

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Agenda
October 19, 2021**

Meeting Called To Order

Pledge Of Allegiance

Consent Agenda

A. Consideration Of The Minutes Of The September 14, 2021, Regular Meeting.

Documents:

[ITEM A - BOMA MINUTES 09_14_2021.PDF](#)

Announcements/Agenda Requests

Public Comments-

Unfinished Business:

1. Public Hearing And Second Reading Of Ordinance 2020-009: An Ordinance Of The Town Of Thompson's Station, Tennessee To Amend The Town's Zoning Map By Rezoning 6.19 Acres Of Territory Located West Of Lewisburg Pike Near The Harpeth/Peytonsville Road Intersection (Being Part Of Tax Map And Parcel 144-80.00) From D1 To Community Commercial (CC):

Documents:

[ITEM 1 - MEMO FOR ORD 2020-009 REZONE.PDF](#)

[ITEM 1 - ORD 2020-009 REZONE.PDF](#)

[ITEM 1 - REZONE LETTER ORD 2020-009 FROM APPLICANT.PDF](#)

2. Public Hearing And Second Reading Of Ordinance 2021-012: An Amendment To The Land Development Ordinance To Revise Appendix C To Clean Up And Clarify Certain Plat Certificates:

Documents:

[ITEM 2 - ORD 2021-012 LDO PLAT CERTIFICATE.PDF](#)

[ITEM 2 - MEMO ORD 2021-012 LDO AMEND MEMO.PDF](#)

3. Critz Lane Traffic Plan/BOMA Action Regarding Detours:

Documents:

[ITEM 3 - MEMO NEIGHBORHOOD TRAFFIC CALMING POLICY.PDF](#)

[ITEM 3 - TS NEIGHBORHOOD TRAFFIC CALMING POLICY.PDF](#)

4. Approval Of Reservation Of Wastewater Capacity Agreement With The Town Of Thompson's Station And Tennessee Valley Homes For The Moon Property At 4339 Columbia Pike:

Documents:

ITEM 4 - RESERVATION OF WW CAPACITY AGREEMENT WITH DEVELOPER AND TS - MOON PROPERTY TN VALLEY HOMES- 10-19-21.PDF

5. Approve Resolution 2021-019: A Resolution Of The Town Of Thompson's Station, TN For Amendment 1 To The Contract With Kimley Horn For The Design And Development Of Phase 2 Of The Town's Greenway And To Authorize The Mayor To Sign The Contract Amendment:

Documents:

ITEM 5 - STAFF MEMO FOR RESOLUTION 2021-019 GREENWAY PHASE 2 CONTRACT AMENDMENT 1.PDF
ITEM 5 - RESOLUTION 2021-019 KIMLEY HORN GREENWAY PHASE 2 AMENDMENT 1.DOC.PDF
ITEM 5 - AMENDMENT 1 FOR RESOLUTION 2021-019 EXHIBIT A.PDF

New Business:

6. Redistricting Committee Meeting-Considerations & Directives:

Documents:

Z CCD WORK MAP FOR WORK SESSION.PDF
Z REDISTRICTING FOR WORK SESSION.PDF

Adjourn

Information Only:

A. Financial Report And Building

Documents:

X BOMA FINANCE REPORT SEP 2021_RS.PDF
SEPTEMBER 2021.PDF

B. Consulting Attorneys – Quarterly Fiscal Report (To Be Provided)

C. Key Projects Monthly Updates

1. Barge Designs – Matthew Johnson
2. Kimley-Horn - Alisha Eley
3. RaganSmith - Brandon Baxter

Documents:

X BARGE -PROJECT_STATUS_OCT2021.PDF
X KIMLEY-HORN UPDATE 10_19_21.PDF
X RAGANSMITH UPDATE 10_19_2021.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
September 14, 2021, 7:00 p.m.**

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 September 14, 2021. Members and staff attending were Mayor Corey Napier, Alderman Shaun Alexander; Alderman Brandon Bell; Alderman Brian Stover; Alderman Andrew Zinn; Town Administrator Ken McLawhon; Finance Director Steve Banks; IT Coordinator Tyler Rainey, Maintenance Supervisor Brian King, Town Clerk Regina Fowler and Town Attorneys Andrew Mills and Kirk Vandivort.

Pledge of Allegiance:

1. **Move Item #7 Critz Lane Traffic Plan/BOMA Action Regarding Detours/Condemnation to Item #1.** Alderman Brian Stover made a motion to move Item #7 Critz Lane Traffic Plan/BOMA Action Regarding Detours/Condemnation to Item #1. Shaun Alexander seconded the motion and it carried unanimously.

Consent Agenda:

- a. Consideration of the Minutes of the August 2, 2021, Special Called BOMA Meeting.
 - b. Bond Actions:
 1. Bridgemore Subdivision Section 6A: Accept the public improvement for streets and drainage.
 2. Bridgemore Subdivision Section 6B: Accept the public improvement for streets and drainage.
 3. Bridgemore Subdivision Section 6C: Accept the public improvement for streets and drainage.
 4. Bridgemore Subdivision Section 6D: Accept the public improvement for streets and drainage.
 - c. Proclamation for Constitution Week 2021.
 - d. Civil War Trail Historic Markers/Cost Share.
2. **Approve Consent Agenda:** Alderman Brian Stover made a motion to approve the above Consent Agenda. The motion was seconded by Alderman Brandon Bell and carried unanimously.

Announcements:

- Andrew Mills announced a new staff policy regarding 5G transmitters installed within 1000' of an HOA Subdivision. Town Administrators will work to facilitate communication with HOA's, so they are aware of the new policy.

Public Comments:

Harry King - 3684 Ronstadt Road, T.S.: Cell phone reception in Bridgemore is atrocious. In regard to contractor's maintenance/performance bonds for a development increase bonds by 25% so taxpayers don't have to pay for any incomplete/faulty jobs. The roads are narrow in Canterbury and with upcoming detours can the Town erect no parking signs on one side of the road for easier traffic flow? Can the Town increase work hours by one hour earlier and end one hour later to alleviate the detours sooner?

Alderman Shaun Alexander – 2082 Callaway Park Place T.S.: noted that the Critz Lane Construction Project has 500 days to complete said project. Normally asphalt plants are shut down from November thru March. Should the project be ready for asphalt in December nothing happens until March.

Robin Napier - 2691 Pantall Road, T. S.: Owns Circa Restaurant and applied for a building permit to expand their front porch however there is a property line issue that should have been resolved in the 90's. Over the last two years we have hired attorneys but have been unable to obtain a building permit to expand our business. This building has been here since the turn of the century. I would implore BOMA to review this situation and allow us the ability to expand our building while continuing to pay town taxes and enhance our town. At this time the Streetscape for the Town has not been approved. Alderman Brandon Bell asked Ms. Napier to address BOMA on this issue. Andrew Mills, Town Attorney assured her BOMA would have the opportunity to address this issue at the October BOMA meeting.

Bill Jordan, 1549 Thompson's Station Road, W., T.S.: I am the owner of the building located at 1549 Thompson's Station Road, West, Thompson's Station. I bought the building to save it from its demise. I have been lied to by the Town Administrators for the last seven years. The grease trap was damaged/collapsed by a town employee however, the Town will not accept responsibility. The recent letter I received from the Town Attorney had discrepancies and I am not agreeable to them. I would ask that my problem be solved and allow the expansion. My aunt was the original owner of the building and she wanted to save Thompson's Station as a tiny town thereby the tiny town law was enacted.

Taylor Jordan, 2649 Thompson's Station Road, East, T. S.: Parson's Valley Development adjoins my property on the east side. I went to the planning committee meeting and ask if there would be a buffer between my house and their property and was told there would be a buffer. After observing the plans, I did not see a buffer. I have tried speaking to the builder but have been unable to do so. I would ask the town for the installation of a buffer (trees) between my home and the development.

3. **Approve Appraisal on a portion of Property on Critz Lane for Condemnation (vote on condemnation would occur at a later date).** Alderman Brian Stover made a motion to approve an Appraisal on a portion of Property on Critz Lane for Condemnation (vote on condemnation would occur at a later date). Andrew Zinn seconded the motion and it passed unanimously.

4. **Defer Approval Banning On-Street Parking on Detour Route of the Critz Lane Project until October Meeting to allow community outreach.**

5. **Approval of an Addition to the October BOMA Meeting the "No Parking on Detour Route of the Critz Lane Traffic Project" and discussion of no parking at the intersections.** Alderman Brian Stover made a motion for the Approval of an Addition to the October BOMA Meeting the "No Parking on Detour Route of the Critz Lane Traffic Project" and discussion of no parking at the intersections. The motion was seconded by Shaun Alexander and carried unanimously.

6. **Approval to move the Traffic Calming Measures on the Detour Route of the Critz Lane Traffic Project to the October BOMA meeting to allow Community Outreach.** Alderman Brian Stover made the motion to Approve to move the Traffic Calming Measures on the Detour Route of the Critz Lane Traffic Project to the October BOMA Meeting to allow Community Outreach. The motion was seconded by Alderman Shaun Alexander and carried unanimously.

Unfinished Business:

7. **Approval of First Reading Ordinance 2020-009: An Ordinance of the Town of Thompson's Station Tennessee to Amend the Town's Zoning Map by Rezoning 6.19 Acres of Territory located off Lewisburg Pike near the Harpeth/Peytonsville Road Intersection (being tax map and parcel 144-80.00, 144-80.02 and 144-80.03 from D1 to Community Commercial (CC).** Alderman Brian Stover made a motion to approve on First Reading Ordinance 2020-009: An Ordinance of the Town of Thompson's Station Tennessee to Amend the Town's Zoning Map by Rezoning 6.19 Acres of Territory located off Lewisburg Pike near the Harpeth/Peytonsville Road Intersection (being tax map and parcel 144-80.00, 144-80.02 and 144-80.03 from D1 to Community Commercial (CC) with the self-imposed condition. Alderman Andrew Zinn seconded the motion and carried unanimously.

8. **Approve Neighborhood Traffic Calming Policy for the Town of Thompson's Station.** Alderman Brandon Bell made a motion to Approve Neighborhood Traffic Calming Policy for the Town of Thompson's Station with contingencies and with the deletion of chicanes. Alderman Shaun Alexander seconded the motion and carried unanimously.

New Business:

9. **Public Hearing and Resolution 2021-017 to Approve the Town's Intent to Exceed the Certified (tax neutral) Property Tax Rate and Maintaining the Approved Budgeted Rate.** A Public Hearing was held. Alderman Brian Stover made a motion to Approve Resolution 2021-017 to Approve the Town's Intent to Exceed the Certified (tax neutral) Property Tax Rate and Maintaining the Approved Budgeted Rate. Alderman Andrew Zinn seconded the motion and carried unanimously.

10. **Approve Award of Request for Proposals for the "All Aboard" Comprehensive Planning Process to include updates to the Town's General Plan, Major Thoroughfare Plan, and Land Development Ordinance and approve the contract agreement with Kimley Horn.** Alderman Brandon Bell made a motion to Approve Award of Request for Proposals for the "All Aboard" Comprehensive Planning Process to include updates to the Town's General Plan, Major Thoroughfare Plan, and Land Development Ordinance and approve the contract agreement with Kimley Horn. Alderman Shaun Alexander seconded the motion and carried unanimously.

11. **Approve Resolution 2021-018 to Adopt the Commercial Reservation of Wastewater Capacity Agreement with the Town of Thompson's Station.** Alderman Brian Stover made a motion to Approve Resolution 2021-018 to Adopt the Commercial Reservation of Wastewater Capacity Agreement with the Town of Thompson's Station. Alderman Brandon Bell seconded the motion and carried unanimously.

12. **Approve First Reading of Ordinance 2021-012 an Amendment to the Land Development Ordinance to revise Appendix C to clean up and clarify certain plat certificates.** Alderman Brian Stover

made a motion to Approve Ordinance 2021-012 an Amendment to the Land Development Ordinance to revise Appendix C to clean up and clarify certain plat certificates. Alderman Shaun Alexander seconded the motion and carried unanimously.

13. Approval of Reservation of Wastewater Capacity Agreement with the Town of Thompson's Station-Tollgate Section 16B: Alderman Brian Stover made a motion for Approval of Reservation of Wastewater Capacity Agreement with the Town of Thompson's Station-Tollgate Section 16B: Alderman Shaun Alexander seconded the motion and carried with a 4 yay - 1 nay vote (nay vote Alderman Bell). Motion carried.

14. Motion to Adjourn: Alderman Brian Stover made a motion to adjourn, Alderman Brandon Bell seconded the motion and passed unanimously.

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

Corey Napier, Mayor

Regina Fowler, Town Recorder/Clerk

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



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

DATE: October 19, 2021

TO: BOMA

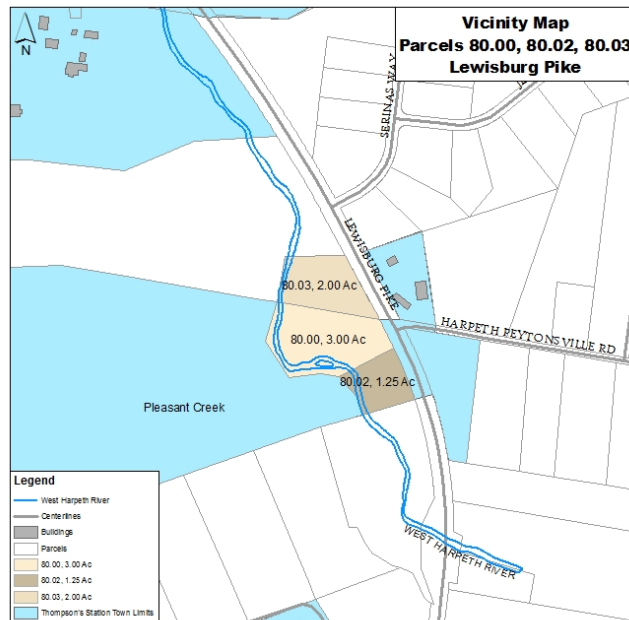
FROM: Micah Wood, AICP Planning Director
Andrew Mills, Town Attorney

SUBJECT: Item 1 - Ord 2020-009- Rezoning of 6.19 acres from D1 zoning to Community Commercial

Amend the Zoning Map to Rezone 6.19 acres for The Crossroad at Pleasant Creek (Map 144 80.00, Map 144 80.02, and Map 144 80.03) from D1 zoning to Community Commercial (CC) zoning.

PROJECT DESCRIPTION

A request from Pleasant Creek, LLC to rezone 6.19 acres north of Thompson's Station Road East, along the west side of State Route 106/Highway 431 (Lewisburg Pike) at the intersection of Harpeth Peytonsville Road to Community Commercial (CC) for a development called The Crossroad at Pleasant Creek.





PURPOSE OF A ZONING MAP AMENDMENT OR REZONING REQUEST

Changing the zoning of a particular parcel will allow the owner of the parcel to develop or use their property based on the corresponding use table within the Land Development Ordinance (Table 4.1 Land Use and Building Type). The Planning Commission reviewed this request at the January 28, 2020, meeting and, based on the General Plan, made a recommendation to the Board of Mayor and Aldermen for approval of the rezoning.

ZONING

The subject site is located within the G1 – Controlled Growth sector of the General Plan and is zoned as D1, which is a low intensity residential district that permits the development of single family residential with a density of one unit per acre. The site is bounded by agricultural and residential to the north, commercial and vacant land to the east, and residential to the south.

ANALYSIS

The subject property is located north of Thompson's Station Road East, east of Interstate 65 with road frontage on Lewisburg Pike and is across from the intersection with Harpeth Peytonsville Road. The site is predominantly vacant with a few barn/outbuildings on site. The subject property is located within the G1 – Controlled Growth Sector of the General Plan which.

This site is located along an arterial state highway and an intersection with a major collector. Therefore, the transportation network adjacent to this site is conducive to commercial zoning. Additionally, commercial zoning exists across Lewisburg Pike and there is an existing commercial establishment located at 1883 Lewisburg Pike. Thus, this request functions as an extension of an existing commercial zone.

The General Plan recommends both a balanced mix of uses and a balanced mix of nonresidential uses throughout the Town. This request fits within the Goals and Policy of the General Plan.

