites shall include a buyer's premium so that the buyer bears the cost for using the website service. When a public auction is not practical or efficient, the Board may direct the sale to take place by means of sealed bids. The opening of all sealed bids shall take place in a meeting open to all bidders and the general public.
- (c) It shall be the Town's policy that sales of surplus property shall be awarded to the highest bidder.

(d) All surplus property auctions shall be advertised at least 30 days in advance in a newspaper of local circulation (or on the appropriate website, as noted above).

(e) Prior to the sale, all Town logos or other symbols are to be removed or destroyed from the items to be sold.

**7. Sale of dangerous property.** It shall be the policy of Thompson's Station to avoid the sale of surplus property that might reasonably be dangerous or hazardous to the ultimate purchaser.

Dangerous or hazardous items shall include, but are not limited to, the following:

(a) Surplus firearms and other weapons. Such items may only be offered for sale to a public law enforcement agency;

(b) Explosives;

(c) Volatile or highly toxic chemicals; and

(d) Equipment and materials that cannot be operated or used safely due to obsolescence, product defect, lack of maintenance, etc.

**8. Prohibited sales.** No member of the Thompson's Station Board shall purchase, attempt to purchase, or otherwise take possession of any item of surplus property offered for sale by the Town of Thompson's Station. Any employee of the Town who purchases, attempts to purchase, or otherwise takes possession of any item offered surplus property offered for sale by the Town of Thompson's Station shall be subject to disciplinary action up to and including termination of employment.

**9. Distribution.** The Town Administrator is hereby directed to distribute a copy of this resolution to every employee of the Town of Thompson's Station.

**10. Effective date.** This Resolution shall be in full force and effect from and after its date of adoption by the Town of Thompson's Station Board of Mayor and Aldermen.

**RESOLVED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.**

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Corey Napier, Mayor

ATTEST:

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Town Recorder

APPROVED AS TO LEGALITY AND FORM:

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Town Attorney



## General Fund

	Jul	YTD Actual	Budgeted
Property Tax	\$ 717	\$ 717	\$ 283,500
Sales Tax	\$ 128,716	\$ 128,716	\$ 1,642,000
Gas Tax	\$ 15,418	\$ 15,418	\$ 178,000
Bldg Permits/Impact Fees	\$ 65,173	\$ 65,173	\$ 1,076,000
Alcohol	\$ 10,237	\$ 10,237	\$ 123,600
Grants	\$ -	\$ -	\$ 572,000
All Other	\$ 4,314	\$ 4,314	\$ 129,400
<b>Total Revenues</b>	<b>\$ 224,575</b>	<b>\$ 224,575</b>	<b>\$ 4,004,500</b>
Payroll expenditures	\$ 67,382	\$ 67,382	\$ 918,433
Streets & Roads	\$ 4,246	\$ 4,246	\$ 210,000
Professional Fees	\$ 38,120	\$ 38,120	\$ 210,500
Operating Expenditures	\$ 28,316	\$ 28,316	\$ 397,750
County Services	\$ 8,333	\$ 8,333	\$ 133,000
Debt Service	\$ -	\$ -	\$ 301,267
<b>Total Expenditures</b>	<b>\$ 146,397</b>	<b>\$ 146,397</b>	<b>\$ 2,170,950</b>
<b>Net change in Position</b>	<b>\$ 78,178</b>	<b>\$ 78,178</b>	<b>\$ 1,833,550</b>

### General Fund Cash Position

Checking	\$ 1,094,839
Savings	\$ 5,120,885
Less: Reserve	\$ (1,030,000)
<b>Total Cash</b>	<b>\$ 5,185,724</b>

Less:

Note Balance (First Farmers)	\$ (576,500)
Note Balance (First Tennessee)	\$ (1,420,000)
Due to Wastewater Fund	\$ (318,365)
Accounts Payable	\$ (132,912)
<b>Total Available Funds</b>	<b>\$ 2,737,947</b>