Staff's analysis finds that the CC zoning for the property is consistent with the General Plan goals and policies and will be developed in accordance with the Town's Land Development Ordinance

At the Planning Commission meeting, the issue of wastewater disposal was raised. The applicant noted at the meeting that he had TDEC approval pending of a commercial septic system. Subsequent to the January 28, 2020, Planning Commission meeting, TDEC and Williamson County noted that no septic has been approved for this site. In the intervening time period, the applicant has worked through options to provide septic service to this site. Per the applicant, the Williamson County Sewerage Disposal Department will not provide any reviews for the commercial septic until the property has been rezoned for commercial uses. This property is not within the coverage zone for the new wastewater treatment plant. Therefore, this property is not eligible for reservation of future wastewater capacity from the Town's sewer system.

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

Per the applicant-

“Mr. Reifschneider understands any development is limited to what is permissible under its approved septic areas with Williamson County until sewer is otherwise available to the property.”

The following self-imposed condition has been offered by the applicant:

The property shall not be developed, including submission of any plats, site plans, or building permits, until either septic has been approved by Williamson County or sewer is otherwise available to the property.

RECOMMENDATION

Approve, with the applicant's self-imposed condition.

ATTACHMENTS

Request Letter

ORDINANCE NO. 2020-009

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE TOWN'S ZONING MAP BY REZONING 6.19 ACRES OF TERRITORY LOCATED WEST OF LEWISBURG PIKE NEAR THE HARPETH PEYTONSVILLE ROAD INTERSECTION (BEING PART OF TAX MAP AND PARCEL 144-80) FROM D1 TO COMMUNITY COMMERCIAL (CC) AS SHOWN ON THE ATTACHED MAP

WHEREAS, the property owners have requested that the territory described herein and shown on the attached map be zoned from D1 Zoning to a Community Commercial (CC) under the Town's Land Development Ordinance; and

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station has determined that the proposed zoning is consistent with the General Plan and will not have a deleterious effect on surrounding properties or the Town as a whole.

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 Zoning Map of the Town of Thompson's Station, Tennessee is hereby amended by rezoning 6.19 acres of territory generally located west of Lewisburg Pike near the Harpeth Peytons ville Road intersection (being Tax Map and Parcel 144 80.00, 144 80.02 and 144 80.03) from D1 to Community Commercial (CC) as shown on the attached map attached hereto as Exhibit A.

Section 2. 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 _____, 2021.

Corey Napier, Mayor

ATTEST:

Regina Fowler, Town Recorder

Passed First Reading: _____

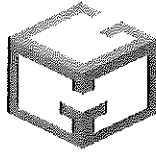
Passed Second Reading: _____

Submitted to Public Hearing on the ____ day of _____, 2021, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the ____ day of _____, 2021.

Recommended for approval by the Planning Commission on the 28TH day of January 2020.

APPROVED AS TO FORM AND LEGALITY:

Town Attorney



HUNTLY GORDON
A PROFESSIONAL LIMITED LIABILITY CORPORATION
ATTORNEY AT LAW

January 21, 2020

Micah Wood, AICP
Interim Town Planner
Town of Thompson's Station
1550 Thompson's Station Road
Thompson's Station, Tn. 37179

Re: Reifschneider Rezone
Williamson County Tax Map 144 Parcels 008.00, 008.02 and 008.03
Approximately 6.19 acres

Dear Mr. Wood:

Please accept this letter as a rezoning request to the Town of Thompson's Station for the property referenced above which is currently zoned D-1 to CC – *Commercial Center*. It is adjacent to (across Lewisburg Pike) two parcels within the Town of Thompson's Station of the same designation sought - CC – *Commercial Center*. The adjacent Williamson County parcel across Lewisburg Pike has the hamlet designation.

Prior to annexation by the Town of Thompson's Station, Williamson County designated the subject parcels as community crossroads which is now referenced as hamlet in Williamson County. There are no adjacent properties not designated CC – *Commercial Center* within the Town of Thompson's Station.

The adjacent property to the north is in Williamson County's zoning jurisdiction and designated Municipal Growth Area (MGA-1). The adjacent property to the south is in Williamson County's zoning jurisdiction and designated Municipal Growth Area (MGA-1).

The subject parcels were originally designated as a commercial gateway to the original Pleasant Creek development; however, they are now independent of the Pleasant Creek development and seek rezoning to CC – *Commercial Center*.



Attached are the three vesting deeds for the parcels with descriptions. Extensive high-intensity septic mapping has occurred, and approval is currently pending with the State of Tennessee. The owner agrees to delay development until final septic approval is attained after which a formal development proposal consistent with the CC – *Commercial Center* zoning will be presented for consideration.

The subject parcels most recent use has been agricultural (cornfield) and they do not have any existing structures. The subject parcels front Lewisburg Pike which is designated as an arterial street with a minimum right of way of eighty-four (84) feet per the LDO. Please telephone me with any questions or concerns at the number below or email huntly@huntlygordon.com.

Cordially yours,

HUNTLY GORDON
(615) 302-0100

Map	Parcel	First Name	Last Name	Street Address	City	State	Zip
144	34	SL	Parsley Jr.	1870 Lewisburg Pike	Franklin	TN	37064
154	5	Pleasant Creek Investments, LLC		144 Southeast Parkway, Suite 230	Franklin	TN	37064
144	79	Jeffrey S	Jobe	1914 Lewisburg Pike	Franklin	TN	37064
144	76	Jason	Wagner	9093 Chardonay Trace	Franklin	TN	37067
144	37	Gary	King	1883 Lewisburg Pike	Franklin	TN	37064
144PA	1	Connie	Rice	4000 Serinas Way	Franklin	TN	37064

ORDINANCE NO. 2021-012

AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND APPENDIX C OF THE LAND DEVELOPMENT ORDINANCE TO CLEAN UP AND CLARIFY CERTAIN PLAT CERTIFICATES

WHEREAS, Town Staff and the Planning Commission recommends changes certain provisions of the Town's Land Development Ordinance ("LDO") to amend Appendix C of the LDO in order to revise plat certificates required for signature by officials for final plats approved by the Thompson's Station Planning Commission.

WHEREAS, the Planning Commission has reviewed these proposed changes and has recommended that the Board of Mayor and Aldermen adopt the amendments to the 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 Town 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, makes 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 Exhibit A attached hereto and incorporated herein by reference. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance document with the date of BOMA approval and said document shall constitute the Zoning Ordinance and Subdivisions Regulations 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 _____, 2021.

Corey Napier, Mayor

ATTEST:

Regina Fowler, Town Recorder

Passed First Reading: _____

Passed Second Reading: _____

Submitted to Public Hearing on the _____, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the ____ day of _____, 2021.

Recommended for approval by the Planning Commission on August 24, 2021.

APPROVED AS TO FORM AND LEGALITY: _____ Town Attorney

EXHIBIT "A"

Words noted with a strikethrough are to be deleted and words in red text includes new language to be added.

Appendix C

PLAT CERTIFICATES

Certificate for Addresses

I do hereby certify that the addresses denoted on this final plat are those assigned by Department of Information Technology (IT) **Williamson County E-911**.

Date ~~IT Department, Title~~ **Williamson County E-911 Department, Title**

Certificate of Ownership & Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in book number __, page __, R.O.W.C. 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 utilities have been filed as required by these regulations.~~ **I (we) do further certify that the recording of this plat is an irrevocable offer of dedication to the Town (or applicable Utility), subject to the Town's approval and acceptance per the Town's Land Development Ordinance, for all public streets, utilities, and other public improvements.**

Date **Owner, Title**

Certificate of Approval of Subdivision Name and Street Names

I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Communications Agency.

Date **Department, Title**

Certification of the Approval of Streets

I hereby certify ~~(1) that~~ All streets designated on this final subdivision plat have been installed in an acceptable manner and according to Thompson's Station's ~~Subdivision Regulations~~ Land Development Ordinance, or ~~(2) that~~ a surety bond approved by the Planning Commission has been posted, per the Land Development Ordinance, with the ~~Planning Commission~~ Town to assure completion of all required improvements in case of default.

Date **Town Engineer**

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 here on to the specifications of the ~~subdivision regulations~~ Land Development Ordinance as approved by the Town Engineer. This is a Category__ survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon.

Date **Registered Land Surveyor**

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Thompson's Station ~~Subdivision Regulations~~ Land Development Ordinance with the exception of such ~~variances~~ approved deviations, 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 **Secretary, Planning Commission**

Certificate of Approval of Utility Systems

~~I hereby certify that~~ The following utility systems outlined or indicated on the plan shown hereon have been **either installed in conformity** ~~accordance~~ with current local and/or state government requirements or ~~that a surety bond has been posted with the Planning Commission~~ **Town** to assure completion of all required improvements in case of default. ~~Also, I certify that~~ **Upon information and review**, the hydraulic design criteria specified in ~~Section 3-106 of the Thompson's Station Subdivision Regulations~~ have been met. **Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.**

Water System

Date Name, Title, and Agency of Authorized Approving Agent

Sewer System

Date Town Engineer or Name, Title, and Agency of Authorized Approving Agent

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 aforementioned requirements.

Date Name, Title, and Agency of Authorized Approving Agent

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.



DATE: October 19, 2021

TO: BOMA

FROM: Micah Wood, AICP
Planning Director

SUBJECT: Item 2 – Ordinance 2021-012 – Land Development Ordinance Amendment

In Town Staff's on-going process improvement efforts to provide updates to the Land Development Ordinance to ensure a clear and predicable regulatory process, the following amendments are offered for consideration:

Appendix C

In collaboration with the Town Engineer, Town Wastewater Engineer, and Town Attorney, Staff presents these revised plat certificates for review and approval. The intent in presenting these revisions is to ensure that both Town Staff and the Town's consultants can sign plat the certificates for Planning Commission approved final plats.

Planning Commission Recommendation

Staff recommends that the Planning Commission provide a favorable recommendation onto the BOMA for these text amendments.

Staff Recommendation

Staff recommends the BOMA approve these LDO text amendments.

Attachments

Ordinance 2021-012
Exhibit A



DATE: September 14, 2021

TO: BOMA

FROM: Micah Wood, AICP Planning Director
Andrew Mills, Town Attorney

SUBJECT: Neighborhood Traffic Calming Policy

The purpose of the Neighborhood Traffic Calming Policy is to provide an appropriate and consistent treatment for traffic calming requests from a citizen group or HOA. The policy was developed by examining other Local, State, and National traffic calming standards to ensure that the guidelines and criteria are fair and equitable. The traffic calming policy is only applicable to local, residential streets. Collector and Arterial streets, as defined by the Major Thoroughfare Plan, shall not be eligible for consideration under this policy.

The Neighborhood Traffic Calming Policy sets up a multi-step process to evaluate and, where appropriate, implement a set of pre-approved traffic calming measures to help ease traffic issues in neighborhoods. Each step is noted in the flow chart, at right. After the request has been reviewed by staff to ensure it complies with the parameter of the policy, a petition must be conducted by the applicant to ensure a 2/3 majority of the property owners within the petition area. If a petition garners sufficient support, the next stage involves an engineering analysis stage. Following the engineering determination on the appropriate traffic calming solution, the implementation stage will commence with the development of construction documents, review of the Town's available budget for the project, and finally, construction and installation of the traffic calming measure.

TOWN OF THOMPSON'S STATION



NEIGHBORHOOD TRAFFIC CALMING PROGRAM

General Policies

- # The purpose of this policy is to provide an appropriate and consistent treatment for traffic calming requests from a citizen group or HOA.
- # This policy examined other Local, State, and National traffic calming standards to ensure that the guidelines and criteria are fair and equitable.
- # Not every successful request is guaranteed to be constructed or funded and may rely on the number of requests received and available funding in any particular budget year.

Applicability

This policy applies to local, residential streets. Collector and arterial streets shall not be considered for traffic calming.

Process

Projects that are being considered for the traffic calming shall follow the procedure outlined, below. A flowchart summarizing this procedure is provided in Appendix A.

Step 1: Application for Traffic Calming

A homeowner's association (HOA) or neighborhood group shall contact Town Staff to initiate the traffic calming request. A pre-application conference is required with Town Staff to set expectations prior to submittal of the formal request.

A neighborhood that does not have an organized HOA may form a neighborhood group of at least 5 different property owners; however, the requesting group shall own property along the street and within the area of study for traffic calming. Neither individual persons nor rental tenants shall be eligible to initiate projects for the traffic calming. Town Staff shall work with the HOA/neighborhood group to establish the parameters of the traffic calming request and to identify the petition area, as defined below.

The HOA/neighborhood group shall submit an application for traffic calming on a specific street segment or segments to the Community Development Department. The application shall identify the perceived traffic problem and shall include a single point of contact (POC) of the HOA/neighborhood group. The application shall be accompanied with a map, showing the street segment(s) clearly indicating the petition area.

Step 2: Initial Staff Review of the Application

Upon receipt of an application, Town Staff shall review the request for traffic calming against this policy and all other Town law, rules, and regulations. The review shall provide a response to the following:

1. Ensure that the street(s) meets the minimum criteria as identified in this policy.
2. Conduct a field review and inspection of the street(s) to determine if a need exists.
3. Determine if there are any preliminary solutions, such as: posting speed limit signs, additional speed limit enforcement, or other non-invasive solution etc.

In order for a project to be considered for traffic calming measures, the following minimum criteria shall be met on the street(s) requested during initial review:

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- 🚩 The posted speed limit is 20 mph or less on the street.
- 🚩 The street shall be classified as a local or residential street by the adopted Major Thoroughfare Plan. Arterials, collectors, or commercial areas shall not be eligible for consideration under this policy.
- 🚩 The local or residential street is a through street connecting between two collector streets, two arterial streets, or a collector to an arterial street. In other words, a through street is any street that a driver can use to 'cut through' from one larger street to another larger designated street (collector or arterial).
- 🚩 Residential street 'circles' (having the same entrance and exit) and cul-de-sacs shall not be eligible for traffic calming.
- 🚩 An exception to the requirement of a street being a 'through street' includes a local street that services a general public area, such as a public park, a school, or other larger venues/development in which there may be more traffic generated than just local residential traffic of a specific neighborhood. Note: Individual resident, contractor, or delivery vehicle speeding issues should be addressed by the HOA or neighborhood group and/or the Williamson County Sheriff's Department.
- 🚩 The street must measure longer than 1000 feet between stop signs, sharp curves, or 90 degree turns.
- 🚩 The combination of horizontal and vertical curves along the roadway is not such that would result in inadequate stopping sight distance for motorists as they encounter a potential traffic calming device.
- 🚩 The street is not a primary emergency access route, as determined by Williamson County Emergency Management.
- 🚩 The street is not a construction detour at the time of application.

After review, streets that meet the criteria shall proceed onto Step 3. If a request does not meet the above criteria, the request shall be rejected, with cause. The rejected request cause shall be returned to the POC and any other possible solutions shall be discussed.

Town Staff shall provide the POC a Notice to Proceed (NTP), which shall function as the official validation of the application by Town Staff, and may offer initial recommended traffic calming measures at this point.

Step 3: Conduct Petition

Once Town Staff has issued the NTP and validated the application/request, a petition shall be conducted by the POC listed in the application.

Town Staff shall define the petition area, based on the area of impact, and provide it to the POC.

The petition area shall typically include the following:

- 🚩 Properties along the street that is being considered for traffic calming measures.
- 🚩 Properties along streets where access is substantially dependent upon the street that is proposed to be calmed.
- 🚩 Properties along any street that are expected to receive significant traffic increases, as determined by Town Staff, in traffic volumes or types as a result of the traffic calming installation.

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Town Staff shall prepare a Petition Packet that includes: the petition form, a copy of the Traffic Calming Policy, a map of the study and petition area, any initial recommended traffic calming solution(s) and approximate location(s), and the names and addresses of the property owners within the petition area. The petition packet shall be provided to the POC, who will be responsible for conducting the petition along with other volunteers from within the study area.

The POC shall obtain supporting signatures, or “yes” votes, that represent 67 percent (2/3) of the property owners within the petition area. Single family home renters may only vote with written and notarized permission of the property owner to represent them in the petition voting process. Only one vote per property shall be counted. Missing signatures will be counted as “no” votes. The requester shall have 45 days to collect signatures and submit the petition results. The 45 days begins the day after the petition packet is provided to the POC.

If the petition is successful, then the proposed project will proceed to Step 4. If the petition fails, or if the petition is not returned by the petition deadline, then the project is terminated, and the neighborhood group or HOA shall be ineligible to submit another request for traffic calming for a period of two years and the street(s) requested shall not be eligible for inclusion in any other Traffic Calming application for the same two-year period.

During the petition and signature process, if it is found by the HOA or representatives that any recommended Traffic Calming measure is not acceptable to its residents, a neighborhood meeting may be called to further discuss different alternatives. A different alternative must be decided on at this meeting and the petition and signature gathering process must begin again if this meeting is requested. If the petition is successful, the request will then move onto Step 4.

Step 4: Engineering Analysis

Upon passing initial review in Step 3, Town Staff will perform data collection for the requested street(s) as time allows. The POC will be required to enter into a funding agreement with the Town to pay for said data collection. Data shall typically be collected on weekdays over a continuous, minimum 48-hour period while schools are in session, unless otherwise advised in the request. Data shall not be collected on holidays, or at least one day before or after a holiday. The data collection shall assist in determining the eligibility of the street(s) based on the following specific study criteria and Grading System:

- 🚧 The maximum grade on the section of roadway that is being considered for traffic calming measures does not exceed 7 percent.
- 🚧 The Average Daily Traffic (ADT) volume must be greater than 150 vehicles per day and less than or equal to 2,000 vehicles per day (in a 24-hour period).
- 🚧 The 85th percentile speed is at least 4 mph faster than the posted speed limit.
- 🚧 The combination of traffic volume and 85th percentile speed of traffic will be quantified using the Grading System Criteria in Table 1. A total of at least 5 points is required to move to Step 5.
- 🚧 In order for a project to be considered for traffic calming measures, the following

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criteria must generally be met:

Table 1: Grading System Criteria	
Daily Traffic Volumes	
0-150	Not Eligible
151-300	1
301-500	2
501-700	3
701-1,000	4
1,001-2,000	5
2,001+	Special Approval by Town Engineer
85 th Percentile Speeds	
0-4 MPH	Not Eligible
4 MPH	1
5 MPH	2
6 MPH	3
7 MPH	4
8 MPH	5
≥10 MPH	6

- 📌 Streets that do not have sidewalks on at least one side are given one (1) point resulting in the need to obtain at least 5 points from Table 1.
- 📌 Historical crash data will also be obtained and analyzed to assist in prioritizing traffic calming projects; however, crashes alone do not constitute need for traffic calming devices nor count towards the points required hereunder.

The above criteria and a total of at least five (5) total points must be met to qualify for traffic calming.

If Town Staff determines that the street segment does not meet the study criteria, then the project request will be rejected with cause and the results provided to the POC. If Town Staff determines that a street segment in question does not meet the above criteria in full, then Town Staff will work with the Williamson County Sheriff's Department and the

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HOA/neighborhood group to address the problem with education and enforcement efforts. Education and enforcement efforts may include written information, temporary driver feedback signs, citations, etc.

If Town Staff determines that the above criteria are met in full, then the project shall proceed to Step 5. Town Staff shall identify feasible and appropriate traffic calming alternatives to address the identified traffic problem. Examples of traffic calming techniques are provided in Appendix B.

Step 5: Conduct Education and Enforcement Efforts

All projects associated with the Traffic Calming Policy shall begin with education and enforcement efforts, including off-street traffic calming methods and devices, which will involve the coordinated efforts of Town Staff, the Williamson County Sheriff's Department, and the neighborhood association/group. The neighborhood association/group must actively participate in this process in order for the project to continue in the Traffic Calming Policy. Education and enforcement efforts will be applied for a period of not less than three months and not more than six months. If Town Staff determines, in its sole discretion, that these efforts have not sufficiently addressed the identified problem, then the project will proceed to Step 6.

If Town Staff determine that the education and enforcement efforts have addressed the identified problem, then the project will be considered complete. Town Staff will continue to monitor the project for a period of up to one year. If the identified problem, as determined by Town Staff, returns during this time, then the requester will be notified, and the project will proceed to Step 6. If the identified problem does not develop during this one-year period, then the project will be considered complete. If the identified problem returns after this one-year period, or if a new traffic volume or traffic speeding problem develops after this one-year period, the homeowner's association/group must return to Step 1 in order to be considered for the Traffic Calming Policy again.

Step 6: Develop Construction Documents

Based on the feasible and appropriate solutions identified by Town Staff during Step 4, Town Staff will develop a complete set of construction documents for the proposed traffic calming measures.

Step 7: Prioritize the Project through the CIP Process

Projects that reach Step 6 will be prioritized by Town Staff, in its sole discretion, based on a variety of factors, such as traffic speeds, traffic volumes, and implementation costs into the Town's Capital Improvement Program (CIP). The CIP is adopted yearly by the Board of Mayor and Aldermen. Town Staff will notify the requester of the project's status at this time. This prioritization will be used by Town Staff to develop construction schedules for the project(s).

Step 8: Install the Proposed Traffic Calming Measures

Projects will be implemented according to priority and the availability of funding. Projects that have the highest priority will be implemented first. If sufficient funding is not available for the highest priority project, then the highest priority project that can be implemented with the amount of funding that is available will be implemented first. A lower-priority project can be implemented ahead of schedule if the neighborhood association/group elects to pay 100

TOWN OF THOMPSON'S STATION



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percent of the implementation costs and, as long as doing so does not affect the construction schedules of higher-priority projects. A project 100% funded by the HOA/neighborhood group shall still be considered as a Town owned public improvement. Installation of the traffic calming measures will be performed by the Town Maintenance Department or by a contractor that is selected by the Town in accordance with applicable law.

Step 8: Monitor the Effectiveness of the Traffic Calming Measures

Approximately three (3) months after the proposed traffic calming devices have been installed, Town Staff will evaluate the project to determine if the traffic calming devices have sufficiently addressed the traffic problem identified during Step 4. If the traffic problem has been resolved, then the project will be considered complete. If the traffic problem has not been resolved, then Town Staff will consider other solutions that were identified during Step 4. If an alternate solution is selected by Town Staff, then the updated project will be presented to the HOA/neighborhood group.

MODIFICATION OR REMOVAL OF A TRAFFIC CALMING DEVICE

Process

If Town Staff determine that a traffic calming device should be modified or removed due to public health/safety reasons, then Town Staff, with assistance from the Maintenance Department, shall modify or remove the device. If the HOA/neighborhood group wishes to remove or significantly alter a traffic calming device, then the neighborhood must conduct the same petitioning process outlined in Step 2. If the petition supporting the removal/modification is successful, then the HOA/neighborhood group must pay for the costs that are associated with the removal/modification. A traffic calming device shall not be removed until all funding agreements have been finalized. If the removal/modification is initiated by the HOA/neighborhood group, then the neighborhood will be ineligible to participate in the Traffic Calming Policy again for a period of seven (7) years.

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NEIGHBORHOOD TRAFFIC CALMING PROGRAM



**APPENDIX A
PROCEDURAL FLOW CHART**



**APPENDIX B
TRAFFIC CALMING TECHNIQUES**

There are a variety of techniques that can be used to calm traffic on local, residential streets. Techniques that are specifically permitted, as well as techniques that are specifically prohibited, in the Town are described below. Techniques that are specifically permitted are summarized in Table B1, which also identifies the potential benefits and disadvantages of each.

**TABLE B1
COMPARATIVE IMPACTS OF TRAFFIC CALMING TECHNIQUES**

Measure	Potential Benefits			Potential Disadvantages			Cost
	Speed Reduction	Volume Reduction	Conflict Reduction	imits .ocal Access	ises jency nse Time	t of enanc e Required	
Chicane	😊	😊	😊	😞	😞	😞	\$\$ - \$\$\$
Curb Extension	😊	😞	😞	😞	😞	😊	\$ - \$\$
Education	😊	😞	😊	😞	😞	😊	\$
Enforcement	😊	😞	😊	😞	😞	😞	\$ - \$\$
Speed trailer/enhanced signage	😊	😞	😞	😞	😞	😞	\$\$-\$\$
Raised Median	😊	😞	😊	😊	😞	😊	\$ - \$\$
Road Diet	😊	😞	😊	😞	😞	😞	\$ - \$\$\$
Speed Table/Hump	😊	😊	😊	😞	😊	😊	\$ - \$\$
Traffic Circle	😊	😊	😊	😞	😊	😊	\$\$ - \$\$\$

😊 Substantial Benefits/Disadvantages

😊 Minor Benefits/Disadvantages

😞 No Benefits/Disadvantages

\$ Low Cost

\$\$ Moderate Cost

\$\$\$ High Cost

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NEIGHBORHOOD TRAFFIC CALMING PROGRAM



PERMITTED TRAFFIC CALMING TECHNIQUES

A **chicane** shifts motorists' path of travel by creating a horizontal diversion in the roadway. A chicane is typically formed by a series of curb extensions that are placed on alternating sides of the roadway. These curb extensions reduce the roadway width and force motorists to steer from one side of the roadway to the other in order to travel through the chicane.



to make for a more inviting neighborhood environment.

Curb extensions are formed by extending the curb on one or both sides of the roadway into the vehicular travel lanes to reduce the paved roadway width. The reduction in width creates "slow points" in traffic flow. Curb extensions are also commonly referred to as chokers, neckdowns, traffic throats, and pedestrian bulbs. Curb extensions can be paired with landscaping and accessibility elements

Education is a key component of all traffic calming projects in the Town. Before implementing physical traffic calming measures, the Town Community Development Department will work with participating neighborhoods to educate their residents regarding safe, on-street, vehicular travel. Town Staff will assist the neighborhood associations/groups in developing educational programs for the residents. However, it will be the responsibility of the neighborhood associations/groups to implement the educational programs.



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NEIGHBORHOOD TRAFFIC CALMING PROGRAM



Enforcement efforts will be combined with neighborhood education as a first step in all traffic calming projects in the Town. The Williamson County Sheriff's Department will work with Town Staff to help resolve traffic problems, such as speeding. Enforcement efforts may involve the use of speed trailers and may include tickets for violators.



Providing **driver feedback signs** helps to reduce speeding and cut-through traffic in residential neighborhoods by indicating speed in real-time. The Town recently reduced local residential street default speed limit to 20 mph. These driver feedback signs help re-enforce the reduced speed in residential subdivisions throughout the Town.

A **raised median** is an elevated island that is constructed on the centerline of a two-way street to reduce the width of the adjacent travel lanes. Raised medians can be paved or landscaped. They create "slow points" in the roadway, can serve as pedestrian refuges for pedestrians crossing the street, and can be used in conjunction with other traffic calming measures. Smaller versions of this are referred to as "**chokers**."



Reducing the number of travel lanes, or the width of travel lanes, on a roadway can be an effective technique for calming traffic on that street. This process, called a **road diet**, can help to reduce vehicular speeds, reduce the number of conflict points for right-of-way users, and can help make streets more bicycle and pedestrian-friendly. Road diets can be accomplished by adding parking lanes, adding bike lanes, adding a median, or by reclaiming some of the roadway

width, which can create room for sidewalks and street trees.

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NEIGHBORHOOD TRAFFIC CALMING PROGRAM



A **speed table/hump/cushions** is a wide and flat undulation that is placed on a street, typically across the width of the roadway, to reduce vehicular speeds. They have a height of three to four inches and a length of 12 or 22 feet. Speed humps should be distinguished from speed bumps, which are much shorter (six to 12 inches long) and have been associated with maintenance, safety, and liability concerns.



A **traffic circle** is a raised, circular island that is typically placed in the center of a residential street intersection to allow traffic to flow through the intersection without being controlled by a stop sign or a traffic signal. The design of a traffic circle requires motorists to travel through the intersection in a counter-clockwise direction around the island, which reduces the number of conflict points and reduces vehicular speeds.

Many residential roads do not have any striping on the roadway. Adding **roadway striping** alerts drivers to the proper location to where they should position their vehicles on the roadway rather than using the whole width to go around turns.



Speed legends are large numbers that are painted in the roadway to inform drivers of the speed limit. These alert drivers if they miss the posted speed limit sign. These can also display other important messages.

Posting **enhanced signage** is an informative way to let drivers know what is expected or required while driving various roadways. Some of these signs include speed limit signs, no trucks signs, pedestrian crossing, etc. These signs inform and encourage drivers to follow the law.



TOWN OF THOMPSON'S STATION

NEIGHBORHOOD TRAFFIC CALMING PROGRAM



PROHIBITED TRAFFIC CALMING TECHNIQUES

Rumble strips are raised buttons, bars, or groves that are closely placed on a roadway at regular intervals. They cause both noise and vibration in vehicles as motorists drive over them. Typically, rumble strips are used to alert motorists of unusual conditions ahead. As motorists get used to the rumble strips, the strips become less effective over time. Rumble strips can result in increased noise levels for nearby residents. Also, rumble strips require a high amount of maintenance. For these reasons, rumble strips may not be used as a traffic calming technique in the Town.



Speed Bumps are shorter (six to 12 inches long) than speed humps (12-22 feet) and have been associated with maintenance, safety, and liability concerns. Speed bumps are not allowed in the Town as a traffic calming device on residential streets.

TOWN OF THOMPSON'S STATION

NEIGHBORHOOD TRAFFIC CALMING PROGRAM



APPENDIX C Frequently Asked Questions

- **Can we have a "Slow - Children at Play" sign?** - Federal Standards discourages the use of "Children at Play" signs. There is a widespread false believe that traffic signs provide added protection. Studies have shown there is no long-term reduction in speed with these signs nor enforcement of 'lower' speeds. These signs may be found in locations through-out the city; however, these signs were placed before the MUTCD changed the recommendation for the use of this sign. The current edition of the MUTCD does not include this sign and therefore should not be used.
- **Can we have an All-way Stop for Traffic Calming?** - All-way stop signs must meet specific requirements found in the MUTCD. These requirements typically involve traffic volumes, crash history, and pedestrians. The MUTCD specifically states that "Yield or Stop signs should not be used for speed control.". Multiway or All-way stop requests shall be requested separately and are not included in the Traffic Calming Policy.
- **What is the Speed Limit on residential streets when not posted?** - Per Town Code, the speed limit for residential streets is 20 mph.
- **Can I request that a speed limit sign be posted on a street or in a neighborhood?** - Yes, we can review current signage and request a speed limit sign. This is at the discretion of the Town, per their findings and allowable budget. It should be noted, the Town does not supply decorative posts or install decorative posts for signs. If a neighborhood has decorative posts or standards, the Town can only supply the sign to the HOA for them to install on their post.

TOWN OF THOMPSON'S STATION

NEIGHBORHOOD TRAFFIC CALMING PROGRAM



**APPENDIX D
APPLICATIONS & FORMS**

**TOWN OF THOMPSON'S STATION
TRAFFIC CALMING APPLICATION**

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

Applicant Information/Point of Contact:

Name:	
Signature:	
HOA:	
Phone:	
Email:	

Traffic Calming:

Description of Issue:																	
Street to be included with specifics:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Street:</td> <td style="width: 25%;">From:</td> <td style="width: 25%;">To:</td> <td style="width: 25%;"></td> </tr> <tr> <td>Street:</td> <td>From:</td> <td>To:</td> <td></td> </tr> <tr> <td>Street:</td> <td>From:</td> <td>To:</td> <td></td> </tr> <tr> <td>Street:</td> <td>From:</td> <td>To:</td> <td></td> </tr> </table>	Street:	From:	To:		Street:	From:	To:		Street:	From:	To:		Street:	From:	To:	
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STAFF CONDITIONS/NOTES:

6/8/21

TOWN OF THOMPSON'S STATION

NEIGHBORHOOD TRAFFIC CALMING PROGRAM



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

**TOWN OF THOMPSON'S STATION
 TRAFFIC CALMING PETITION FORM**

Name of neighborhood and/or requesting organization: _____

Point of Contact: _____ Best Contact: _____

	Property Owner Name		Property Address	Telephone Number
	Print Name	Signature		
1				
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TOWN OF THOMPSON'S STATION

NEIGHBORHOOD TRAFFIC CALMING PROGRAM



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



1550 Thompson's Station Road W.
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Thompson's Station, TN 37179

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NEIGHBORHOOD TRAFFIC CALMING PROGRAM



**TOWN OF THOMPSON'S STATION
TRAFFIC CALMING APPLICATION**

Petition Proxy Voting Form

This form is to be used by those that reside in a rented single family home and have contacted the owner of the property asking permission to vote for a Traffic Calming Measure on the owner's behalf. The renter shall contact the owner of the property either directly or through the management company. The owner must fill out the following to allow the renter to vote on the Traffic Calming Petition and at the public meeting. Electronic scan/picture of this form is acceptable. This petition shall be notarized to be valid.