## Wastewater Fund

		Jul	YTD Actual	Budgeted
Wastewater Fees	\$	105,788	\$ 105,788	\$ 1,201,619
Tap Fees	\$	32,500	\$ 32,500	\$ 500,000
Other	\$	1,986	\$ 1,986	\$ 40,350
<b>Total Revenues</b>	<b>\$</b>	<b>140,274</b>	<b>\$ 140,274</b>	<b>\$ 1,741,969</b>
<hr/>				
Payroll Expenses	\$	11,269	\$ 11,269	\$ 256,079
Operating Expense	\$	26,386	\$ 26,386	\$ 355,350
Depreciation	\$	37,500	\$ 37,500	\$ 450,000
Interest Expense	\$	889	\$ 889	\$ 9,500
<b>Total Expenses</b>	<b>\$</b>	<b>76,044</b>	<b>\$ 76,044</b>	<b>\$ 1,070,929</b>
<hr/>				
<b>Income from</b>				
<b>Operations</b>	<b>\$</b>	<b>64,230</b>	<b>\$ 64,230</b>	<b>\$ 671,040</b>

### Wastewater Funds

#### Cash Position

Checking	\$	187,430
Savings	\$	4,122,614
Less: Reserve	\$	(500,000)
<b>Total Cash</b>	<b>\$</b>	<b>3,810,044</b>
Add:		
Accounts Receivable	\$	160,488
Due from Gen Fund	\$	318,365
Less:		
Note Balance (Franklin Synergy)	\$	(425,926)
Accounts Payable	\$	(25,167)
<b>Total Available Funds</b>	<b>\$</b>	<b>3,837,804</b>



## Capital Projects FY2020

Fund	Project Name	Budgeted	Awarded	Contracted Amount	Actual Paid Out
GF	Town Hall Building	\$ 1,200,000			
GF	Office Furniture/Upgrade	\$ 50,000			
GF	Software upgrade	\$ 100,000			
GF	Road Improvements	\$ 1,400,000			
GF	Maintenance Equipment	\$ 197,000			
GF	Park Improvements	\$ 965,000			
	<b>Total General Funds</b>	<b>\$ 3,912,000</b>		<b>\$ -</b>	<b>\$ -</b>
WW	Repairs of Cell #1	\$ 500,000			
WW	Hill Property Drip Fields	\$ 3,100,000	W & O Constr.	\$ 2,926,500	
			Barge Design	\$ 175,000	
WW	Equipment Replacements (items over \$5,000)	\$ 100,000			
	<b>Total Wastewater Funds</b>	<b>\$ 3,700,000</b>		<b>\$ 3,101,500</b>	<b>\$ -</b>





General Fund Revenue Analysis as of  
June 30, 2019

**\*\*UNAUDITED\*\***

	June YTD 2018	Revised Budget	% of Budget	Budget Remaining	Comment
<b>General Government Revenues:</b>					
31111 Real Property Tax Revenue	286,533	270,000	106%	(16,533)	
31610 Local Sales Tax - Trustee	987,944	900,000	110%	(87,944)	
31710 Wholesale Beer Tax	99,789	95,000	105%	(4,789)	
31720 Wholesale Liquor Tax	15,208	15,000	101%	(208)	
31810 Adequate School Facilities Tax	51,105	70,000	73%	18,895	
31900 CATV Franchise Fee Income	25,494	25,000	102%	(494)	
32000 Beer Permits	600	600	100%	-	
32200 Building Permits	479,812	300,000	160%	(179,812)	
32230 Submittal & Review Fees	16,735	20,000	84%	3,265	
32245 Miscellaneous Fees	1,595	2,000	80%	405	
32260 Business Tax Revenue	85,638	75,000	114%	(10,638)	
33320 TVA Payments in Lieu of Taxes	41,974	50,000	84%	8,026	
33510 Local Sales Tax - State	430,468	350,000	123%	(80,468)	
33530 State Beer Tax	-	2,000	0%	2,000	
33535 Mixed Drink Tax	14,273	12,000	119%	(2,273)	
33552 State Streets & Trans. Revenue	8,613	8,000	108%	(613)	
33553 SSA - Motor Fuel Tax	90,708	80,000	113%	(10,708)	
33554 SSA - 1989 Gas Tax	14,336	12,000	119%	(2,336)	
33555 SSA - 3 Cent Gas Tax	26,564	20,000	133%	(6,564)	
33556 SSA - 2017 Gas Tax	34,292	20,000	171%	(14,292)	
36120 Interest Earned - Invest. Accts	36,311	20,000	182%	(16,311)	
37746 Parks Revenue	28,426	20,000	142%	(8,426)	
37747 Parks Deposit Return	(6,630)	(5,000)	133%	1,630	
37990 Other Revenue	9,595	10,000	96%	405	
<b>Total general government revenue</b>	<b>2,779,382</b>	<b>2,371,600</b>	<b>117%</b>	<b>(407,782)</b>	
<b>Non-Operating Income:</b>					
32300 Impact Fees	650,200	550,000	118%	(100,200)	
38000 Transfer from Reserves	-	5,812,000		5,812,000	No Transfers made
<b>Total non-operating revenue</b>	<b>650,200</b>	<b>6,362,000</b>		<b>5,711,800</b>	
<b>Total revenue</b>	<b>3,429,582</b>	<b>8,733,600</b>		<b>5,304,018</b>	