Date: _____

Owners Name: _____

Owners Address: _____

Voting Property Address:

_____ (property owners name)

hear by give permission to the renter at the above address to vote in all matters in the Traffic Calming process.

Signature: _____

Notarized

Reservation of Wastewater Capacity Agreement with the Town of Thompson's Station

THIS RESERVATION AGREEMENT (hereinafter the "Agreement"), is made effective this the **19th** day of **October**, 20**21** (hereinafter the "Effective Date"), by and between **Tennessee Valley Homes, Inc.** with principal offices located at **245 Noah Drive**, (hereinafter the "Developer/Owner"); and the Town of Thompson's Station, Tennessee, a municipality duly incorporated, organized, and existing under the laws of the State of Tennessee (hereinafter the "Town").

I. PURPOSE OF THE AGREEMENT

1. The Developer, **Tennessee Valley Homes, LLC** /Owner, **Freda G. Moon** is the owner of real property located on **4339 Columbia Pike** and identified as Williamson County tax map **118** parcel(s) **9.02**. The property contains approximately **63.39** acres +/-, (hereinafter the "Project Site"). The Project Site is currently zoned **T2 (T2 Rural)**.
2. The Developer/Owner desires to improve and develop the Project Site or a portion of the Project Site into a development to be known as **Moon Property** (hereinafter the "Project"), under the ordinances, rules, and regulations of the Town.
3. This Agreement is subject to the Town's final approval of the required Project plans/documents for the Project, which include, but are not limited to: annexations, rezonings, site plans, and/or plat approvals (with conditions as determined by the Town); detailed construction plans and specifications, in accordance with the Town's charter, ordinances, rules, regulations, and policies, applicable sureties, applicable permits, (hereinafter referred to as "Town Regulations") as well as Federal and State law..
4. The Developer/Owner and Town agree that all necessary project documents, as determined and required by the Town Staff for the purpose of determining wastewater capacity and as required for the engineer letter of findings (ELF), shall be attached to this Agreement as **Collective Exhibit "A"** and incorporated herein by reference.
5. This Agreement is pursuant to Ordinance No. 2020-007 / Town Code 18-301 thru 18-307, along with the engineer review and the engineer letter of findings (ELF) generated from the review related to the wastewater system capacity reservation dated **March, 30, 2021 and extended to the current date by staff**. Developer/Owner agrees, acknowledges, and confirms the receipt of the engineer review letter and the findings dated **March, 30, 2021 and extended to the current date by staff**, which is attached hereto and incorporated herein by reference, as **Exhibit "B"**.
6. The Developer/Owner agrees, acknowledges, and accepts the terms of the engineer letter of findings (ELF) related to the wastewater system capacity reservation pertaining to the Project, as submitted by the Developer/Owner. Developer/Owner, by agreeing, acknowledging, and accepting the terms of the engineer letter of findings, along with the requirements of the submission of the necessary project documents and compliance with Ordinance No. 2020-007 / Town Code 18-301 thru 18-307, and other applicable codes and

ordinances, does reserve capacity pursuant to and subject to the engineer letter of findings (ELF) incorporated herein by reference as **Exhibit “B”**.

7. This agreement is subject to compliance by the Developer/Owner to install necessary and required public improvements (hereinafter “Public Improvements”) the wastewater system necessary to accommodate the flow proposed by the development, as well as all other improvements designated herein, at no cost to the Town, as attached as **Exhibit C** hereto.
8. The Developer/Owner agrees to install and maintain private improvements and amenities, as applicable and as shown on the necessary project documents, including, but not limited to: private streets and alleys, fences, walls, lakes, common open space, open space amenities, site lighting, storm water management systems, retention and/or detention basins, storm sewers, inlets etc., landscaping and related irrigation systems, relative to said Project, none of which shall be accepted for maintenance by the Town, except as required by ordinance.
9. The Town agrees to reserve wastewater capacity for the Project subject to the Developer/Owner’s compliance with applicable Town rules and regulations and the conditions set forth herein, to include, but not be limited to, the Town’s Land Development Ordinance (LDO) and, further, the Town agrees to provide customary services to the Project in accordance with the Town’s rules and regulations after Final Acceptance, as defined herein and by Town policy.

II. GENERAL CONDITIONS

1. *Payment* – Where applicable, prior to the assignment by the Town to the Developer/Owner of the reservation of wastewater capacity, the Developer/Owner shall deliver to the Town the requisite payment pursuant to the terms and conditions as provided in Ordinance No. 2020-007 / Town Code 18-301 thru 18-307, and other applicable codes and ordinances.
 - a) The Town and the Developer/Owner agree that should the Developer/Owner be unable to successfully obtain rezoning of the property relating to the project as provided herein, the initial requisite payment/deposit, as prescribed by the Town Code, shall be reimbursed in full and no reservation of wastewater capacity shall be provided or assigned to the Developer/Owner.
 - b) The Town and the Developer/Owner agree that should the Developer/Owner be unable to successfully obtain preliminary plat approval for the project as provided herein, the initial requisite payment/deposit, as prescribed by the Town Code, shall be reimbursed in full and no reservation of wastewater capacity shall be provided or assigned to the Developer/Owner. Further, and as a condition precedent to the above, the Developer/Owner shall submit a preliminary plat encompassing the entire project.
2. *Approval of the Necessary Project Documents* - The Necessary Project Documents, which are attached hereto as **Collective Exhibit “A”** and incorporated herein by reference, shall be those required by the Town Staff, provided that the same are in compliance with Town rules and regulations. All construction relating to the Project shall be subject to inspection and

approval by the Town until Final Acceptance and shall be subject to any conditions set forth on **Exhibit “B”**.

3. *Construction*: - The Developer/Owner shall not carry on or permit construction activities under this Agreement at the Project location unless and until the Town has provided approval, pursuant to the terms and conditions herein and compliance by the Developer/Owner requirements, of **Collective Exhibit “A”**.
4. *Capacity Reservation*: - The Developer/Owner agrees, acknowledges, and accepts that the reservation of capacity is subject to the terms of the Engineer Letter of Findings (ELF) of which capacity may be dedicated permanently to the development provided:
 - a. All necessary water/sewer construction, as determined by the Town, has been completed, accepted, and dedicated to the Town of Thompson’s Station to accommodate the reservation of Wastewater capacity as provided in the Engineer Letter of Findings (ELF);
 - b. All necessary construction submissions, as determined by the Town Staff, have been submitted by the Developer/Owner;
 - c. All required payments have been submitted by the Developer/Owner to the Town pursuant to Town code, ordinance and/or Land Development Ordinance (LDO);
 - d. The Developer/Owner acknowledges, agrees, and accepts that the Town shall determine the assignment of reservation of capacity based on the Engineer Letter of Findings (ELF), the Town code, ordinance, the LDO, and the compatibility of available taps.
 - e. The reservation of wastewater capacity shall be based on the date of the entry of this Agreement, and subject to all prior commitments to and by the Town, and as provided herein.
5. *Reservation Agreement Modification Fees* - The Developer/Owner agrees to pay the fee, to include, but not limited to, attorney fees or engineering fees, for any modifications to this Agreement in accordance with the Town schedule of fees applicable to such a modification and that are current at the time of submittal of a written request for a modification by the Developer/Owner, including, but not limited to, time extensions, addendums, or amendments.
6. *Developer/Owner’s Default* - The Developer/Owner agrees that should it default in performing any of its obligations under this Agreement, and it becomes necessary to engage an attorney to file necessary legal action to enforce provisions of this Agreement or sue for any sums of money due and owing, or liability arising incidental to the Agreement, Developer/Owner shall pay to the Town all reasonable attorney's fees and expenses of litigation stemming from said default.
7. *Developer/Owner’s Liability* - It is expressly understood and agreed that the Town is not and could not be expected to oversee, supervise, and/or direct the implementation of all construction and improvements contemplated in this Agreement. The Town is not responsible for the design of the Project or in any way determine the suitability of the property for the Project.
 - a. The Town Staff may make periodic inspections and has the right to enforce the provisions of this Agreement and Town Regulations.
 - b. The Developer/Owner now has and shall retain the responsibility to properly anticipate, survey, design and construct the Project improvements and give full assurance that same shall not adversely affect the flow of surface water from or upon any property and is a contingency of this Agreement.

- c. In providing technical assistance, plan and design review, the Town does not and shall not relieve the Developer/Owner from liability, and the Town does not accept any liability from the Developer/Owner for any actions or inactions on and by the Town.
 - d. The Developer/Owner will provide its own Project Engineer and may not rely on the review of Town staff or its engineers with respect to the Project.
 - e. Neither observations by the Town, nor inspections, tests or approvals by others, shall relieve the Developer/Owner from its obligation to perform work in accordance with Town Regulations and the terms of this Agreement.
8. *Duration of Reservation of Capacity* – The Town and the Developer/Owner agree and acknowledge that the reservation of wastewater capacity shall be effective on the date of the execution by the parties of this Agreement. However, Developer/Owner acknowledges and confirms that such reservation of wastewater capacity is contingent upon the status of the availability of capacity, to include, but not limited to: the status of the completion, acceptance and dedication of the Membrane Bioreactor pump system (MBR) or the regional treatment plant facilities and of other requirements as provided herein. Further, the Town and the Developer/Owner agree the duration of the reservation for the (1) one-year term and possible renewal, pursuant to the terms enumerated in Ordinance No. 2020-007 / Town Code 18-301 thru 18-307, shall toll and commence upon written notice to the Developer/Owner of the availability of such reserved wastewater capacity to the Developer/Owner. The purpose of this section is to clarify that the (1) one-year duration of the reservation of capacity shall start upon the written notice by the Town to the Developer/Owner of when such time period shall commence based on and subject to the provisions as provided herein. Such one year time period may be extended pursuant to the provisions as provided within the Ordinance/Code. During the one (1) year reservation of capacity, the Developer/Owner shall be responsible for obtaining all required approvals of the Project by the Town relating to all development plans/documents, to include, but not limited to: annexations, rezonings, site plans, and/or plat approvals, detailed construction plans and specifications, in accordance with the Town’s charter, ordinances, rules, regulations, policies, applicable permits, applicable sureties, as well as Federal and State laws, which shall be referred to as the Town’s Regulations. Upon the Developer/Owner obtaining approval by the Town as provided hereinabove of the Project relating to all Town Regulations, the Town shall allocate to the Developer/Owner the wastewater capacity that had been reserved for the Project. The Town shall grant such allocation of capacity for a period of (5) five years as to the use of the wastewater capacity by the Developer/Owner at which time the allocation shall terminate and revert to the Town, at no cost to the Town, unless within (6) six months of the expiration of the (5) five year term, the Developer/Owner makes application in writing and obtains approval by the Town, for an extension for a period of up to (3) three years as to the allocation as to the remaining wastewater capacity available for the Project. After the (3) three-year period has elapsed, the capacity shall revert to the Town, at no cost to the Town.
9. *Indemnity* - Developer/Owner shall indemnify and hold the Town harmless and agrees to defend the Town and the Town employees, agents, and assigns against any and all claims that may or happen to arise out of or result from the Developer/Owner’s performance or lack of performance under this Agreement, whether such claims arise out of the actions or inactions of the Developer/Owner, any subcontractor of the Developer/Owner, or anyone directly or indirectly employed by, or otherwise directly or indirectly involved with the Project at the direction of the Developer/Owner or subcontractor of the Developer/Owner. This indemnity and hold harmless agreement includes, without limitation, all tort claims, both intentional and

otherwise, and all claims based upon any right of recovery for property damage, personal injuries, death, damages caused by downstream deposits, sediment or debris from drainage, damages resulting from the Developer/Owner changing the volume or velocity of water leaving the Developer/Owner's property and entering upon the property of others, storm water that is allegedly impounded on another property and claims under any statutes, Federal or state, relative to water, drainage and/or wetlands, and reasonable attorney's fees and costs incurred by the Town in defending itself or its employees, agents, or assigns as a result of the aforesaid causes and damages and/or enforcing this Agreement.

10. *Notice of Violation* - The Town Planner and/or Town Engineer, or his or her designee, may issue a Notice of Violation (NOV) when violations of Town, State, or Federal laws and/or regulations are observed.
 - a. If the Developer/Owner has not corrected the violation identified in the NOV, then the Developer/Owner agrees that the Town acting through the Town Planner and/or Town Engineer may perform the necessary work to eliminate the violation and document all expenses incurred in performing the work. Developer/Owner shall reimburse the Town for all such expenses plus an additional reasonable administrative cost equal to twenty-five percent (25%) of such expense.
 - b. Prior to releasing any Security hereunder and as herein defined, all expenses incurred by the Town relative to the foregoing shall be paid in full by the Developer/Owner.
 - c. The Town may issue a Stop Work Order (SWO) if the Developer/Owner does not promptly correct any deficiency or violation identified in the NOV in the reasonable time determined by the Town. The Developer/Owner agrees to comply with any SWO issued by the Town. If Developer/Owner fails to comply with a SWO, the Developer/Owner shall be responsible for all costs the Town incurs, including reasonable attorneys' fees, in seeking a restraining order or other injunctive relief or legal action to remedy any deficiency or violation.
11. *Ownership of Public Improvements* - The Developer/Owner shall be responsible for all Public Improvements required by the Town and the Town shall have no obligation to maintain any Public Improvements unless and until Final Acceptance of the Public Improvement(s) occurs in accordance with the LDO and Town policy.
12. *Relocation of Existing Improvements* - The Developer/Owner shall be responsible for the cost and liability of any relocation, modification, and/or removal of utilities, streets, sidewalks, drainage and other improvements made necessary by the development of the Project, both on and off site, along with the responsibility for obtaining necessary right-of-way (ROW) and/or easements for such infrastructure relocation, modification, and/or removal, at no cost to the Town.
13. *Right of Entry* - The Developer/Owner agrees that the Town shall have the right, but not the duty, to enter the Project Site and make emergency repairs to any public improvements when the health and safety of the public requires it, as determined by the Town in its sole and absolute discretion. The Developer/Owner will reimburse the Town for the costs incurred by the Town in making said repairs, plus an additional reasonable fee for administrative costs not to exceed twenty-five percent (25%).

14. *Safety* - The Developer/Owner shall maintain barricades, fences, guards, and flagmen as reasonably necessary to ensure the safety of all persons at or near the Project Site at all reasonable and necessary times.
15. *Stop Work Orders* - The Town Planner and/or Town Engineer may issue Stop Work Orders (SWO) to remedy and enforce the provisions of this Agreement.
16. *Termination of Agreement* – This Agreement may be terminated by the Town if the Developer/Owner fails to comply fully with the terms and conditions of this Reservation Agreement.
 - a. The Town will give the Developer/Owner sixty (60) days written notice of the intent of the Town to terminate the Reservation Agreement, stating the reasons for termination, and giving the Developer/Owner a reasonable time to correct any failures in compliance, as determined by the Town.
 - b. If after receiving a Notice of Termination of the Reservation Agreement by the Town, the Developer/Owner corrects the non-compliance within the time specified in the Notice of Termination, the Reservation Agreement shall remain in full force and effect.
 - c. Failure by the Developer/Owner to correct the non-compliance will result in termination of the Reservation Agreement and collection of the security or funds by the Town pursuant to the terms and conditions as contained herein.

If the Town terminates the Reservation Agreement, the Developer/Owner shall cease all work on the Project except as necessary to ensure the safety of all persons. The Developer/Owner (or a subsequent Developer/Owner) may apply to the Town for approval of a new Development Agreement, which approval shall not be withheld provided that all violations of this Agreement have been remedied.

17. *Transfers of Project Ownership* - Until all obligations of the Developer/Owner under this Reservation Agreement have been fully met and satisfied, the Developer/Owner agrees that neither the Project Site nor any portion thereof will be transferred to another party without first providing the Town with a thirty (30) calendar day written notice of when the proposed transfer is to occur and the identity of the proposed transferee, along with the appropriate contact information for the proposed transferee, including address and telephone number of the proposed transferee. Additionally, such transfer shall be subject to written approval by the Town as provided herein and no transfer shall be acknowledged and effective unless and until approved by the Town.
 - a. If it is the proposed transferee's intention to develop the Project Site or any portion thereof in accordance with this Reservation Agreement, the Developer/Owner agrees to furnish the Town with an assumption agreement, or equivalent as determined by the Town, subject to approval by the Town, by which the transferee agrees to perform the obligations required under this Reservation Agreement that are applicable to the property to be acquired by the proposed transferee.
 - b. Unless otherwise agreed to by the Town, the Developer/Owner will not be released from any of its obligations hereunder by such transfer and the Developer/Owner and the transferee both shall be jointly and severally liable to the Town for all obligations hereunder that are applicable to the property transferred. The proposed transferee may be

required to furnish new Performance Security and Maintenance Security acceptable to the Town, as applicable and determined by the Town.

- c. If it is not the proposed transferee's intention to develop the Project Site or any portion thereof in accordance with this Reservation Agreement, the transferee must satisfy all applicable requirements of the Town, as determined by the Town, including payment of all outstanding fees, and must receive Town approval, in writing, to void this Agreement.
- d. The Developer/Owner agrees that if it transfers said property without providing the notice of transfer and assumption agreement, or equivalent, as required herein, it will be in breach of this Reservation Agreement and the Town may require that all work be stopped relative to the Project and may require payment of the Performance and Maintenance Security to assure the completion of the Project, as determined by the Town in its sole and absolute discretion.

18. *Developer/Owner Agreement, Building Permits and All Submissions and Approvals* – The Developer/Owner understands and agrees the intent of this Agreement is for the reservation of Wastewater capacity between the Town and the Developer/Owner and doesn't alleviate the Developer/Owner from pursuing all required submissions and approvals by the Town for the Project pursuant to the Town of Thompson's Station's Code, and LDO, to include, but not limited to, obtaining a Developer/Owner Agreement, Plat Approval, or Building Permit(s), along with all state and federal requirements, where applicable.

III. REQUIRED IMPROVEMENTS

The Developer/Owner agrees to pay the full cost of all the project improvements listed below, if applicable, to the Project.

1. *Sanitary Sewer System* – Pursuant to the Engineer Letter of Findings (ELF), the Developer/Owner has reserved wastewater capacity in the amount of **47,500** gallons per day(gpd) for treatment. For the purpose of determining wastewater fees to be assessed to the Developer/Owner by the Town, the Developer/Owner agrees the Town may round up to the next highest equivalency tap amount, based on the wastewater capacity reserved by the Town, in the calculation to establish the wastewater fees to be assessed. When the capacity is available via written notice to the Developer/Owner as provided herein, the Developer/Owner agrees to pay the cost of a State of Tennessee approved sanitary sewer system as required by Town rules and regulations with necessary sewer mains, manholes, pump stations, force mains and service laterals in the Project, along with all necessary sewer mains, manholes, pump stations, force mains, and service laterals outside the Project but required to provide sanitary sewer service to the Project. As the Developer/Owner is approved for wastewater capacity of **47,500** gpd for treatment, the Developer/Owner agrees to bear the cost of all engineering, inspection, and laboratory testing costs incurred by the Developer/Owner incidental to the sewer system in or to the Project, and, if the Town Engineer or his or her designee deems it necessary, to have additional work of such nature performed as directed without cost to the Town.

IV. MISCELLANEOUS PROVISIONS

1. *Notices* - All notices, demands and requests required or permitted by this Reservation Agreement shall be in writing (including telecopy communications) and shall be sent by email, certified mail, or hand delivery. Any notice, demand or request which is mailed, hand delivered or sent by courier shall be deemed given for all purposes under this Reservation Agreement when delivered to the intended address.

TOWN	DEVELOPER	OWNER
Town of Thompson’s Station P. O Box 100 Thompson’s Station, TN 37179	Tennessee Valley Homes, LLC 245 Noah Drive Franklin, TN 37064	Freda G. Moon 2177 Hillsboro Road Franklin, TN 37069

2. *Change of Address* - Any party to this Agreement may change such party’s address for the purpose of notices, demands and requests required or permitted under this Agreement by providing written notice of such change of address to the other party, which change of address shall only be effective when notice of the change is actually received by the party who thereafter sends any notice, demand or request.
3. *Choice of Law & Venue* - This Agreement is being executed and delivered and is intended to be performed in the State of Tennessee, and the laws (without regard to principles of conflicts of law) of the State of Tennessee shall govern the rights and duties of the parties hereto in the validity, construction, enforcement and interpretation hereof. Venue for any action arising from this Agreement shall be in a court of competent jurisdiction in Williamson County, Tennessee.
4. *Joinder of Owner* - If the Developer/Owner is not the Owner of the Project Site, the Owner shall join in this Agreement, and, by the Owner’s execution of this Agreement, the Owner is jointly and severally liable for the representations, warranties, covenants, agreements and indemnities of Developer/Owner.
5. *Interpretation and Severability* - If any provision of this Agreement is held to be unlawful, invalid, or unenforceable under present or future laws effective during the terms hereof, such provisions shall be fully severable and this Agreement shall be construed and enforced as if such unlawful, invalid, or unenforceable provision was not a part of this Agreement. Furthermore, if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.
6. *No Waiver* - The failure of the Town to insist upon prompt and strict performance of any of the terms, conditions or undertakings of this Agreement, or to exercise any right herein conferred, in any one or more instances, shall not be construed as a waiver of the same or any other term, condition, undertaking or right.

7. *Amendments and Modification* - This Agreement shall not be modified in any manner, except by an instrument in writing executed by or on behalf of all parties. All legal fees, costs and expenses incurred with agreement modifications shall be at the sole expense of the Developer/Owner.

8. *Authority to Execute* – Town, Developer and Owner each warrant and represent that the party signing this Agreement on behalf of each has authority to enter into this Agreement and to bind them, respectively, to the terms, covenants and conditions contained herein. Each party shall deliver to the other, upon request, all documents reasonably requested by the other evidencing such authority, including a copy of all resolutions, consents or minutes reflecting the authority of persons or parties to enter into agreements on behalf of such party.

9. *Binding Agreement* - This Agreement is the full and complete agreement between the Town and the Developer and/or Owner(s) and supersedes all other previous agreements or representations between the parties, either written or oral, and the parties agree that the terms and provisions of this agreement is binding upon all parties to the Agreement and their respective heirs, successors, or assigns until the terms of the Agreement are fully met.

WITNESS the due execution hereof:

DEVELOPER:

Print Name & Title

Date:_____

OWNER (if applicable):

Print Name

Date:_____

TOWN OF THOMPSON'S STATION:

TOWN MAYOR

Date:_____

Exhibit "A"
Necessary Project Documents

Wastewater Capacity Reservation Application Form

A Wastewater Capacity Reservation application must be submitted when a property owner proposes new development or re-development of property that may increase the demand on existing infrastructure. The guidelines for determining capacity and issuing points of connection are located within the Capacity Reservation System Technical Memorandum. Complete the following and return to Town Hall with proof of property ownership: recorded deed, recorded deed of trust, title report, or title insurance. Applicant shall also provide map locating proposed connection point.

Title Owner Information				
Name	FRED G Moon			
Company	N/A			
Address	2177 Hillsboro Road			
City	Franklin	State	TN	Zip Code 37069
Email			Phone Number	
Signature	<i>Fred G. Moon</i>			

Applicant Information				
Name	JAMES C.D. FRANKS			
Company	TENNESSEE VALLEY HOMES, INC			
Address	245 Noah Drive			
City	Franklin	State	TN	Zip Code 37064
Email	jimmy@tennessevalleyhomes.com		Phone Number	615.794.7415
Signature	<i>James C.D. Franks</i>			

Parcel / Property Information				
Service Address	4339 Columbia Pike			
City	Thompson's Station	State	TN	Zip Code
Property Tax Account Number (s)	118 00902 00005118			
Building Project Number				
Tract Size (Acres or Sq. Ft.)	63.86 acres +/-			

Type of Development				
<input checked="" type="checkbox"/>	New Construction		Replacement	Interior Only Remodel
	Additional Building		Exterior Addition	Other:
	Tenant Build-Out		Conversion	

OFFICE USE ONLY

Notes:

Check Number:	Date Received:	
---------------	----------------	--

Existing Development		
Vacant (only if undeveloped) *		
Facility/Building Type	Residential	
Existing Number of Occupants/ Employees	Single Family Structure	
Existing Facility Square Footage		
Existing Flow (GPD)	350	
Additional Property Information (# of bathrooms, # of washers, etc.)		

*If vacant skip to next section

Proposed Development		
Single Family Residence (# of units) *	190	
Proposed Facility/Building Type	Residential	
Proposed Number of Occupants/ Employees	Existing Flow (GPD)	350
Proposed Facility/Building Square Footage		
Proposed Development Acreage		
Proposed Flow (GPD)	47,500	
Additional Property Information (# of bathrooms, # of washers, etc.)		

*Single family residences include apartment, condos, and townhomes.

Exhibit “B”
Engineer’s Letter of Findings (ELF)

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



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

MEMO

DATE: March 30, 2021
TO: Jimmy Franks
FROM: Micah Wood, AICP *Micah Wood*
Planning Director
SUBJECT: Wastewater Future Capacity Reservation Memo & Engineer Letter of Findings:
Moon Property **updated**

Please find attached the Engineer Letter of Findings that provides the Wastewater Development Capacity Assessment for your requested development as Developer/Owner.

Findings

Per the Development Capacity Assessment, the Town's future wastewater system has sufficient capacity and no improvements have been identified for the development of your project, as defined in the Reservation of Future Capacity Application.

Next Step

If you agree with the Development Capacity Assessment, a Reservation Agreement, template enclosed, must be entered and approved by the Board of Mayor and Aldermen (BOMA) within 60 days of the date of this letter or as otherwise extended by Town Staff in order to reserve future wastewater capacity as outlined in the Engineer Letter of Findings that provides the Wastewater Development Capacity Assessment. Otherwise, the Engineer Letter of Findings shall be considered lapsed for this project. At the time of the signing and submission of the Reservation Agreement by the Developer/Owner to the Town for approval by the BOMA, the payment of the required deposit amount of 25% of the allotted wastewater tap fees for the project must be remitted to the Town.

Plan Review & Agenda Process- Updated

Subject to the terms of the Reservation Agreement as approved by the BOMA, a Developer/Owner may seek approval for projects and submit application(s) for a concept plan, rezoning, preliminary plat, and/or construction documents from the Planning Commission, as per the standards of the Land Development Ordinance. No site plan, final plat, or building permit for development with a Reservation Agreement shall be considered by the Planning Commission or Town Staff until the Town's new wastewater treatment facility is operational, as defined by the State of Tennessee.

Please let me know if you would like to set a meeting to discuss this letter at your earliest convenience.

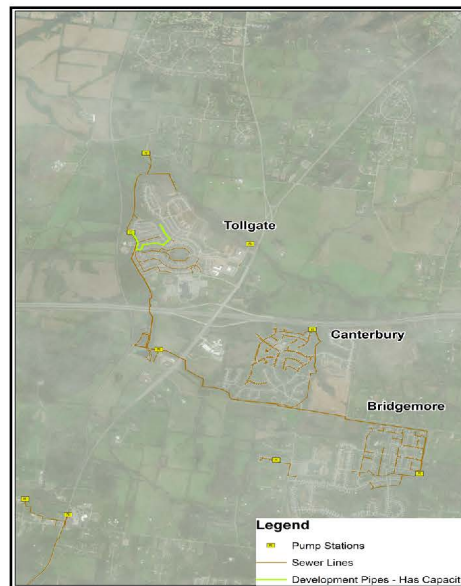
Enclosure: Engineer Letter of Findings
Template Reservation Agreement



Town of Thompson's Station, Tennessee
Engineer Letter of Findings

Development Overview

Date Submitted:	12/17/2020
Development ID:	3
Development Name:	Moon Property
Description:	190 Single Family Homes
Requested Load (GPD):	47,500
Essential Service? (Y/N):	No
'De Minimis'? (Y/N):	No
Requestor Name:	Jimmy Franks



Capacity Assessment Results Overview

Capacity Certification Results: Sufficient Capacity upon completion of the Town's planned improvements at the Regional wastewater plant.

Description of Improvements: No improvements identified for modeled conditions.

Exhibit "C"
Public Improvements

No public improvements required

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: October 19, 2021

TO: BOMA

FROM: Micah Wood, AICP Planning Director

SUBJECT: **Item 5 - Resolution 2021-019:** A resolution for amendment 1 to the contract with Kimley Horn for the design and development of Phase 2 of the Town's Greenway

The Greenway Phase 2 Project is currently in the NEPA review phase as part of the TDOT Local Programs required process for grants that include state money. As part of the Phase I archaeological survey work, it was determined, in close consultation with TDOT, that additional field work will be necessary to ensure that the greenway location and associated construction does not impair or harm the Battlefield of Thompson's Station site.

Staff and Kimley Horn have confirmed with TDOT that this additional investigation is warranted as part of the NEPA process.

The scope of the needed additional work was also confirmed with TDOT. The study area, scope, and fee are included in the contract amendment to the originally approved contract with Kimley Horn for the Phase 2 Greenway Project.

RECOMMENDATION

Approve the contract amendment.

ATTACHMENTS

Resolution 2021-019

RESOLUTION NO. 2021-019

**A RESOLUTION OF THE TOWN OF THOMPSON'S STATION, TENNESSEE
APPROVING AMENDMENT 1 TO THE CONTRACT WITH KIMLEY HORN FOR
THE DESIGN AND DEVELOPMENT OF PHASE 2 OF THE TOWN'S GREENWAY
AND TO AUTHORIZE THE MAYOR TO SIGN AMENDMENT 1 TO THE CONTRACT**

WHEREAS, the Town received an Active Transportation Program (ATP) grant for the development of Phase 2 of the Town's greenway system (PIN 128762.00); and

WHEREAS, the Town released a Request for Qualifications (RFQ) in order to receive qualifications for the development of the Town's Phase 2 greenway project within Preservation Park; and

WHEREAS, Kimley Horn was selected as the Town's consultant to provide consulting services for the Phase 2 greenway project within Preservation Park; and

WHEREAS, The Tennessee Department of Transportation Historic Preservation and Archaeology Sections have recommended that, based on preliminary archaeology investigation, a more detailed Phase 1 archaeological investigation be completed to ensure that the construction associated with the greenway protects the integrity of the historic and archaeological elements of Preservation Park and the Battle of Thompson's Station site; and

WHEREAS, Kimley Horn has subcontracted the archaeological portion of this work to New South Associates; and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to approve a contract amendment with Kimley Horn for consulting services for the project.

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

That the professional services contract amendment with Kimley Horn attached hereto as Exhibit "A" is hereby approved, and the Mayor is authorized to sign the contract on behalf of the Town.

RESOLVED AND ADOPTED this 19th day of October 2021.

Corey Napier, Mayor

ATTEST:

Regina Fowler, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

Town Attorney

AMENDMENT NUMBER 1 TO THE AGREEMENT BETWEEN CLIENT AND KIMLEY-HORN AND ASSOCIATES, INC.

This is Amendment number 1 dated September 7, 2021 to the agreement between the Town of Thompson's Station ("Client") and Kimley-Horn and Associates, Inc. ("Consultant") dated January 14, 2020 ("the Agreement") concerning Thompson's Station Greenway Phase 2 (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

The Agreement is amended to include services to be performed by Consultant for compensation as set forth below in accordance with the terms of the Agreement, which are incorporated by reference.

Consultant will perform the following services:

Additional NEPA Documentation

During preparation of the Phase I Archaeological Survey for inclusion in the NEPA document, it was determined by the Tennessee Department of Transportation (TDOT), in coordination with Kimley-Horn's subconsultant, New South Associates, Inc., that additional Phase I archaeological fieldwork for 40WM510, the Battle of Thompson's Station is required. This additional Phase I archaeological work was not originally included in Kimley-Horn's scope and fee and is now being requested as an additional service to the existing contract.

Previously developed project mapping and plans will serve as the study area limits for the environmental technical study outlined below.

Cultural Resources – Archaeology

Given that the proposed project is located within a known Civil War battle site in which Civil War-era artifacts have been recovered during Phase I fieldwork efforts, Kimley-Horn's subconsultant, New South Associates, Inc., will be responsible for completing additional Phase I archaeological fieldwork for 40WM510, the Battle of Thompson's Station. The additional Phase I archaeological fieldwork is needed to further investigate the project area, including the Civil War-era artifacts that have been recovered, in order to determine the National Register of Historic Places (NRHP)-eligibility recommendations and identify the effects to archaeological resources, pursuant to 60 Code of Federal Regulations (CFR) 800.