General Fund Expenditure Analysis as of  
June 30, 2019

\*\*\*UNAUDITED\*\*\*

	June YTD 2019	Revised Budget	% of Budget	Budget Remaining	Comment
<b>General Government Expenditures:</b>					
41110 Salaries	522,180	600,000	87%	77,820	
41141 FICA	32,281	37,200	87%	4,919	
41142 Medicare	7,550	8,700	87%	1,150	
41147 SUTA	2,207	2,400	92%	193	
41161 General Expenses	785	1,000	79%	215	
41211 Postage	426	1,000	43%	574	
41221 Printing, Forms & Photocopy	3,454	7,500	46%	4,046	
41231 Legal Notices	2,624	3,000	87%	376	
41235 Memberships & Subscriptions	2,618	4,000	65%	1,382	
41241 Utilities - Electricity	9,730	12,000	81%	2,270	
41242 Utilities - Water	2,431	2,500	97%	69	
41244 Utilities - Gas	1,498	2,000	75%	502	
41245 Telecommunications Expense	4,488	5,000	90%	512	
41252 Prof. Fees - Legal Fees	141,780	130,000	109%	(11,780)	
41253 Prof. Fees - Auditor	14,500	16,000	91%	1,500	
41254 Prof. Fees - Consulting Engineers	189,734	233,000	81%	43,266	
41259 Prof. Fees - Other	63,571	66,000	96%	2,429	
41264 Repairs & Maintenance - Vehicles	8,896	10,000	89%	1,104	
41265 Parks & Recreation Expense	37,756	68,000	56%	30,244	
41266 Repairs & Maintenance - Buildings	22,308	20,000	112%	(2,308)	
41268 Repairs & Maintenance - Roads	41,903	200,702	21%	158,799	
41269 SSA - Street Repair Expense	80,499	140,000	57%	59,501	
41270 Vehicle Fuel & Oil	15,838	17,500	91%	1,662	
41280 Travel	3,572	3,500	102%	(72)	
41285 Continuing Education	1,629	5,000	33%	3,371	
41289 Retirement	21,152	30,000	71%	8,848	
41291 Animal Control Services	7,355	7,500	98%	145	
41300 Economic Development	6,796	7,500	91%	704	
41311 Office Expense	43,861	100,000	44%	56,139	
41511 Insurance - Property	21,443	3,600	596%	(17,843)	
41512 Insurance - Workers Comp.	10,021	13,000	77%	2,979	
41513 Insurance - Liability	5,723	5,300	108%	(423)	
41514 Insurance - Medical	72,682	90,000	81%	17,318	
41515 Insurance - Auto	2,880	2,100	137%	(780)	
41516 Insurance - E & O	10,032	11,000	91%	968	
41551 Trustee Commission	6	5,500	0%	5,494	
41633 Interest Expense - Note Payable	1,050	2,000	53%	950	
41720 Donations	-	-	0%	-	
41800 Emergency Services	100,000	145,000	69%	45,000	
41899 Other Expenses	-	10,000	0%	10,000	
<b>Total general government expenditures</b>	<b>1,517,261</b>	<b>2,028,502</b>	<b>75%</b>	<b>511,241</b>	
<b>General government change in net position</b>	<b>1,262,121</b>	<b>343,098</b>		<b>(919,023)</b>	
<b>Non-Operating Expenditures:</b>					
41940 Capital Projects	695,128	2,553,254	27%	1,858,126	
41944 Captial Projects - Parks	-	-		-	
49030 Capital Outlay Note Payment	311,944	312,000		56	
<b>Total non-operating expenditures</b>	<b>1,007,073</b>	<b>2,865,254</b>		<b>1,858,182</b>	
<b>Non-operating change in net position</b>	<b>(356,873)</b>	<b>3,496,746</b>		<b>3,853,619</b>	
<b>Total expenditures</b>	<b>2,524,334</b>	<b>4,893,756</b>		<b>2,369,422</b>	
<b>Change in Net Position</b>	<b>905,248</b>	<b>3,839,844</b>		<b>2,934,596</b>	