Once the additional Phase I archaeological fieldwork is complete, New South Associates, Inc., will prepare the draft Phase I Archaeological Survey report for submittal to the TDOT Environmental Division for review and comment. TDOT will submit the draft report to the Tennessee State Historic Preservation Office (TN-SHPO) for review. Following the receipt of comments, New South Associates, Inc., will finalize the Phase I Archaeological Survey report providing copies as specified by TDOT and the TN-SHPO.

Assumptions:

- No Phase 2 Testing – If required, this work can be completed in accordance with the Additional Services clause of this agreement.

EXHIBIT A

- If a Memorandum of Agreement is needed to confirm agreed upon mitigation measures for the Build Alternative, it will be conducted in accordance with the Additional Services clause of this agreement.
- If Phase III work, data recovery is necessary, it can be included in accordance with the Additional Services clause of this agreement.

Consultant and Client agree to the following general schedule in connection with the services set forth above:

We will provide our services as expeditiously as practical.

For the services set forth above, Client shall pay Consultant the following compensation:

Kimley-Horn will perform the services described above for the total lump sum fee below. Individual task amounts are for informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Additional NEPA Documentation \$33,500

Individual task amounts are provided for budgeting purposes only. Kimley-Horn reserves the right to reallocate amounts among tasks as necessary (as allowed by the TDOT Local Government Guidelines for the Management of Federal and State Funded Transportation Projects).

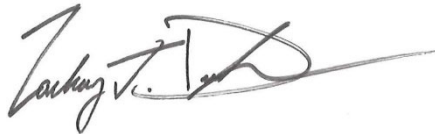
Fees and expenses will be invoiced monthly based, as applicable, upon the percentage of services performed or actual services performed and expenses incurred as of the invoice date. Payment will be due within 25 days of your receipt of the invoice.

CLIENT:

Town of Thompson's Station

CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.



By: _____

By: Zachary J. Dufour, P.E.

Title: _____

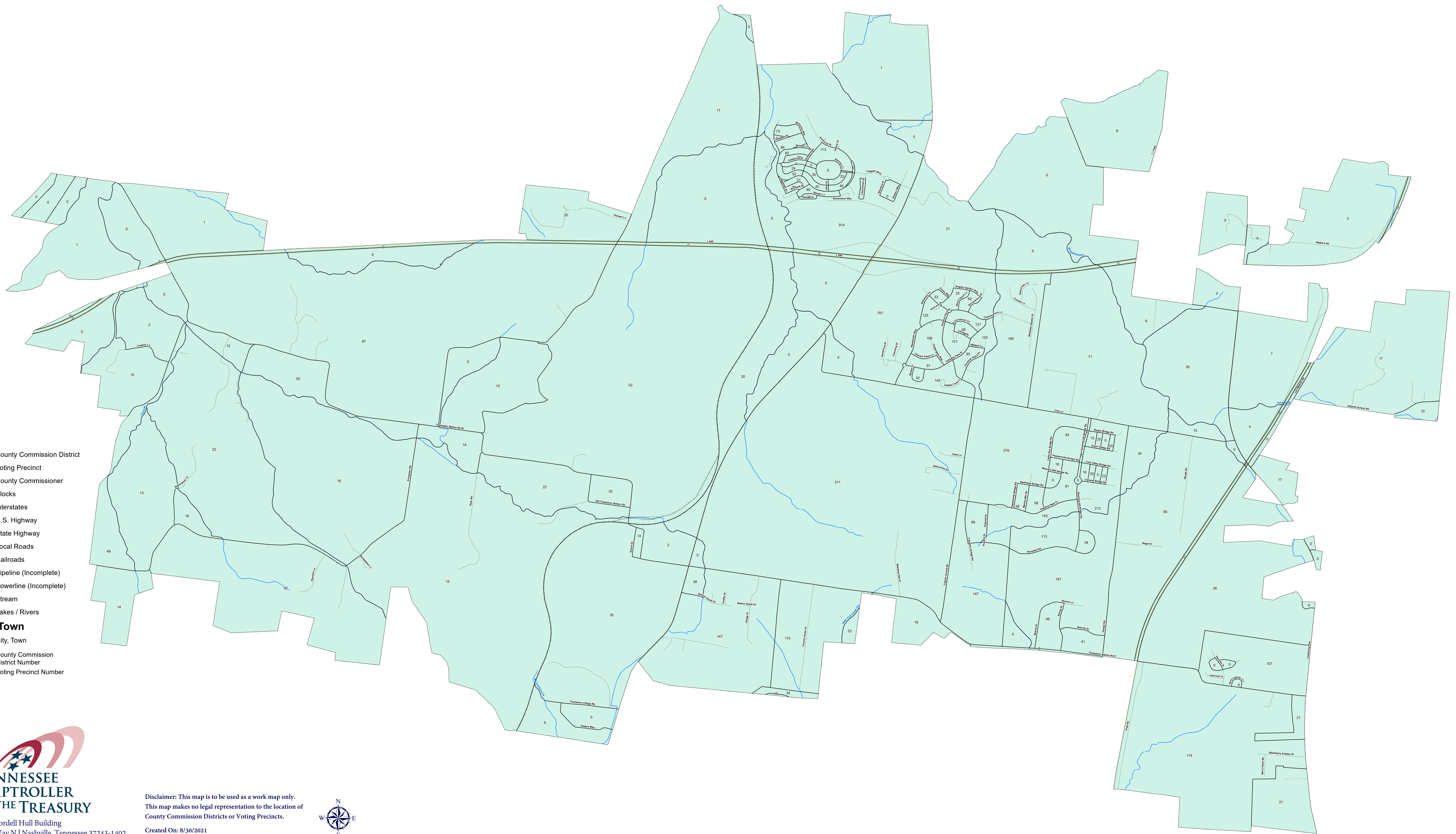
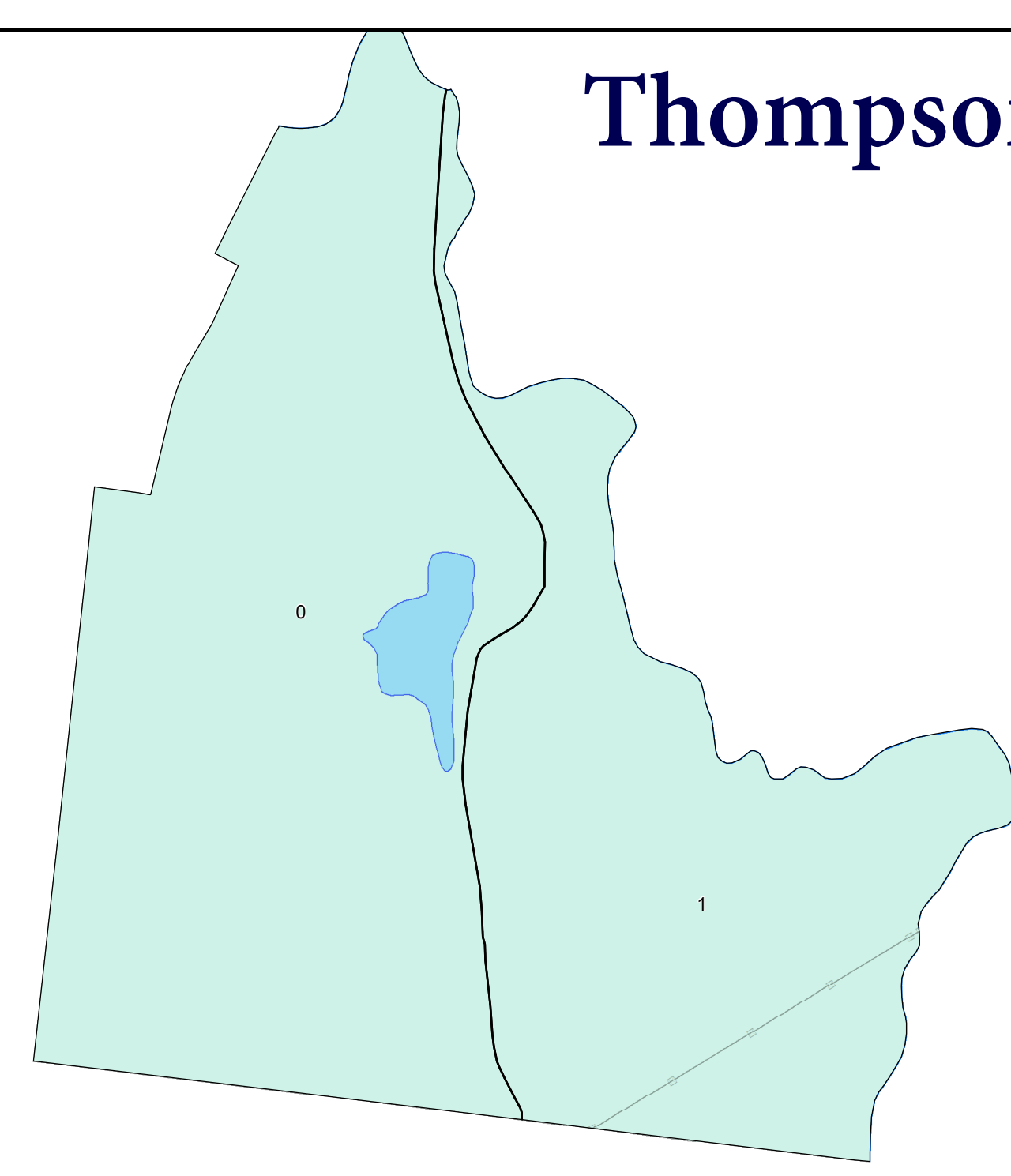
Title: Vice President

Date: _____

Date: September 7, 2021

Thompson's Station | 2020 Redistricting | Work Map

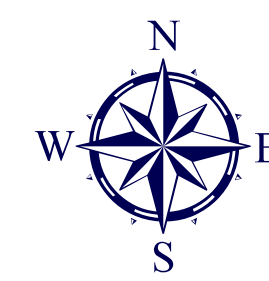
Total Population 7,485 based on 2020 Census



- County Commission District
- Voting Precinct
- County Commissioner
- Blocks
- Interstates
- U.S. Highway
- State Highway
- Local Roads
- Railroads
- Pipeline (Incomplete)
- Powerline (Incomplete)
- Stream
- Lakes / Rivers
- City, Town**
- City, Town
- 1 County Commission District Number
- 1234 Voting Precinct Number

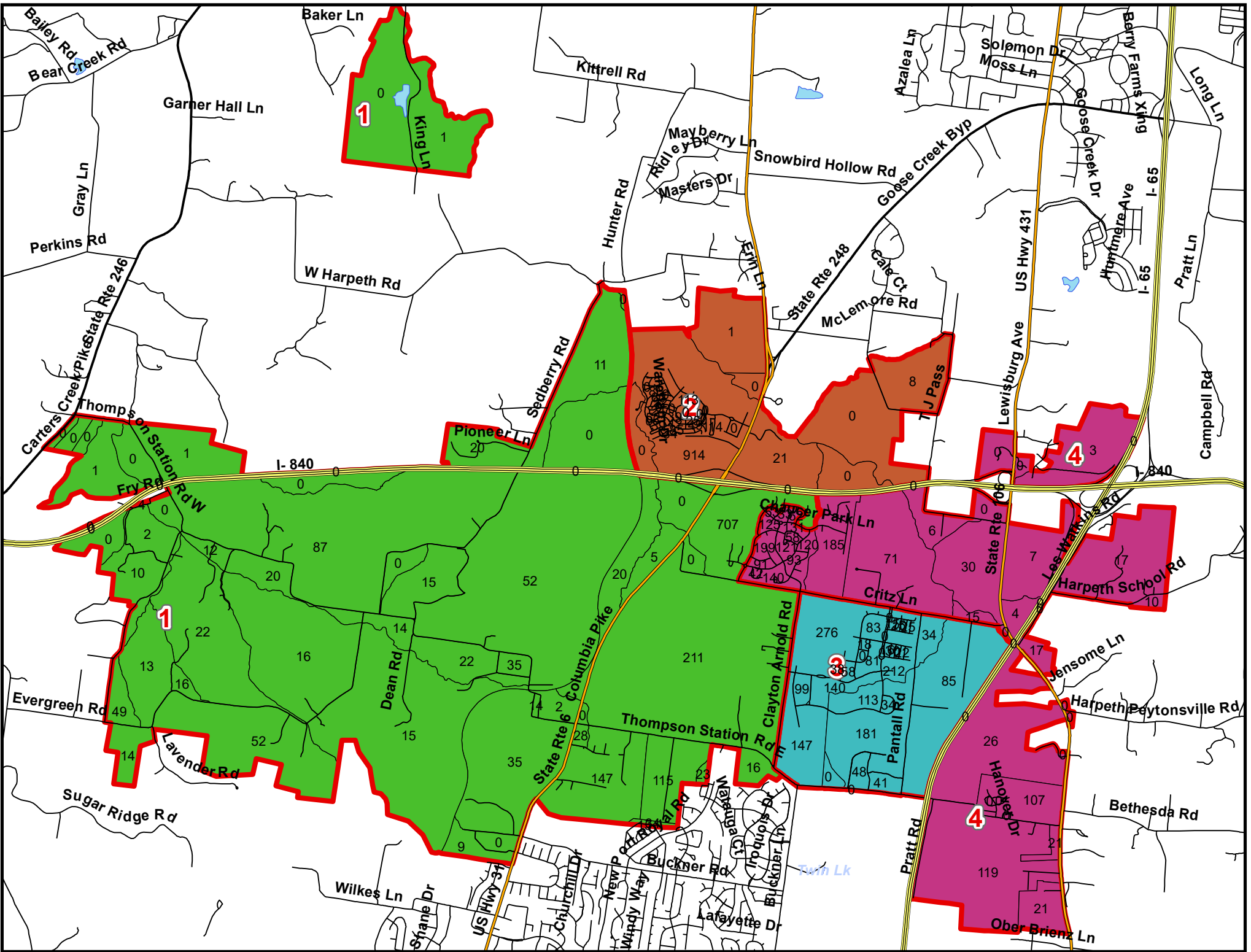


Disclaimer: This map is to be used as a work map only. This map makes no legal representation to the location of County Commission Districts or Voting Precincts.



Created On: 8/30/2021

Data Source: U.S. Census Bureau



Monthly Financial Report

Town of Thompsons Station

For the period ended September 30, 2021



Prepared by
Finance Director

Prepared on
October 12, 2021

Town of Thompson's Station

	Actual YTD 09/30/2021	Budgeted FY 2021-2022	% Budget	% Remaining
GENERAL FUND				
All Revenue sources	\$ 1,090,718	\$ 4,695,899	23.2%	76.8%
LESS:				
Administrative Expenditures	\$ 321,720	\$ 1,049,479	30.7%	69.3%
Community Development Expenditures	\$ 76,168	\$ 590,409	12.9%	87.1%
Public Works Department	\$ 63,906	\$ 374,991	17.0%	83.0%
Park Expenditures	\$ 3,606	\$ 45,100	8.0%	92.0%
Total Debt Service	\$ 137,049	\$ 287,155	47.7%	52.3%
Capital Improvement Projects	\$ 153,998	\$ 3,046,988	5.1%	94.9%
Fund Increase (Decrease)	\$ 334,272	\$ (698,224)		
STATE STREET AID				
Gas Tax Revenues	\$ 49,066	\$ 184,000	26.7%	73.3%
LESS:				
Road and Street Expenditures	\$ 5,501	\$ 129,400	4.3%	95.7%
Capital Improvement Projects - Roads	\$ 26,242	\$ 187,292	14.0%	86.0%
Fund Increase (Decrease)	\$ 17,323	\$ (132,692)		
WASTEWATER FUND				
Total Wastewater Revenues	\$ 497,877	\$ 1,508,066	33.0%	67.0%
LESS:				
Operating Expenses	\$ 238,396	\$ 1,419,755	16.8%	83.2%
Net Income (Loss)	\$ 259,481	\$ 88,311		
Total Effluent Development Fees	\$ 209,051	\$ 847,508	24.7%	75.3%
Loan Proceeds		\$ 11,000,000	0.0%	100.0%
Capital Improvement Plan/Projects costs	\$ 121,208	\$ 11,750,500	1.0%	99.0%
Net Fund Increase (Decrease)	\$ 347,324			

Town of Thompson's Station

	8/31/2021	9/30/2021
GENERAL FUND		
Checking	\$ 1,832,609	\$ 2,041,718
Savings	\$ 7,674,476	\$ 7,676,324
Reserve	\$ (1,041,218)	\$ (1,042,930)
Total Cash	\$ 8,465,867	\$ 8,675,112
Add:		
Accounts Receivable	\$ -	\$ -
Less:		
Accounts Payable	\$ 124,544	\$ 174,090
Due To WW	\$ 118,969	\$ 208,675
Outstanding Purchase Orders	\$ 2,002,073	\$ 2,224,068
Loans	\$ 1,505,900	\$ 1,390,600
Total Available Funds	\$ 4,714,381	\$ 4,677,679

WASTEWATER FUND		
Checking	\$ 487,635	\$ 470,268
Savings	\$ 2,394,457	\$ 2,644,655
Reserve	\$ (709,000)	\$ (709,000)
Total Cash	\$ 2,173,092	\$ 2,405,923
Add:		
Accounts Receivable	\$ 213,187	\$ 254,028
Due from GF	\$ 118,969	\$ 208,675
Less:		
Accounts Payable	\$ 8,275	\$ 68,385
Customer Deposits	\$ 56,250	\$ 58,625
Reservation Deposits	\$ 2,825	\$ 2,825
Outstanding Purchase Orders	\$ 608,095	\$ 443,183
Loans	\$ 194,217	\$ 184,959
Total Available Funds	\$ 1,635,586	\$ 2,110,649



Town of Thompson's Station - General Fund

Statement of Activity

July - September, 2021

	JUL 2021	AUG 2021	SEP 2021	TOTAL
Revenues				
34100 Total Property Tax Revenues				\$0
31111 Real Property Tax Revenue	2,353	21	116	\$2,490
Total 34100 Total Property Tax Revenues	2,353	21	116	\$2,490
34200 Total Sales Tax Revenues				\$0
31610 Local Sales Tax - Trustee	146,675	152,033	147,293	\$446,000
31810 Adequate School Facilities Tax	6,441	5,417	4,449	\$16,308
32260 Business Tax Revenue	4,507	2,485	23,916	\$30,908
33510 Local Sales Tax - State	44,830	47,749	44,197	\$136,776
Total 34200 Total Sales Tax Revenues	202,453	207,684	219,855	\$629,992
34300 Total Gas Tax Revenues				\$0
33552 State Streets & Trans. Revenue	782	782	782	\$2,346
33553 SSA - Motor Fuel Tax	7,943	8,217	7,745	\$23,905
33554 SSA - 1989 Gas Tax	1,266	1,265	1,269	\$3,800
33555 SSA - 3 Cent Gas Tax	2,345	2,344	2,351	\$7,040
33556 SSA - 2017 Gas Tax	3,973	4,141	3,861	\$11,976
Total 34300 Total Gas Tax Revenues	16,309	16,749	16,008	\$49,066
34400 Total Building/Impact Fees				\$0
32200 Building Permits	32,369	35,577	45,982	\$113,928
32230 Submittal & Review Fees	9,070	250		\$9,320
32300 Impact Fees	47,383	35,930	75,453	\$158,766
Total 34400 Total Building/Impact Fees	88,822	71,757	121,435	\$282,014
34500 Total Alcohol Tax Revenues				\$0
31710 Wholesale Beer Tax	12,211	10,808	16,904	\$39,923
31720 Wholesale Liquor Tax	1,742	1,610	2,270	\$5,622
32000 Beer Permits	350		100	\$450
33535 Mixed Drink Tax	1,080	1,467	1,294	\$3,841
Total 34500 Total Alcohol Tax Revenues	15,383	13,885	20,568	\$49,835
34600 Total Grants				\$0
33730 St of TN Grants	86,848			\$86,848
Total 34600 Total Grants	86,848			\$86,848
34700 Total All Other Revenues				\$0
31900 CATV Franchise Fee Income	2,885	2,900		\$5,785
33520 State Income Tax		990		\$990
36120 Interest Earned - Invest. Accts	361	249	135	\$745
37746 Parks Revenue	1,194	-339	-322	\$533
37747 Parks Deposit Return			150	\$150
Total 37746 Parks Revenue	1,194	-339	-172	\$683
37750 Park Impact Fees	13,832	4,880	10,248	\$28,960



Town of Thompson's Station - General Fund

Statement of Activity

July - September, 2021

	JUL 2021	AUG 2021	SEP 2021	TOTAL
37990 Other Revenue	875	625	875	\$2,375
Total 34700 Total All Other Revenues	19,146	9,305	11,087	\$39,538
Total Revenues	\$431,314	\$319,402	\$389,068	\$1,139,784
GROSS REVENUES	\$431,314	\$319,402	\$389,068	\$1,139,784
Expenditures				
43100 Total Payroll Costs				\$0
41110 Payroll Expense	43,215	45,959	46,153	\$135,327
41141 Payroll Taxes - FICA	3,378	3,653	3,560	\$10,592
41142 Payroll Taxes - Medicare	790	725	833	\$2,348
41147 Payroll Taxes - SUTA	50	45	22	\$117
41289 Employee Retirement Expense	2,901	2,535	2,474	\$7,911
41514 Insurance - Employee Medical	11,074	8,565	8,565	\$28,204
Total 43100 Total Payroll Costs	61,408	61,483	61,608	\$184,498
43200 Total Streets and Roads				\$0
41268 Repairs & Maint-Roads, Drainage	378	1,510	1,469	\$3,357
41269 SSA - Street Repair Expense	1,596	1,545	1,847	\$4,988
41270 Vehicle Fuel & Oil Expense	3,659	3,409	1,869	\$8,937
Total 43200 Total Streets and Roads	5,633	6,464	5,185	\$17,282
43300 Total Professional Fees				\$0
41252 Prof. Fees - Legal Fees		16,940	20,160	\$37,100
41253 Prof. Fees - Auditor			3,000	\$3,000
41254 Prof. Fees-Consulting Engineers	14,368			\$14,368
41259 Prof. Fees - Other	400			\$400
Total 43300 Total Professional Fees	14,768	16,940	23,160	\$54,868
43400 Total Operating Costs				\$0
41211 Postage, Freight & Express Chgs			63	\$63
41231 Publication of Legal Notices	1,386		489	\$1,875
41235 Memberships & Subscriptions		2,259		\$2,259
41241 Utilities - Electricity	994	1,104	3,006	\$5,104
41242 Utilities - Water	210	384	635	\$1,230
41244 Utilities - Gas	84	84	84	\$252
41245 Telecommunications Expense	1,004	1,004	1,004	\$3,012
41255 Software subscription/maint	4,224	758	1,789	\$6,771
41265 Parks & Rec. Expense	1,132	500	554	\$2,186
41266 Repairs & Maint - Bldg	2,240	2,966	4,924	\$10,130
41280 Travel Expense		80		\$80
41285 Continuing Education Expense	210	249	369	\$828
41300 Economic Development Expense	798			\$798
41311 Office Expense	5,090	2,134	2,383	\$9,607
41312 Small Equipment	503	1,444	503	\$2,449



Town of Thompson's Station - General Fund

Statement of Activity

July - September, 2021

	JUL 2021	AUG 2021	SEP 2021	TOTAL
41511 Insurance - Property	18,318			\$18,318
41512 Insurance - Workers Comp.	14,217			\$14,217
41513 Insurance - Liability			-1,750	\$ -1,750
41515 Insurance - Auto	29,921			\$29,921
Total 43400 Total Operating Costs	80,332	12,967	14,052	\$107,351
43500 Total County Services				\$0
41291 Animal Control Services	8,130			\$8,130
41800 Emergency Services	100,000			\$100,000
Total 43500 Total County Services	108,130			\$108,130
49030 Debt Service			137,049	\$137,049
49900 Total Capital Improvement Costs				\$0
41940 Capital Projects	47,080	64,742	68,419	\$180,240
Total 49900 Total Capital Improvement Costs	47,080	64,742	68,419	\$180,240
Total Expenditures	\$317,351	\$162,595	\$309,473	\$789,418
CHANGE IN POSITION	\$113,963	\$156,807	\$79,595	\$350,366
NET CHANGE IN POSITION	\$113,963	\$156,807	\$79,595	\$350,366

Town of Thompsons Station - General Fund
Profit and Loss
 July - September, 2021

	4500 Com Dev	6000 - Public Works	8000 - Town Hall	9000 Parks Dep	SSA	TOTAL
Expenditures						
41944 Capital Projects - Parks						
43100 Total Payroll Costs						0.00
41110 Payroll Expense	51,187.55	40,378.14	43,761.43			135,327.12
41141 Payroll Taxes - FICA	3,168.31	2,595.62	4,827.85			10,591.78
41142 Payroll Taxes - Medicare	740.96	477.83	1,129.06			2,347.85
41147 Payroll Taxes - SUTA		43.92	73.31			117.23
41289 Employee Retirement Expense	2,404.32	2,018.92	3,487.33			7,910.57
41514 Insurance - Employee Medical			28,203.61			28,203.61
Total 43100 Total Payroll Costs	\$ 57,501.14	\$ 45,514.43	\$ 81,482.59	\$ 0.00	\$ 0.00	\$ 184,498.16
43200 Total Streets and Roads						
41268 Repairs & Maint-Roads, Drainage		3,357.22				3,357.22
41269 SSA - Street Repair Expense					4,987.78	4,987.78
41270 Vehicle Fuel & Oil Expense	251.88	8,684.87				8,936.75
Total 43200 Total Streets and Roads	\$ 251.88	\$ 12,042.09	\$ 0.00	\$ 0.00	\$ 4,987.78	\$ 17,281.75
43300 Total Professional Fees						
41252 Prof. Fees - Legal Fees			37,100.00			37,100.00
41253 Prof. Fees - Auditor			3,000.00			3,000.00
41254 Prof. Fees-Consulting Engineers	14,368.36					14,368.36
41259 Prof. Fees - Other	400.00					400.00
Total 43300 Total Professional Fees	\$ 14,768.36	\$ 0.00	\$ 40,100.00	\$ 0.00	\$ 0.00	\$ 54,868.36
43400 Total Operating Costs						
41211 Postage, Freight & Express Chgs			62.95			62.95
41231 Publication of Legal Notices			1,874.55			1,874.55
41235 Memberships & Subscriptions			2,259.00			2,259.00
41241 Utilities - Electricity		395.64	1,903.86	406.81	513.25	3,219.56
41242 Utilities - Water		42.01	180.99	563.60		786.60
41244 Utilities - Gas			252.00			252.00
41245 Telecommunications Expense			3,011.90			3,011.90
41255 Software subscription/maint	1,761.54		5,009.84			6,771.38
41265 Parks & Rec. Expense				2,185.76		2,185.76
41266 Repairs & Maint - Bldg		5,605.10	5,175.00			10,780.10
41280 Travel Expense			80.30			80.30
41285 Continuing Education Expense	468.00	150.00	210.00			828.00
41300 Economic Development Expense			798.00			798.00
41311 Office Expense	1,416.97	156.40	8,033.32			9,606.69
41312 Small Equipment			2,449.35			2,449.35
41320 Supplies Expense				450.00		450.00
41511 Insurance - Property			18,318.00			18,318.00
41512 Insurance - Workers Comp.			14,217.00			14,217.00
41513 Insurance - Liability			-1,750.00			-1,750.00

41515 Insurance - Auto			29,921.00			29,921.00
Total 43400 Total Operating Costs	\$ 3,646.51	\$ 6,349.15	\$ 92,007.06	\$ 3,606.17	\$ 513.25	\$ 106,122.14
43500 Total County Services						
41291 Animal Control Services			8,130.00			8,130.00
41800 Emergency Services			100,000.00			100,000.00
Total 43500 Total County Services	\$ 0.00	\$ 0.00	\$ 108,130.00	\$ 0.00	\$ 0.00	\$ 108,130.00
49030 Debt Service			\$ 137,049.08			
49900 Total Capital Improvement Costs						
41940 Capital Projects						
Approved Budget Capital Expenditures			5,605.92			5,605.92
Critz Lane Phase 1			74,859.06			74,859.06
Maint Equipment			4,200.00			4,200.00
Park Improvements			69,333.00			69,333.00
SSA CIP					26,242.00	26,242.00
Total 41940 Capital Projects	\$ 0.00	\$ 0.00	\$ 153,997.98	\$ 0.00	\$ 26,242.00	\$ 180,239.98
Total 49900 Total Capital Improvement Costs	\$ 0.00	\$ 0.00	\$ 153,997.98	\$ 0.00	\$ 26,242.00	\$ 180,239.98
Total Expenditures	\$ 76,167.89	\$ 63,905.67	\$ 612,766.71	\$ 3,606.17	\$ 31,743.03	\$ 788,189.47



General Fund

Open Purchase Order List by Vendor

July 2018 - September 2021

DATE	NUM	MEMO/DESCRIPTION	AMOUNT	OPEN BALANCE
Boozer & Company, P.C.				
09/20/2021	2021-009	Critz Lane appraisal - Evans property	3,500.00	3,500.00
Total for Boozer & Company, P.C.			\$3,500.00	\$3,500.00
Culver CPAs PLLC				
07/01/2021	2021-008	FY2021 audit fees per contract	13,500.00	10,500.00
Total for Culver CPAs PLLC			\$13,500.00	\$10,500.00
Energy Land & Infrastructure, LLC				
05/01/2020	2020-011	Town center surveying	22,380.00	8,062.60
Total for Energy Land & Infrastructure, LLC			\$22,380.00	\$8,062.60
H.B. & T.S. Utility District				
02/09/2021	2020-037	Resolution 2021-002	143,000.00	40,922.40
Total for H.B. & T.S. Utility District			\$143,000.00	\$40,922.40
IDT Plans, LLC				
03/09/2021	2020-040	Resolution 2021-005 for IDT Plans	89,094.00	17,594.00
Total for IDT Plans, LLC			\$89,094.00	\$17,594.00
Kimley-Horn				
01/14/2020	2020-002	Resolution 2020-002 - ATP Grant for Phase 2 of Trailways grant through Preservation Park	156,700.00	7,051.65
08/13/2020	2020-021	Amendment no. 1 for Greenway Phase 3 - surveying	8,250.00	1,007.00
10/13/2020	2020-031	Clayton Arnold Connector walkway design BOMA approved 10/13/2020 meeting	75,000.00	44,390.00
05/11/2021	2020-042	TS Greenway Phase 3 Amend no. 2	192,400.00	192,400.00
09/14/2021	2021-007	All Aboard comp plan	119,970.00	119,970.00
Total for Kimley-Horn			\$552,320.00	\$364,818.65
Morton Salt Inc				
09/14/2021	2021-006	Salt for roads	14,892.00	14,892.00
Total for Morton Salt Inc			\$14,892.00	\$14,892.00
Ragan-Smith Associates, Inc.				
12/31/2020	2020-050	CEI contract	183,175.01	152,327.05
Total for Ragan-Smith Associates, Inc.			\$183,175.01	\$152,327.05
Rogers Group, Inc.				
08/12/2020	2020-	Critz Lane phase 1 construction	1,493,900.00	1,493,900.00



General Fund

Open Purchase Order List by Vendor

July 2018 - September 2021

DATE	NUM	MEMO/DESCRIPTION	AMOUNT	OPEN BALANCE
	019			
Total for Rogers Group, Inc.			\$1,493,900.00	\$1,493,900.00
Wright Paving Contractors, Inc.				
08/02/2021	2021- 004	Pratt Road repaving	117,551.50	117,551.50
Total for Wright Paving Contractors, Inc.			\$117,551.50	\$117,551.50
TOTAL			\$2,633,312.51	\$2,224,068.20