**Wastewater Fund Revenue and Expense Analysis as of  
June 30, 2019**

\*\*\*UNAUDITED\*\*\*

	June YTD 2019	Budget	% of Budget	Budget Remaining	Comment
<b>Revenues:</b>					
3100 Wastewater Treatment Fees	1,096,491	925,000	119%	(171,491)	
3101 Septage Disposal Fees	8,000	10,000	80%	2,000	
3105 Late Payment Penalty	35,509	-		(35,509)	
3109 Uncollectible Accounts	-	(5,000)		(5,000)	
3500 Other Income	415	-		(415)	
Transfer from Fund Balance	-	504,506		504,506	No transfers Made
<b>Total Revenues</b>	<b>1,140,415</b>	<b>1,434,506</b>	<b>79%</b>	<b>294,091</b>	
<b>Operating Expenses:</b>					
<b>Supply and Operations:</b>					
4010 Payroll Expense	123,502	170,000	73%	46,498	
4210 Permits & Fees Expense	4,828	7,500	64%	2,672	
4220 Laboratory Water Testing	3,255	5,000	65%	1,745	
4230 Supplies Expense	1,680	5,000	34%	3,320	
4240 Repairs & Maint. Expense	62,413	65,000	96%	2,587	
4250 Postage, Freight & Express Chgs	8,686	8,000	109%	(686)	
4280 Billing Charges	7,096	12,000	59%	4,904	
4310 Utilities - Electric	76,439	90,000	85%	13,561	
4320 Utilities - Water	2,876	5,000	58%	2,124	
4350 Telecommunications	2,543	2,500	102%	(43)	
4390 Insurance Expense	-	21,000	0%	21,000	
4395 Insurance - Employee Medical	9,211	20,000	46%	10,789	
4400 Prof. Fees-Consulting Engineers	283,415	315,000	90%	31,585	
4420 Prof. Fees - Auditor	-	2,000	0%	2,000	
4490 Prof. Fees - Other	10,000	121,706	8%	111,706	
4710 Payroll Taxes - FICA	7,264	10,000	73%	2,736	
4720 Payroll Taxes - Medicare	1,633	2,200	74%	567	
4730 Payroll Taxes - SUTA	182	3,600	5%	3,418	
4789 Employee Retirement Expense	5,934	7,500	79%	1,566	
4800 Bank Charges	2,246	500	449%	(1,746)	
4900 Other Expense	-	1,000	0%	1,000	
<b>Total Supply and Operations</b>	<b>613,203</b>	<b>874,506</b>	<b>70%</b>	<b>261,303</b>	
<b>Depreciation</b>					
4990 Depreciation Expense	360,000	360,000	100%	-	
<b>Total Operating Expenses</b>	<b>973,203</b>	<b>1,234,506</b>	<b>79%</b>	<b>261,303</b>	
<b>Operating result</b>	<b>167,212</b>	<b>200,000</b>		<b>32,788</b>	
<b>Non-Operating Income (Expense):</b>					
3300 Tap Fees	502,500	550,000	91%	47,500	
3902 Interest Income - Invest Accts	18,420	5,000	368%	(13,420)	
4100 Capital Expenditures	(46,819)	(500,000)	9%	(453,181)	
4994 Interest Expense	(12,310)	(13,000)	95%	(690)	
<b>Total non-operating income</b>	<b>461,791</b>	<b>42,000</b>	<b>1100%</b>	<b>(419,791)</b>	
<b>Change in Net Position</b>	<b>629,004</b>	<b>242,000</b>	<b>260%</b>	<b>(387,004)</b>	