Town of Thompson's Station - Wastewater Fund

Statement of Activity

July - September, 2021

	JUL 2021	AUG 2021	SEP 2021	TOTAL
Revenues				
34090 Total Wastewater Fees				\$0
31000 Wastewater Treatment Fees	175,153	147,571	172,153	\$494,877
31010 Septage Disposal Fees	800	800	1,100	\$2,700
Total 34090 Total Wastewater Fees	175,953	148,371	173,253	\$497,577
341090 Total Tap Fees				\$0
31015 Effluent Disposal Fee	79,101	33,900	96,050	\$209,051
Total 341090 Total Tap Fees	79,101	33,900	96,050	\$209,051
34700 Total All Other Revenues				\$0
36120 Interest Earned - Invest. Accts		101	199	\$300
Total 34700 Total All Other Revenues		101	199	\$300
Total Revenues	\$255,054	\$182,372	\$269,503	\$706,928
GROSS REVENUES	\$255,054	\$182,372	\$269,503	\$706,928
Expenditures				
43100 Total Payroll Costs				\$0
41110 Payroll Expense	21,623	21,623	21,756	\$65,002
41141 Payroll Taxes - FICA	700	774	635	\$2,109
41142 Payroll Taxes - Medicare	73		149	\$222
41289 Employee Retirement Expense	506	253	512	\$1,271
41514 Insurance - Employee Medical	1,614	1,614	1,614	\$4,842
Total 43100 Total Payroll Costs	24,516	24,263	24,666	\$73,446
43200 Total Streets and Roads				\$0
41270 Vehicle Fuel & Oil Expense	396			\$396
Total 43200 Total Streets and Roads	396			\$396
43300 Total Professional Fees				\$0
41252 Prof. Fees - Legal Fees		5,540	7,600	\$13,140
41254 Prof. Fees-Consulting Engineers		3,675	2,306	\$5,981
41259 Prof. Fees - Other	4,077	4,428	5,339	\$13,843
Total 43300 Total Professional Fees	4,077	13,643	15,245	\$32,964
43400 Total Operating Costs				\$0
41211 Postage, Freight & Express Chgs		819	877	\$1,696
41220 Lab Water Testing	351	163	163	\$676
41221 Printing, Forms & Photocopy Exp		358	401	\$759
41235 Memberships & Subscriptions			944	\$944
41241 Utilities - Electricity	7,899	8,145	6,452	\$22,495
41242 Utilities - Water	276	460		\$736
41245 Telecommunications Expense	285	705	765	\$1,755
41255 Software subscription/maint			2,250	\$2,250
41260 Repairs & Maint WW		1,300	45,746	\$47,046



Town of Thompson's Station - Wastewater Fund

Statement of Activity

July - September, 2021

	JUL 2021	AUG 2021	SEP 2021	TOTAL
41266 Repairs & Maint - Bldg	650			\$650
41280 Travel Expense		253		\$253
41311 Office Expense			2,750	\$2,750
41312 Small Equipment	7,073			\$7,073
41320 Supplies Expense	2,488	7,760	12,080	\$22,328
41511 Insurance - Property	17,400			\$17,400
41691 Bank Charges	520	525	464	\$1,509
Total 43400 Total Operating Costs	36,940	20,487	72,891	\$130,318
43600 Total Interest Expense				\$0
41633 Interest Expense - Note Payable	433	430	410	\$1,273
Total 43600 Total Interest Expense	433	430	410	\$1,273
49900 Total Capital Improvement Costs				\$0
41940 Capital Projects				\$0
Critz Lane Phase 1		0	119,378	\$119,378
WWTP and Other improvements		830	1,000	\$1,830
Total 41940 Capital Projects		830	120,378	\$121,208
Total 49900 Total Capital Improvement Costs		830	120,378	\$121,208
Total Expenditures	\$66,363	\$59,652	\$233,589	\$359,604
CHANGE IN POSITION	\$188,691	\$122,719	\$35,913	\$347,324
Other Expenditures				
Depreciation	44,166	44,166	44,166	\$132,498
Total Other Expenditures	\$44,166	\$44,166	\$44,166	\$132,498
NET OTHER CHANGES	\$ -44,166	\$ -44,166	\$ -44,166	\$ -132,498
NET CHANGE IN POSITION	\$144,525	\$78,553	\$ -8,253	\$214,826



Wastewater

Open Purchase Order List by Vendor

July 2018 - September 2021

DATE	NUM	MEMO/DESCRIPTION	AMOUNT	OPEN BALANCE
Barge Design Solutions, Inc.				
07/23/2019	2019-1124	Hill property Drip Field project management	175,000.00	1,903.84
03/10/2020	2020-010	WWTP Design BOMA resolution 2020-007	885,000.00	371,728.36
04/02/2020	2020-007	Barge Proj No. 3672700 Task no. 22	9,000.00	2,037.00
08/12/2020	2020-020	Sewer relocation for Critz Lane Phase 1	35,000.00	4,616.20
09/01/2020	2020-024	Wastewater Eng. services BOMA and UB meetings	9,200.00	57.50
10/08/2020	2020-025	Standard Wastewater Specifications Update - TDEC	9,700.00	420.00
01/26/2021	2020-033	Whistlestop Development wastewater plan review	8,100.00	50.00
03/01/2021	2020-038	WWTP - Amend. 2 - easements	8,300.00	8,300.00
03/16/2021	2020-041	WW infrastructure plans review	6,500.00	32.50
06/08/2021	2021-001	Consulting agreement - Utility Board, WW Reservations, General Services 06 08 2021 BOMA meeting minutes	30,000.00	23,612.50
Total for Barge Design Solutions, Inc.			\$1,175,800.00	\$412,757.90
Hughes Excavating LLC				
03/09/2021	2020-039	Relocation of Wastewater lines Resolution 2021-006	231,500.00	12,525.00
Total for Hughes Excavating LLC			\$231,500.00	\$12,525.00
UT Municipal Technical Advisory Service				
10/27/2020	2020-028	MTAS WW user rate fee study (max fee of \$5k)	5,000.00	5,000.00
Total for UT Municipal Technical Advisory Service			\$5,000.00	\$5,000.00
Utility Technologies				
02/11/2021	2020-036	BOMA approved 2/9/2021	43,000.00	12,900.00
Total for Utility Technologies			\$43,000.00	\$12,900.00
TOTAL			\$1,455,300.00	\$443,182.90

Town of Thompsons Station

STATE AND COUNTY SALES TAX REVENUES

This year

\$1,631,563.16

Total revenue



Filtered by

2 income: 31610 Total Sales Tax Revenues:Local Sales Tax - Trustee, 33510 Total Sales Tax Revenues:Local Sales Tax - State

Time period	Revenue (2020)	Revenue
Jan	\$128,628.98	\$159,863.38
Feb	\$221,058.46	\$245,800.50
Mar	\$115,514.33	\$153,462.75
Apr	\$112,432.54	\$107,421.14
May	\$138,662.51	\$163,672.11
Jun	\$136,746.36	\$218,567.17
Jul	\$139,422.46	\$191,504.53
Aug	\$144,090.18	\$199,781.99
Sep	\$138,029.11	\$191,489.59
Oct	\$141,227.84	\$0.00
Nov	\$139,710.51	\$0.00
Dec	\$149,937.71	\$0.00

Usage Breakdown

Billing Cycle: 1

For Period 10/1/2020 - 9/30/2021

Service Type: Wastewater

Show Details: False

Subtotal By: Classification - Area

	Usage	Amount
Total Classification Allenwood Count: 14	12,169	8,911.24
Total Classification Bridgemore Village Count: 502	339,312	343,707.92
Total Classification Fields of Canterbury Count: 895	671,404	538,142.95
Total Classification Heritage Commons Count: 10	71,570	37,025.41
Total Classification Regional Plant Count: 22	34,901	97,317.02
Total Classification Tollgate Village Count: 718	503,919	478,707.86
Total Classification Unknown Count: 6	15,089	695.39
Total Classification Whistle Stop Count: 11	19,417	8,663.62

52.00

Period	Usage	Amount
10/1/2020 - 10/31/2020	164,591	\$103,225.32
11/1/2020 - 11/30/2020	149,952	\$100,255.89
12/1/2020 - 12/31/2020	155,338	\$101,768.58
1/1/2021 - 1/31/2021	65,784	\$110,269.98
2/1/2021 - 2/28/2021	126,184	\$101,062.47
3/1/2021 - 3/31/2021	104,222	\$110,735.80
4/1/2021 - 4/30/2021	118,030	\$126,775.87
5/1/2021 - 5/31/2021	124,030	\$126,127.81
6/1/2021 - 6/30/2021	80,250	\$132,969.06
7/1/2021 - 7/31/2021	160,518	\$175,852.11
8/1/2021 - 8/31/2021	210,041	\$149,076.73
9/1/2021 - 9/30/2021	208,841	\$175,051.79
	1,667,781	\$1,513,171.41

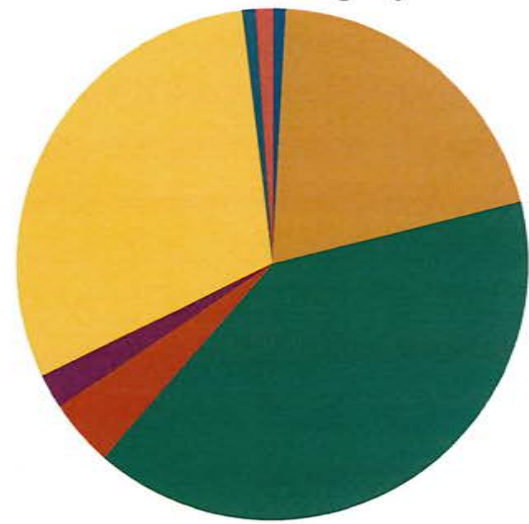
Usage Breakdown

Billing Cycle: 1
For Period 10/1/2020 - 9/30/2021
Service Type: Wastewater
Show Details: False
Subtotal By: Classification - Area

Usage

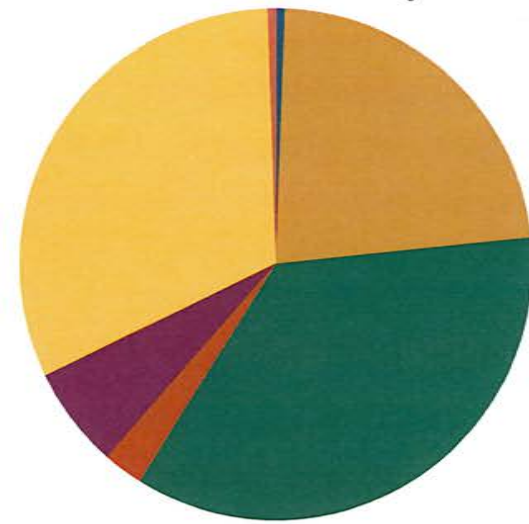
Amount

Usage By Classification



Allenwood	0.7%
Bridgemore Village	20.3%
Fields of Canterbury	40.3%
Heritage Commons	4.3%
Regional Plant	2.1%
Tollgate Village	30.2%
Unknown	0.9%
Whistle Stop	1.2%
Total:	100.0%

Amount By Classification



Allenwood	0.6%
Bridgemore Village	22.7%
Fields of Canterbury	35.6%
Heritage Commons	2.4%
Regional Plant	6.4%
Tollgate Village	31.6%
Unknown	0.0%
Whistle Stop	0.6%
Total:	100.0%

Valuation Report

Date Range: Between 08/31/21 12:00 AM and 09/30/21 12:00 AM
 Date Run: 10/04/21 10:13 AM
 Records: 24

Legend 0 Revoked 0 Expired

Permit No.	Issued	Issued To	Subdivision	Address	Square Feet of Total Area Under Roof
BP2021-039	08/31/21	Drees	Whistle Stop	2236 BRAKEMAN LANE	5052
BP2021-040	09/01/21	Willow Branch Homes	Canterbury	4032 LIONCREST LN	3952
BP2021-041	09/01/21	RG Custom Homes	Whistle Stop	2262 BRAKEMAN LN THOMPSONS STATION TN 37179	7519
BP2021-042	09/01/21	Willow Branch Homes	Canterbury	1536 NICKELBY PLACE	2738
BP2021-043	09/01/21	Willow Branch Homes	Canterbury	1533 NICKELBY PLACE	2673
BP2021-044	09/01/21	Willow Branch Homes	Canterbury	1528 NICKELBY PLACE	2721
BP2021-045	09/01/21	Willow Branch Homes	Canterbury	1524 NICKELBY PLACE	3098
BP2021-047	09/07/21	Willow Branch Homes	Canterbury	4057 LIONCREST LN	3923
BP2021-048	09/07/21	Drees	Littlebury	3009 LITTLEBURY PARK DRIVE	5418
BP2021-049	09/07/21	Drees	Littlebury	3013 LITTLEBURY PARK DRIVE	6238
BP2021-051	09/09/21	Willow Branch Homes	Canterbury	1540 NICKELBY PLACE	2687
BP2021-052	09/09/21	Willow Branch Homes	Canterbury	1544 NICKELBY PLACE	3102
BP2021-054	09/13/21	Janet Metzler	NA	2691 PANTALL RD	1226 - Addition
BP2021-055	09/14/21	Regent homes	Tolgate	2089 BRANFORD PLACE	3300
BP2021-056	09/15/21	Willow Branch Homes	Canterbury	4061 LIONCREST LN	3907
BP2021-057	09/15/21	Willow Branch Homes	Canterbury	4012 LIONCREST LN	4356
BP2021-058	09/15/21	Willow Branch Homes	Canterbury	4020 LIONCREST LN	4491
BP2021-059	09/15/21	Drees	Littlebury	3028 LITTLEBURY PARK DRIVE	5737
BP2021-060	09/21/21	William Thompson	NA	1783 THOMPSONS STATION ROAD WEST	3744 - Remodel & addition
BP2021-061	09/24/21	Drees	Littlebury	3004 LITTLEBURY PARK DRIVE	5779
BP2021-062	09/28/21	RG Custom Homes	Whistle Stop	2108 BURGINS DR THOMPSONS STATION TN 37179	4667
Report Total: 21					

Project	Barge Primary Contact	General Project Description	Recent Actions	Upcoming Actions
<u>Alexander Property Drip Fields</u>	<i>Matthew Johnson</i>	Soils investigation, surveying, and eventual development of drip fields to serve the wastewater system and expand system effluent disposal capacity.	<ul style="list-style-type: none"> - All areas have been reviewed and acreage has been finalized. - The site has yielded approximately 36 acres of usable soil. 	- None.
<u>Regional Wastewater Treatment Facility Expansion</u>	<i>Matthew Johnson</i>	Expansion of Regional Facility to increase treatment capacity.	<ul style="list-style-type: none"> - Responded to SRF review comments on facilities plan. - SRF is conducting financial review. - Continued to coordinate with SRF regarding funding application requirements. - Coordinated with TDEC on Standard Operating Permit application. 	<ul style="list-style-type: none"> - Once SRF completes financial review, conduct public meeting. - Continue to coordinate with SRF regarding review and application requirements.
<u>Critz Lane Utility Relocation</u>	<i>Clayton Foster</i>	Relocation of wastewater pipelines along Critz Lane to accommodate new road improvements.	<ul style="list-style-type: none"> - Contractor has completed all work. - Began project closeout. 	- Continue project closeout.
<u>Regional System I/I Investigation</u>	<i>Matthew Johnson</i>	Investigation to source of inflow/infiltration (I/I) in the wastewater collection system.	<ul style="list-style-type: none"> - Received CCTV data has been reviewed. - A summary of the CCTV findings is being compiled with recommendations on how to address. 	- Develop rehabilitation plan to address defects in pipelines.

Kimley-Horn
214 Oceanside Drive
Nashville, TN 37204

- Greenway Ph 4 – grant application going in this week (Oct 1st deadline was pushed to Dec 1st)
- Greenway Ph 3 – TDOT is reviewing ROW plans, will need Town Attorney to complete property title searches soon to stay on track
- Greenway Ph 2 – We are on pause until BOMA reviews the NEPA amendment tonight to address TDOT's additional request for more studies in the Civil War battlefield area of the design

Alisha Eley, PLA, LEED AP, ASLA | Associate

Kimley-Horn | 214 Oceanside Drive, Nashville, TN 37204

Direct: 615.564.2713 | Mobile: 937.733.9790 | Main: 615 564 2701

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Recent Actions:

- TDEC concurrence with the Hydrologic Determination (HD) prepared by Barge Design Solutions
- Updates to traffic control plans based on September BOMA meeting presentation and subsequent discussions

Upcoming Actions:

- Finalization of change order #1 with Rogers Group with enhanced traffic control measures (including changeable message signs and additional “Road Closed” and “Local Traffic Only” signs)
- TDEC approval of NOI that incorporates the approved HD prepared by Barge Design Solutions
- Coordination with Rogers Group to install traffic control notices with minimum 1 week notice before any closures

Brandon Baxter

PE, PTOE

ASSOCIATE

office: [\(615\) 244-8591](tel:6152448591)

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